

AGENDA ITEM 20

Discuss and take appropriate action on road bond program.

Mike Weaver addressed the court.
No action was taken on this agenda item.

AGENDA ITEM 21

Discuss and take appropriate action on jail/courthouse annex expansion.

No action was taken on this agenda item.

AGENDA ITEM 22

Discuss and take appropriate action on continuation of work on Williamson County Regional Park for long term water solutions and future park phases.

Paul Linehan addressed the court regarding long-term water solutions and future park phases.

Commissioner Boatright requested that this item be postponed until next week.

< Attachment >

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

April 10th 2003

The Honorable Judge John Doerfler
Williamson County Commissioner's Court
Williamson County Courthouse
710 Main Street, 2nd Floor
Georgetown, Texas 78626

Re: Southwest Williamson County Regional Park Comprehensive Master Plan and related consulting services for the advancement of the park development
Proposal for Professional Development Consulting Services (LSI# 830)

Dear Judge Doerfler,

Land Strategies, Inc. is excited about the possibility of a continuing relationship with the Williamson County Commissioners Court in updating the current Williamson County Regional Park Master Plan, and working in a coordinated effort with the various consultants, LCRA, Brushy Creek MUD, Round Rock and MUD number 9, and Lennar Homes in an effort to develop a long term water solution for the advancement of the Park. Williamson County will continue to experience rapid growth in the coming decade and issues of water use and reuse are on the forefront of local, state and national agendas. Williamson County is a highly desirable place to live, work and raise a family. Maintaining and enhancing the quality of life, while providing for recreational opportunities while solving the issues of water availability, will be one of the most challenging aspects of preparing the Williamson County Regional Park Comprehensive Master Plan. Our firm is committed to meeting this challenge by providing Williamson County with a flexible Plan, that addresses both short and long term goals and objectives.

We anticipate the opportunity to discuss the following Proposal for Professional Development Consulting Services with you and the other Commissioners. Should you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Paul W. Linehan, ASLA
President

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DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS

1000 WEST 10TH STREET, SUITE 100, GEORGETOWN, TEXAS 78626 • (512) 328-6050 • FAX: (512) 328-6172

PAUL LINEHAN & ASSOCIATES

April 10, 2003

Mr. Greg Boatright
Williamson County Commissioner Precinct 2
350 Discovery Blvd., Ste. 201
Cedar Park, Texas 78613

Re: Release of digital files and other data related to Williamson County Regional Park

Dear Greg;

With the continuing work of the consultants working for the County and private development community on resolving the long term water use issues for the park, consultants involved with this work are requesting digital files and data in our files related to the initial park analysis for their use.

The additional data consists of the front end analyses concerning the Freese and Nichols report on the lake creation, soils analysis, and other documents pertinent to the ongoing water/wastewater strategy analysis. Other analysis is the calculations related to the current and future anticipated irrigation demands that have been generated by SRI and Associates and Land Strategies, Inc.

Eventually a map will be generated that represents the entire master plan of the park and surrounding developments, with the addition of the various water and wastewater utility components such as the Brushy Creek MUD raw water line, The treatment plan and wastewater lines from the surrounding communities. This map will also be requested by the various parties involved with the agreements and consultations related to these issues in an ongoing effort to be coordinated with the master strategy which will ultimately benefit the park and the County.

Thank you for your attention to this request

Sincerely;



Paul W. Linehan
President
Land Strategies, Inc.

The request addressed above is hereby granted:

Greg Boatright, County Commissioner, Precinct 2

Date

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

**PROPOSAL FOR PROFESSIONAL DEVELOPMENT AND
LANDSCAPE ARCHITECTURAL CONSULTING SERVICES**

April 10, 2003

GENERAL PROJECT DESCRIPTION

In June of 2001, Williamson County contracted with Land Strategies, Inc. to prepare an expanded Comprehensive Master Plan and Phase I Development Plan for Williamson County Regional Park. In addition to the previously contracted development services, Land Strategies, Inc. (LSI) is requesting this contract for the services listed below. The time period for this contract is March through December in 2003.

PROPOSED DEVELOPMENT CONSULTING SERVICES**A. Continued Construction Administration and Observation****I. Closeout of Phase I**

Land Strategies, Inc. will continue to oversee construction on Phase I until it has achieved substantial completion and consequentially final completion and close out of the current construction contract. At the end of this task all components of the phase one construction contract will be complete. warranty issues will continue to be reviewed as needed.

B. Water and Wastewater Coordination**I. Coordination for long term water solution for park irrigation**

Land Strategies, Inc. will continue to coordinate a long term water solution for park irrigation. The current effort will be to continue to coordinate with the Lower Colorado River Authority (LCRA), Brazos River Authority (BRA), and Lennar Homes to determine a long term solution for water. In addition to negotiations with LCRA and the Brushy Creek MUD, LSI will also be working with the City of Round Rock about extending the existing water agreement. LSI will look for future solutions by negotiating with MUD #9 to determine if water for the park can be pumped from

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Pond 13A. LSI will also negotiate with LCRA for a reduced water rate over time. LSI will also be coordinating with LCRA for a Williamson County water "re-use" regional plan. This service includes an investigation on possible long term leases or development agreements with the appropriate parties.

II. Brushy Creek Raw Waterline

Land Strategies, Inc. will continue to work with Brushy Creek MUD and Williamson County to assist with alignment issues, potential utilization of the raw water on an as needed basis for a specific time period, development agreements, and easements as it relates to water supply and future phases of the park. This task involves coordination with the neighbors, and evaluation of the possibility of a trail over top of the raw waterline.

III. Wastewater Treatment Plant

Land Strategies, Inc. will coordinate the negotiations and location of the wastewater treatment plant. This plant, intended to service wastewater for the surrounding communities, will be a significant future water supply for a lake on the park, that supplies irrigation water and amenity features for future park phases. In addition, LSI will coordinate the possibility of tying fluent lines back to #3 well site. LSI will negotiate with LCRA on the location of the haul road to determine if it can be a part of the veloway. In addition, LSI will also coordinate with Williamson County to determine a possible composting plant. In conjunction with LCRA and LCRA engineers, LSI plans for file for a sanitary sewer permit by July 2003.

IV. Design of the Lake

Land Strategies, Inc. will work with Texas Commission on Environmental Quality (TCEQ) to establish the future lake. The blending of stormwater and wastewater will be addressed. The end result of this task will include a chance for a catch and release fishing program at the park. LSI will work with appropriate consultants to initiate the design of the lake, as well as the timing. This will allow the lake creation to be coordinated with the wastewater treatment plant construction. LSI will work with the engineers on detailed designs allowing a continuously flowing lined creek to flow from the wastewater treatment plant to the lake.

C. Design Build of Future Park Phases

I. Project Coordination

Land Strategies, Inc. will coordinate with subconsultants and contractors to design and build future phases of the park. The current program for next phase for the park to be orchestrated in this manner potentially includes

construction of a residence, maintenance facility, parking areas, park administration building, veloway, and frisbee golf. In addition to the next phase of the park, LSI will be coordinating with Lennar Homes to negotiate additional parkland for the karst foundation. LSI will also be providing LCRA engineers with information on the lake, gallons per minute of water, irrigation, and soil information.

LSI will also coordinate to consolidate budget costs by negotiating with LCRA about reimbursing Williamson County

D. Master Plan

I. Overall Master Plan Rendering Update

Land Strategies, Inc. will prepare graphic representations of optional site programming and configurations as directed by the client. The master plan will be rendered in full color with the addition of details such as program elements, vegetation, areas for stormwater management/water quality, landscaped areas, and possible parking areas. In addition to the master plan, LSI will create a map encompassing all associated developments, Lennar Homes, the park master plan, and LCRA developments. The rendering will be a combination of digital techniques and hand coloring with markers and pencils. Digital pdf files will be made available to the County. The completed rendering(s) will then be dry mounted on foamboard for presentation purposes as directed by the client.

The estimated fee limit will not exceed without authorization by the client. If changes or additional effort brought on by review agencies, the client, or other unforeseen circumstances warrant additional fees, then LSI reserves the right to contact the client and explain the pertinent information for renegotiation.

E. Reimbursable Items

All printing, copying, reprographics, and other direct expenses will be charged at cost. Mileage shall be reimbursable at \$.30 per mile or at cost for all other forms of travel.

F. Timing and Cost

The time and cost to complete task A through D is shown below. The fees quoted below are not lump sum fees, rather the fee structure represents a time and material basis with an initial limit. If changes or additional effort brought on by review agencies, the client, or other unforeseen circumstances warrant additional fees, then LSI reserves the right to contact the client and explain the pertinent information for renegotiation.

- a. Continued Construction Administration and Observation
- b. Water and Wastewater Coordination
- C. Design Build of Future Park Phases
- D. Master Plan

Hourly not to exceed-----\$182,000.00

- c. Reimbursable Items

Land Strategies, Inc. Fee Schedule

Senior Principal/Principal: \$100 - \$150 /Hr.
Planner, A.I.C.P.: \$50 - \$100/Hr.
Prof. Landscape Architect (ASLA):\$50 - \$85/Hr.
Landscape Architect in Training: \$35 - \$45/Hr.
Technician/CAD Operator: \$28 - \$40 /Hr.
Support/Administrative: \$ 25 - \$40/Hr.

Prices quoted herein are valid for sixty (60) days.

G. Schedule of Payment

Invoices are due on a monthly basis, including reimbursable expenses. Interest shall accrue at 1½% per month on accounts over 30 days past due. Receipt of payment(s) without receipt of a signed proposal constitutes authorization of services proposed and liability of client for remainder of tasks unless contract is terminated by client.

H. Termination Agreement

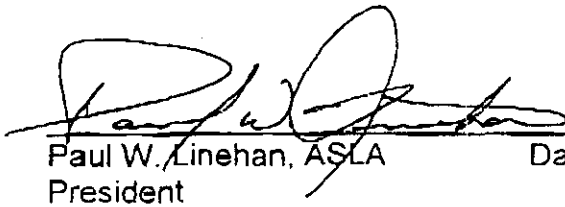
Either party may terminate this agreement on 15 days' written notice provided that Owner will compensate LSI as provided for in Task F, plus reimbursement for all expenditures and/or binding commitments which have not been compensated for, but authorized by Owner. LSI shall turn over all original plans and documents upon receipt of outstanding fees and compensation. However, LSI reserves the right to retain the record set of drawings on file. LSI is not responsible for any revisions, corrections, deletions, etc. thereafter, unless a new proposal is requested.

I. Ownership Rights

All documents, digital and hard copy, produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm, which will not be reasonably withheld. Additionally, the record copy of all electronic drawing files will remain on file at the offices of Land Strategies, Inc. Electronic documents shall be released only for the purposes of reference, coordination, and/or facility management under the authority of the registered professional responsible for the abovementioned project.

J. Authorization to Proceed

Should you wish a more formal agreement one could be proposed, otherwise a copy of this proposal signed by you and returned to us would constitute our authorization to proceed. Work shall not begin until the signed proposal is received.

LAND STRATEGIES, INC.**ACCEPTED:**
Paul W. Linehan, ASLA
President

Date

4/10/03

Judge John Doerfler

Date

Williamson County Commissioner's Court

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COMMISSIONERS' COURT ADJOURNED TO EXECUTIVE SESSION AT 10:27 A.M. ON TUESDAY, APRIL 22, 2003.

AGENDA ITEM 23

Discuss real estate (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071 consultation with attorney.)

No action was taken in Executive Session.

COMMISSIONERS' COURT RECONVENED FROM EXECUTIVE SESSION AT 10:40 A.M. ON TUESDAY, APRIL 22, 2003.

AGENDA ITEM 24

Discuss and take appropriate action on real estate.

No action was taken on this agenda item.

AGENDA ITEM 25

Comments from Commissioners

Sheriff Maspero introduced Mathew Pryor a senior at Georgetown High School who was elected to be Sheriff for the day.

COMMISSIONERS' COURT ADJOURNED AT 10:42 A.M. ON TUESDAY, APRIL 22, 2003.

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 167 inclusive, had at a Special Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 29th day of April, 2003.



John C. Doerfler, County Judge

ATTEST: Nancy E. Rister, Clerk County Court & Ex-officio Clerk,
Commissioners' Court, Williamson County, Texas

By: 
Deputy Clerk