

THE VILLAGE OF SAN LEANNA
AGENDA
Regular Board of Aldermen Public Meeting
Thursday, June 18, 2026
7:00 pm – Community Center – 11906 Sleepy Hollow Rd

A. MEETING CALLED TO ORDER

- Roll call
- Approval of minutes: Regular B of A Meeting May 21, 2026

B. CITIZENS' COMMUNICATION

- 1. Cahir Doherty, Arborist
- 2. Bryan Lopez, Sierra Scapes
- 3. Citizens' Communication

C. ITEMS SCHEDULED FOR ACTION

- 1. Installation of Mayor Pro Tem
- 2. Review and consideration of letter received in relation to the Animal Ordinance No.12-001 violation at 11908 Sleepy Hollow, pertaining to the keeping of a rooster inside Village of San Leanna city limits.
- 3. Consideration of Schaumburg & Polk, Inc's Recommendation of Award on the HMPG Sunset Well Generator Project.
- 4. Discussion and consideration of proposed drainage maintenance projects identified through consultation with DNZ Landscaping.
- 5. Potential action pertaining to the Hunting Creek Lane Grading Improvement Project through Ardurra Engineering.
- 6. Consideration of amendment to FY 2025-2026 budget as needed.
- 7. Review and approve financial report and reconciliation for May 2026.

D. ITEMS FOR DISCUSSION

- 1. Discussion of oak wilt trenching updates.
- 2. Discussion of municipal legal counsel services for the Village of San Leanna.
- 3. Discussion of updates to open ordinance violations at 511 Hacienda Dr, 11507 Sombrero Dr, 11706 Chapel Ln, 11909 Bluebonnet Ln, 11903 Sleepy Hollow Ln, and 1517 Hunting Creek Ln.
- 4. Discussion of plans and proposals for the FY 26-27 budget cycle.
- 5. Presentation of proposed structure (table of contents) of codification of ordinances.
- 6. Discussion of updated amendments to the Zoning Ordinance to be workshopped and then considered at July 2026 meeting.

E. REPORTS AND INFORMATION

1. Mayor's Report	.....	Updates re: meeting/symposium attendance
2. Zoning Report	.....	To be discussed
3. Administrative Report	.....	surveys/reports, administrative updates
4. Roads	.....	Current road maintenance needs, road improvement projects, street signs, speed humps
5. Public Affairs	.....	Newsletter, Community events
6. Public Safety	.....	Neighborhood Watch, NNO, public safety information, street lights
7. Water	.....	Water system info, drought status, Burn Ban info, drainage info, flood prevention
8. Environmental	.....	Tree Care Program, mowing/trimming, trash/recycling, burn piles

F. ADJOURNMENT

**** ALL ITEMS SPECIFICALLY MENTIONED SEPARATE FROM EXECUTIVE SESSION MAY HAVE ACTION TAKEN ****

The Board of Aldermen of the Village of San Leanna reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

Posted _____ June 15, 2026

Rebecca Howe, City Administrator

**THE VILLAGE OF SAN LEANNA
MINUTES**

Regular Board of Aldermen Public Meeting
Thursday, May 21, 2026

7:00 p.m. – Community Center – 11906 Sleepy Hollow Rd

A. MEETING CALLED TO ORDER

Present: Molly Quirk, Helen Rockenbaugh, Stephanie Grayson, Danny Villarreal, Jonathan Fein, Mary Wright

Danny Villarreal moved to approve the minutes of the Regular B of A Meeting on April 16, 2026; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.

B. CITIZENS' COMMUNICATION

1. Arborist Cahir Doherty provided an update on tree health conditions throughout the Village, including ongoing tree monitoring, storm damage, and recommendations for seasonal tree maintenance.
2. Alderperson, Stephanie Grayson, stated that she would recuse herself from discussion and vote on Action Item C.3.

C. ITEMS SCHEDULED FOR ACTION

1. The newly elected Alderpersons, Jonathan Fein, Helen Rockenbaugh, and Danny Villarreal, were installed and took the Oath of Office.
2. The Council considered a potential violation to Animal Ordinance No. 12-001 at 11908 Sleepy Hollow pertaining to the keeping of a rooster within Village limits. Rebecca Howe reported that the resident had reached out to update that the rooster would be removed from the property. Danny Villarreal moved to table enforcement action as the rooster was to be removed; Stephanie Grayson seconded; motion carried with a vote of 5 in favor – 0 opposed.
3. The Council considered an additional potential violation to Zoning Ordinance No. 13-001 at 511 Hacienda Drive pertaining to loose and off-leash dogs. Two dogs had been reported at large on a nearly daily basis on public and private properties around the residence at 511 Hacienda Dr. Attempts to communicate the issue to property owners were unanswered as of the meeting time. Helen Rockenbaugh moved to authorize enforcement action consistent with Village ordinances; Danny Villarreal seconded; motion carried with a vote of 1 in favor – 0 opposed – Alderperson, Stephanie Grayson, abstained.
4. The Council reviewed potential violations to Health and Sanitation Ordinance 24-003 at 11701 Chapel Lane pertaining to the accumulation of junk and refuse in the front, side, and back yard of the residence. Helen Rockenbaugh moved to proceed with enforcement

measures as authorized by ordinance, granting 14 days from date of notice for compliance; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.

5. The Council considered a potential violation to Junked Vehicle Ordinance No. 01-004 at 11517 Hunting Creek Lane. Helen Rockenbaugh moved to authorize enforcement action as necessary, granting 14 days from date of notice for compliance; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.
6. The Council considered potential violations to Junked Vehicle Ordinance No. 01-004 at 11909 Bluebonnet Lane with Rebecca Howe noting that between two and four vehicles at the home appeared to qualify as junked vehicles. Helen Rockenbaugh moved to proceed with ordinance enforcement measures, granting 14 days from date of notice for compliance; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.
7. The Council discussed periodic maintenance of existing drainage improvements throughout the Village. Danny Villarreal moved to authorize procurement of drainage maintenance quotes and recommendations from contractors; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.
8. Rebecca Howe presented information regarding the potential codification of Village ordinances. Following discussion, Danny Villarreal moved to authorize staff to pursue additional information regarding codification of ordinances; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.
9. The Council reviewed proposed amendments to the Zoning Ordinance for referral to the Zoning Committee. Mayor Quirk recommended a workshop meeting to review changes. Danny Villarreal moved to table action; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.
10. The Council discussed proposals received for the Hazard Mitigation Plan Grant Generator Project at the May 20, 2026 bid opening with Schaumburg & Polk. The letter of recommendation had not yet been received at the time of the meeting. Danny Villarreal moved to table selection of proposal pending letter of recommendation; Stephanie Grayson seconded; motion carried with a vote of 5 in favor – 0 opposed.
11. The financial report and reconciliation for April 2026 were reviewed. Danny Villarreal moved to approve the report; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.

D. ITEMS SCHEDULED FOR DISCUSSION

1. The Council held a preliminary discussion regarding priorities and proposals for the FY 2026-2027 budget cycle.

2. The Council discussed speed bumps and speed mitigation measures requested by residents throughout the Village and reviewed the requests on a map.

E. REPORTS AND INFORMATION

- 1) Mayor's Report – Mayor Molly Quirk reported on storm tree damage and a dog that was found deceased by gunshot wound in the Village which was being investigated by the Travis County Sheriff's Department.
- 2) Zoning Report – Claire Dunn reported on open building permits, noting an increase in requests for carports, and offered updates on properties that were pending permit approval.
- 3) Administrative Report – Rebecca Howe reported on a false alarm on a boil notice when the chlorine regulator failed at the south plant. Ms. Howe reported on the upcoming city-wide mailed newsletter and Consumer Confidence Report for the water system.
- 4) Roads – Danny Villarreal reported on completed road repair and speed bump repair.
- 5) Public Affairs – Mary Wright reported on a successful Bubble Party at the Fire Station on May 2nd, 2026 and potential plans for the 4th of July and Halloween.
- 6) Public Safety – Stephanie Grayson reported that National Night Out would be scheduled for October 6, 2026.
- 7) Water – Jonathan Fein reported on the drought status and the status of the water system. The Aquifer District was in Stage 3 Exceptional Drought Status with a mandatory 40% conservation period. The City of Austin was in Conservation Stage. Mr. Fein reported that the water system was running smoothly and that well levels had risen 5.6 ft. since the previous month, to a level of 146.2 ft. The burn ban was not in effect.

The Sunset plant was awaiting a solenoid valve for the Austin interconnect.
- 8) Environmental – Helen Rockenbaugh updated the Board on storm clean up, plans for Arbor Day, and Oak Wilt trenching updates.

F. ADJOURNMENT

Danny Villarreal moved to adjourn the meeting; Mary Wright seconded; meeting adjourned at 8:28 pm.

Animal Ordinance Appeals - Rooster

SECTION 3. ROOSTERS, SWINE, PEACOCKS, AND GUINEA FOWL PROHIBITED

No roosters, swine, peacocks, and guinea fowl of any kind shall ever be kept, maintained, stabled, or corralled in the Village of San Leanna.

SECTION 7. EXCEPTIONS~VARIANCES

Variances from the requirements of this Ordinance may be granted for 4H, FFA, and other school or civic projects conducted by residents of the Village. The variance, when granted, will state such terms and conditions as the Board of Aldermen shall prescribe, taking into consideration the purposes of this Ordinance and the extent to which the requested variance may defeat the purposes stated herein. Any such variance will be granted for a stated period of time which shall not exceed one (1) year. The variance request must: be in writing; identify the property to which the variance will apply; specifically state the variance that is requested; be signed by the owner of the property to which the variance will apply; and state what precautions will be taken to minimize the conditions this Ordinance seeks to avoid. All applications for a variance will be considered by the Board of Aldermen on a case by case basis. Any violations of the terms upon which the variance is granted will be grounds for cancellation of the variance. Variances will not be granted to board, stable, house, or keep an animal that is not owned by a resident of the Village.

May 26, 2026

Rebecca Howe, City Administrator
Village of San Leanna
P.O. Box 1107
Manchaca, Texas 78652

**Re: Recommendation of Award
Sunset Well Generator
(SPI Project No. 6132501)**

As you are aware, bids for the above-referenced project were solicited and opened on Wednesday, May 20, 2026. A total of four bids were received. Below is a summary of the bids received. A complete bid tabulation is also attached.

CONTRACTOR	TOTAL BID AMOUNT
Salvation Site Services	\$193,907.12
J+K Utility Services	\$229,679.00
McDonald Municipal & Industrial	\$231,879.00
Abba Contractors, LLC	\$323,397.00

The lowest bidder for the project is Salvation Site Services (Contractor). Our office reviewed the Contractor's qualifications, experience, and resumes. We also conducted reference checks by contacting owners of past projects completed by the Contractor.

According to the bid documents submitted for consideration, the Contractor was incorporated in October, 2025. There are current and previous projects listed of which we have contacted owners of those projects to gather references. The owners that have provided feedback were favorable of the work conducted by the Contractor and would have them work on future projects. The Contractor has provided adequate qualifications, experience, and access to appropriate equipment to construct the project successfully.

It is the recommendation of Schaumburg & Polk, Inc. that the contract for the Village of San Leanna Sunset Well Generator project, in the amount of \$193,907.12, be awarded to **Salvation Site Services**.

Please contact me at 512-262-0440 or dmackey@spi-eng.com if you have any questions.

Sincerely,

Schaumburg & Polk, Inc.



David Mackey, P.E.
Project Engineer



Village of San Leanna, Texas
 BID TABULATION

Project: 6132501

Date: 05/26/2026

HMGP DR - 4485 - 0139 Sunset Well Generator

				Salvation Site Services		J+K Utility Services		McDonald Municipal & Industrial		\$193		EOPCC:			
Item #:	Item:	Unit:	Quantity:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Average:	Total Average:
1	MOBILIZATION	LS	1	\$ 10,950.00	\$ 10,950.00	\$ 9,062.00	\$ 9,062.00	\$ 35,000.00	\$ 35,000.00	\$ 47,304.80	\$ 47,304.80	\$ 20,000.00	\$ 20,000.00	\$ 25,579.20	\$ 25,579.20
2	UTILITY LOCATE	LS	1	\$ 3,300.00	\$ 3,300.00	\$ 7,304.00	\$ 7,304.00	\$ 10,000.00	\$ 10,000.00	\$ 2,320.00	\$ 2,320.00	\$ 1,000.00	\$ 1,000.00	\$ 5,731.00	\$ 5,731.00
3	STOCKPILE RELOCATION	CY	20	\$ 12.50	\$ 250.00	\$ 129.00	\$ 2,580.00	\$ 300.00	\$ 6,000.00	\$ 272.60	\$ 5,452.00	\$ 50.00	\$ 1,000.00	\$ 178.53	\$ 3,570.50
4	CHAIN LINK FENCE REMOVAL	LF	36	\$ 6.94	\$ 249.84	\$ 61.00	\$ 2,196.00	\$ 55.00	\$ 1,980.00	\$ 103.24	\$ 3,716.80	\$ 25.00	\$ 900.00	\$ 56.55	\$ 2,035.66
5	CONCRETE GENERATOR PAD	LS	1	\$ 19,611.00	\$ 19,611.00	\$ 20,193.00	\$ 20,193.00	\$ 25,000.00	\$ 25,000.00	\$ 6,902.90	\$ 6,902.90	\$ 5,000.00	\$ 5,000.00	\$ 17,926.73	\$ 17,926.73
6	125kW PROPANE GENERATOR	LS	1	\$ 145,073.00	\$ 145,073.00	\$ 166,389.00	\$ 166,389.00	\$ 138,443.00	\$ 138,443.00	\$ 212,551.44	\$ 212,551.44	\$ 150,000.00	\$ 150,000.00	\$ 165,614.11	\$ 165,614.11
7	PLUMBING IMPROVEMENTS	LS	1	\$ 4,931.00	\$ 4,931.00	\$ 16,345.00	\$ 16,345.00	\$ 7,800.00	\$ 7,800.00	\$ 29,336.99	\$ 29,336.99	\$ 30,000.00	\$ 30,000.00	\$ 14,603.25	\$ 14,603.25
8	CHAIN LINK FENCE	LF	66	\$ 144.58	\$ 9,542.28	\$ 85.00	\$ 5,610.00	\$ 116.00	\$ 7,656.00	\$ 239.58	\$ 15,812.07	\$ 100.00	\$ 6,600.00	\$ 146.29	\$ 9,655.09
				Subtotal:	\$ 193,907.12	Subtotal:	\$ 229,679.00	Subtotal:	\$ 231,879.00	Subtotal:	\$ 323,397.00	Subtotal:	\$ 235,950.00	Subtotal:	\$ 244,715.53

Spring 2026 Drainage Maintenance Projects

Below are some homeowner contact and notice requests that will be necessary as well as some questions that arose during the May 27, 2026 drive through with Alderman Fein and DNZ Landscaping.

DNZ Landscaping will be doing some additional inspections and will augment the list as necessary. They will include a map of all locations with the estimate.

HOMEOWNER CONTACT AND NOTICE AND SOME QUESTIONS

1. 611 Old Manchaca (Hernandez): Please contact the homeowners to get permission to:
 - a. Enter the yard to inspect the rock berm along 1626, and;
 - b. Trim the trees at the fence line near the culvert.
2. 715 River Oaks (Chabira) at the corner: Please let the homeowners know that rocks at the edge of the road will need to be removed as they are blocking runoff from going across the road and into the creek.
3. At 11500 and 11505 Hunting Creek (Kennedy and Kunker) the driveways hold water due to silt buildup on both sides. Does the village want to pay to have this scraped away?
4. 11312 Circle (Mullan): There is silt in the driveway. Does the village want to pay to have this scraped away?

PRELIMINARY LIST OF THINGS TO BE DONE

1. The Big Ditch: The rock berms need to be cleaning out and the tree limbs hanging over the sides need to be trimmed.
2. The North Park: Clean out the berm and tunnel.
3. River Oaks between the low water crossing and the creek: clean out and silt removal.
4. End of Redbud: clean out leaves and silt.
5. Sunset corner: Clean 2 small culverts.
6. Chapel and Old Manchaca: Clean out the beginning of the culvert.
7. End of Sleepy Hollow by the South Park: Scrape cement drainage easement. Bend open the crushed end of the culvert and clean it out.
8. Leanna Oaks Drainage Ditch: Clean out.
9. Arnold Lane and Old Manchaca: Clean out the culverts.

10. Chapel and Hunting Creek: Dig out concrete culvert.
11. Chapel and Indian Tree Trail: Clean out 4 feet on both sides of the culvert.
12. In front of 11500 Hunting Creek: Add cement to fill hole on the side of the drainage box inlet.
13. The bend on Hunting Creek: Clean out drainage boxes.
14. Corner if Circle and Ridge: Trim trees over drain boxes.
15. Corner of Lake and River Oaks: Clean out the ditch.
16. Circle and Ridge: scrape road edges.

**VILLAGE OF SAN LEANNA
GENERAL FUND REPORT
5-1-2026 -- 5-31-2026**

REVENUES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
101	PROPERTY TAXES	\$ 251.86	\$ 321,907.96	\$ 322,159.82	\$ (12,159.82)	\$ 310,000.00
102	FRANCHISE TAXES	\$ 48.90	\$ 12,783.31	\$ 12,832.21	\$ 2,167.79	\$ 15,000.00
103	INTEREST	\$ 2,624.78	\$ 15,491.66	\$ 18,116.44	\$ (3,116.44)	\$ 15,000.00
104	BUILDING PERMITS	\$ -	\$ 220.00	\$ 220.00	\$ 4,780.00	\$ 5,000.00
106	MISCELLANEOUS	\$ -	\$ 150.00	\$ 150.00	\$ (50.00)	\$ 100.00
107	TRANSFER FROM RESERVE	\$ -	\$ -	\$ -	\$ 12,740.00	\$ 12,740.00
108	REAL PROPERTY	\$ -	\$ -	\$ -	\$ -	\$ -
<u>TOTALS:</u>		\$ 2,925.54	\$ 350,552.93	\$ 353,478.47	\$ 4,361.53	\$ 357,840.00

EXPENSES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
112	ROAD MAINTENANCE	\$ 26,107.25	\$ 878.00	\$ 26,985.25	\$ 23,014.75	\$ 50,000.00
113	CITY ADMINISTRATOR	\$ 5,560.30	\$ 26,831.96	\$ 32,392.26	\$ 15,607.74	\$ 48,000.00
114	TML INSURANCE	\$ -	\$ 7,081.48	\$ 7,081.48	\$ 518.52	\$ 7,600.00
115	LEGAL	\$ 267.28	\$ 293.50	\$ 560.78	\$ 4,439.22	\$ 5,000.00
116	TAXES	\$ 2,340.92	\$ 2,957.37	\$ 5,298.29	\$ 1,801.71	\$ 7,100.00
117	ENVIRONMENTAL MAINTENANCE	\$ 1,898.75	\$ 8,859.49	\$ 10,758.24	\$ 49,241.76	\$ 60,000.00
118	PUBLIC INFORMATION	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00
119	AUDIT	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,000.00
120	SECURITY LIGHTS	\$ 243.59	\$ 1,693.52	\$ 1,937.11	\$ 1,262.89	\$ 3,200.00
121	OFFICE EXPENSES	\$ 472.82	\$ 2,513.34	\$ 2,986.16	\$ 1,013.84	\$ 4,000.00
122	ORG. MEMBERSHIP DUES	\$ -	\$ 802.70	\$ 802.70	\$ 297.30	\$ 1,100.00
123	APPRAISALS	\$ -	\$ 858.29	\$ 858.29	\$ 841.71	\$ 1,700.00
124	BUILDING INSPECTIONS	\$ 275.00	\$ 850.00	\$ 1,125.00	\$ 3,875.00	\$ 5,000.00
125	MISCELLANEOUS	\$ -	\$ (29.64)	\$ (29.64)	\$ 1,529.64	\$ 1,500.00
126	ARBORIST	\$ 811.00	\$ 5,622.00	\$ 6,433.00	\$ 7,567.00	\$ 14,000.00
128	COUNCIL EXPENSES	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00
129	PUBLIC AFFAIRS	\$ -	\$ 570.52	\$ 570.52	\$ 2,929.48	\$ 3,500.00
130	COMMUNITY CENTER	\$ 158.65	\$ 18,559.71	\$ 18,718.36	\$ 2,281.64	\$ 21,000.00
131	ENGINEER	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
132	FLOOD PREVENTION	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 80,000.00
133	EMPLOYEE REIMBURSEMENT	\$ -	\$ -	\$ -	\$ 200.00	\$ 200.00
134	HEALTH DEPT. CONTRACT	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00
135	PUBLIC SAFETY	\$ -	\$ 994.36	\$ 994.36	\$ 505.64	\$ 1,500.00
136	ADVISOR	\$ 1,578.68	\$ 6,914.76	\$ 8,493.44	\$ 3,986.56	\$ 12,480.00
137	EMPLOYEE BENEFIT STIPEND	\$ 581.64	\$ 1,250.02	\$ 1,831.66	\$ 1,168.34	\$ 3,000.00
138	DIGITAL INFRASTRUCTURE	\$ -	\$ 7,187.25	\$ 7,187.25	\$ 872.75	\$ 8,060.00
<u>TOTALS:</u>		\$ 40,295.88	\$ 97,001.38	\$ 137,297.26	\$ 212,482.74	\$ 357,840.00

**VILLAGE OF SAN LEANNA
WATER FUND REPORT
5-1-2026 -- 5-31-2026**

REVENUES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
201	WATER BILLING	\$ 3,489.89	\$ 85,790.32	\$ 89,280.21	\$ 35,719.79	\$ 125,000.00
202	WATER TAP FEES	\$ -	\$ -	\$ -	\$ 9,600.00	\$ 9,600.00
203	METER DEP/CONNECT FEES	\$ 150.00	\$ 1,050.00	\$ 1,200.00	\$ (200.00)	\$ 1,000.00
204	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00
205	TRANSFER FROM RESERVE	\$ -	\$ -	\$ -	\$ 12,648.00	\$ 12,648.00
TOTALS:		\$ 3,639.89	\$ 86,840.32	\$ 90,480.21	\$ 57,867.79	\$ 148,348.00

EXPENSES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>BUDGET</u>
210	WATER OPERATOR	\$ 3,094.00	\$ 21,658.00	\$ 24,752.00	\$ 12,376.00	\$ 37,128.00
211	DISTRICT FEES	\$ -	\$ 3,295.44	\$ 3,295.44	\$ 2,904.56	\$ 6,200.00
212	MAINTENANCE/REPAIR	\$ 1,382.73	\$ 10,970.51	\$ 12,353.24	\$ 17,646.76	\$ 30,000.00
213	ELECTRICITY	\$ 851.70	\$ 5,351.28	\$ 6,202.98	\$ 2,797.02	\$ 9,000.00
214	BOOKKEEPER	\$ 2,780.15	\$ 13,415.98	\$ 16,196.13	\$ 7,803.87	\$ 24,000.00
215	BILLING SUPPLIES	\$ 122.96	\$ 937.65	\$ 1,060.61	\$ 839.39	\$ 1,900.00
216	METER READER	\$ 442.62	\$ 2,462.62	\$ 2,905.24	\$ 1,414.76	\$ 4,320.00
217	METER REFUNDS	\$ -	\$ 100.00	\$ 100.00	\$ 900.00	\$ 1,000.00
218	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00
220	CITY OF AUSTIN CONTRACT	\$ -	\$ -	\$ -	\$ 5,200.00	\$ 5,200.00
221	CITY OF AUSTIN WATER	\$ 234.55	\$ 10,102.03	\$ 10,336.58	\$ 14,663.42	\$ 25,000.00
222	ASSISTANT WATER OPERATOR	\$ 375.00	\$ 2,625.00	\$ 3,000.00	\$ 1,500.00	\$ 4,500.00
TOTALS:		\$ 9,283.71	\$ 70,918.51	\$ 80,202.22	\$ 68,145.78	\$ 148,348.00

CHECKING ACCOUNT BALANCE:

BEGINNING BALANCE	\$ 63,275.50	\$ 69,840.93
TOTAL REVENUES	\$ 6,565.43	
TRANSFER-TEXPOOL	\$ -	
TOTAL EXPENSES	\$ 49,579.89	
Check #3133 Adj (ACCT 212)	\$ 50.00	
HMPG EXP	\$ 3,850.00	
TRANSFER-TEXPOOL	\$ -	
INTEREST RET-TEXPOOL	\$ 2,624.78	\$ 68,054.37
ENDING BALANCE		\$ 13,786.56
CHECKBOOK BALANCE		\$ 13,786.56

TEXPOOL BALANCE:

BEGINNING BALANCE	\$ 852,764.48
DEPOSITS	\$ -
INTEREST	\$ 2,624.78
TOTAL	\$ 855,389.26
WITHDRAWALS	\$ -
ENDING BALANCE	\$ 855,389.26

**VILLAGE OF SAN LEANNA
FINANCIAL REPORT
5-1-2026 -- 5-31-2026**

ROAD IMPROVEMENT FUND 2022 - 2026

<u>REVENUES</u>	<u>BUDGET 25-26</u>
301 CAPITAL METRO - BTC FUNDING 2022-2026	\$ 25,000.00
302 TRANSFER - CAPITAL METRO - RESERVED FUNDS	-
303 CAPMETRO - BTC - PROJECT REIMBURSEMENT 2022	-
304 TRANSFER - ROAD PROJECT RESERVED FUNDS	-
TOTALS:	\$ 25,000.00

310 ROAD IMPROVEMENT - Chapel Ln	\$ -
311 ENGINEERING AND ADMINISTRATION EXPENSE	\$ 10,000.00
TOTALS:	\$ 10,000.00

CORONAVIRUS LOCAL FISCAL RECOVERY FUNDING (CLFRF) - ARPA

<u>REVENUES:</u>	<u>CURRENT MONTH</u>	<u>YTD TOTAL</u>	<u>DIFFERENCE</u>	<u>BUDGET 25-26</u>
501 CORONAVIRUS LOCAL FISCAL RECOVERY FUNDING	\$ -	\$ -	\$ -	\$ -
502 CLFRF RESERVE FUNDING	\$ -	\$ -	\$ 1,113.28	\$ 1,113.28
TOTALS:	\$ -	\$ -	\$ 1,113.28	\$ 1,113.28

510 WATER SYSTEM IMPROVEMENTS - NORTH WELL	\$ -	\$ -	\$ -	\$ -
511 WATER SYSTEM IMPROVEMENTS - SOUTH WELL	\$ -	\$ -	\$ -	\$ -
512 PUBLIC HEALTH / INFRASTRUCTURE	\$ -	\$ 865.00	\$ -	\$ 865.00
513 ADMINISTRATION AND COMPLIANCE OVERSIGHT	\$ -	\$ -	\$ 248.28	\$ 248.28
TOTALS:	\$ -	\$ 865.00	\$ 248.28	\$ 1,113.28

HAZARD MITIGATION GRANT PROGRAM (HMPG) - GENERATOR

<u>REVENUES:</u>	<u>CURRENT MONTH</u>	<u>YTD TOTAL</u>	<u>DIFFERENCE</u>	<u>BUDGET 25-26</u>
601 HAZARD MITIGATION GRANT FUNDING	\$ -	\$ -	\$ 139,426.20	\$ 139,426.20
602 LOCAL (10%) SHARE FUNDING - RESERVE	\$ -	\$ -	\$ 15,491.80	\$ 15,491.80
TOTALS:	\$ -	\$ -	\$ 162,663.90	\$ 162,663.90

610 GENERATOR PROJECT	\$ 3,850.00	\$ 28,060.80	\$ 126,857.20	\$ 154,918.00
TOTALS:	\$ 3,850.00	\$ 28,060.80	\$ 134,603.10	\$ 162,663.90

RESERVED FUND BALANCES

<u>WATER FUND CONTINGENCY</u>	\$ 37,087.00	\$ 37,087.00
<u>ROAD FUND:</u>		
RESTRICTED CAPITAL METRO	\$ 125,399.54	\$ 125,399.54
RESERVE FOR PROJECTS	\$ 70,805.00	\$ 70,805.00
TOTAL ROAD RESERVE	\$ 196,204.54	\$ 196,204.54
<u>GENERAL FUND CONTINGENCY</u>	\$ 85,445.00	\$ 85,445.00
<u>CLFRF - ARPA FUND RESERVE</u>	\$ 248.28	\$ 248.28
CURRENT BUDGET RESERVE	\$ 597,055.16	\$ 597,055.16
Funds exceeding EOY Anticipated Expenses & Reserves	\$ 266,847.05	\$ 316,426.64
TOTAL TEXPOOL AND CHECKBOOK	\$ 916,039.98	\$ 916,039.98
<u>TOTAL ALL RESERVED FUNDS</u>	\$ 318,984.82	\$ 318,984.82
<u>UNALLOCATED AVAILABLE FUNDS</u>	\$ 128,393.95	\$ 181,823.54

Proposed Codification Framework

Title I: General Provisions & Administration

- Chapter 1: Code Adoption and Construction
- Chapter 2: Comprehensive Plan
- Chapter 3: Financial and Investment Policies
- Chapter 4: Code of Ethics and Conflicts of Interest
- Chapter 5: Records Retention and Public Information

Title II: Building, Development & Land Use

- Chapter 1: Zoning Ordinance
- Chapter 2: Subdivision Regulations
- Chapter 3: Flood Damage Prevention
- Chapter 4: Wireless Communication Facilities
- Chapter 5: Short-Term Rentals
- Chapter 6: Manufactured Homes (HUD Code) (may be incorporated into Zoning already)

Title III: Public Ways and Infrastructure

- Chapter 1: Streets and Public Right-of-Way
- Chapter 2: Driveway and Opening Permits
- Chapter 3: Tree Trimming and Vegetation Management
- Chapter 4: Heavy Vehicles & Compression Brakes

Title IV: Public Health, Safety & Welfare

- Chapter 1: Animals
- Chapter 2: Health and Sanitation
- Chapter 3: Junked and Abandoned Vehicles
- Chapter 4: Noise Regulations
- Chapter 5: Signs (may be incorporated into Zoning already)
- Chapter 6: Firearms and Fireworks
- Chapter 7: Camping and Public Nuisances

Title V: Utilities & Environmental Protection

- Chapter 1: Water Service, Rates & Connection Policy
- Chapter 2: Water Conservation & Drought Contingency Plan

Proposed Codification Framework

Title I: General Provisions & Administration

- **Chapter 1: Code Adoption and Construction** (Boilerplate rules on how the code is maintained, severability, and general penalty clauses).
- **Chapter 2: Comprehensive Plan** (Incorporates Resolution No. 2002-001 and maps out the long-range development goals).
- **Chapter 3: Financial and Investment Policies (by reference)**
- **Chapter 4: Code of Ethics and Conflicts of Interest**
- **Chapter 5: Records Retention and Public Information**

Title II: Building, Development & Land Use.

- **Chapter 1: Zoning Ordinance** (Establishes districts, including the single-family residential and cemetery designations , commercial restrictions , and the prohibition of industrial development).
- **Chapter 2: Subdivision Regulations** (Governs the division of land and ensures necessary utility infrastructure is present before development).
- **Chapter 3: Flood Damage Prevention** (Regulations for construction within flood-prone areas to protect public safety).
- **Chapter 4: Wireless Communication Facilities (Cell Towers)** (Establishes placement and aesthetic guidelines to protect local character).
- **Chapter 5: Short-Term Rentals (STRs)** (Regulations to protect the predictability and quiet enjoyment of single-family residential neighborhoods).

Title III: Public Ways and Infrastructure

- **Chapter 1: Streets and Public Right-of-Way** (General maintenance, excavations, and traffic control rules).
- **Chapter 2: Driveway Permits** (Standards for access points to prevent drainage issues and manage road wear).
- **Chapter 3: Tree Trimming and Vegetation Management** (Rules for clearing sightlines along roadways and managing the community's environmental assets).
- **Chapter 4: Heavy Vehicles & Compression Brakes (Engine Brake)** (Restricts excessive vehicle weight and noise to protect small roads from degradation).

Title IV: Public Health, Safety & Welfare

- **Chapter 1: Animals** (animal regulations).
- **Chapter 2: Health and Sanitation** (Addresses general public health nuisances, illegal dumping, and public safety).
- **Chapter 3: Junked and Abandoned Vehicles** (Enforcement mechanisms for unsightliness and environmental hazards on private/public property).

- **Chapter 4: Noise Regulations** (Sets decibel limits and quiet hours to preserve the quiet, rural ambiance).
- **Chapter 5: Signs** (Regulations for size, height, and placement to prevent urban visual intrusion).
- **Chapter 6: Firearms and Fireworks** (Public safety restrictions regarding discharge within municipal limits).
- **Chapter 7: Camping and Public Nuisances** (Regulations regarding temporary occupancy on public or unapproved private land).

Title V: Utilities & Environmental Protection

- **Chapter 1: Water Service, Rates & Connection Policy**
- **Chapter 2: Water Conservation & Drought Contingency Plan** (Establishes triggers and mandatory restrictions for water use during shortages).