

NOTICE OF MEETING

ONION CREEK METRO PARK DISTRICT

The Board of Directors of Onion Creek Metro Park District will hold a regular meeting on Wednesday, September 2, 2026, at 12:00 p.m., at Allen Boone Humphries Robinson LLP, 919 Congress Avenue, Suite 1500, Austin, Texas*, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
4. Financial and bookkeeping matters, including payment of the bills, review of investments, and tax report.
5. Adopt budget for fiscal year end September 30, 2026.
6. Authorize auditor to conduct audit for fiscal year end September 30, 2026.
7. Adopt Resolution Regarding Irrigation Connection to District Facilities.
8. Parks and recreation matters, including authorize design; approve plans and specifications and authorize advertisement for bids; review bids and award contracts; contract amendments and task orders; approve pay estimates, change orders, and final acceptance; and direct landscape architect to notify insurance company of new facility, including but not limited to:
 - a. Phase 2 Section 2 (Hillside Park) – sitework, planting, and irrigation;
 - b. Onion Creek Metro Park District – Phase 2 East Section 2 – Park;
 - c. Onion Creek Metro Park District – Goodnight Ranch Boulevard Streetscape Improvements; and
 - d. Onion Creek Metro Park District – Alderman Channel and Trail (*f/k/a Phase 2 Section 3 – erosion control, roadway, and associated water, wastewater and drainage improvements, planting & irrigation (ROW – landscaping) – Alderman Channel and Trail*).
9. Engineering matters, including authorize design; approve plans and specifications and authorize advertisement for bids; review bids and award contracts; contract amendments; approve pay estimates, change orders, and final acceptance and direct engineer to notify insurance company of new facility, including:
 - a. District Irrigation Mainline (*f/k/a Goodnight Ranch 16-inch Reclaimed Water Line*);
 - b. Phase 2 Section 2 (Hillside Park) - Erosion control, associated water, wastewater and drainage improvements;
 - c. Phase 2 Section 3 – Erosion control, roadway, and associated water, wastewater and drainage improvements, planting & irrigation (ROW – landscaping); and
 - d. Town Center Ph 1 (Vertex B) – Erosion control, roadway, and associated water, wastewater, grading and drainage improvements, planting, sidewalks, streetlights & irrigation (ROW – landscaping).
10. Park Manager Report, including:
 - a. maintenance, operation, and repair of park facilities, and Service Agreements and proposals related thereto;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (512) 518-2423 at least three business days prior to the meeting so that appropriate arrangements can be made.

- b. update on resident meetings, if any;
- c. amendments and/or task orders to agreements with service providers and authorize notice of termination, if necessary, including:
 - i. Service Agreement with Goodwin & Company;
 - ii. Service Agreement with Urban Dirt;
 - iii. Service Agreement with Aquatic Features;
 - iv. Construction Contract with Delgado Industrial Group, LLC (*f/k/a Construction Services*); and
 - v. Amendment to Operations and Maintenance Manual and authorize the park manager to negotiate updates with the developer and the City of Austin.
- 11. Schedule annual Board meeting with the City of Austin Parks and Recreation Department pursuant to Section 7.07 of the Consent Agreement.
- 12. Reports from the developer, Landscape Committee, Operations Committee, Website Committee, Finance Committee, and City of Austin Parks and Recreation Department.
- 13. Deeds, easements, encroachments, consents to encroachment, requests for service, utility commitment letters, utility conveyances, coordination of improvements within City of Austin rights-of-way and Phase I environmental site assessment proposals.
- 14. Trail and Recreational Easement dated November 2, 2022, and recorded in real property records of Travis County under Document No. 2023003826.
- 15. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.
- 16. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.
- 17. Discuss 2027 meeting schedule.
- 18. Next meeting.



Anne Stanford
Attorney for the District

Onion Creek Metro Park District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

*** The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, the Board is making available a telephone option for members of the public to listen to the meeting and to address the Board. The telephone number is (800)340-3471, Access Code: 539814.**

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TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending September 2026**	Proposed Budget Fiscal Year Ending September 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,029.85	\$1,232.85	\$1,029.85

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.2775 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Onion Creek Metro Park District

Proposed Budget: FY 2026 - 2027

	FY 25 - 26 Approved	Proposed Budget FY 26 - 27
Revenues:		
Property Taxes, including penalties	\$ 882,955	\$ 1,037,524
Developer Advances	199,669	-
Interest Income/Other	18,000	9,600
Total Revenues	1,100,624	1,047,124
Expenditures:		
District Facilities -		
Administration & Management	140,605	123,508
Landscape & Grounds Maintenance	266,646	305,501
Park Operations & Maintenance	76,878	81,191
Irrigation & Water Management	59,400	45,144
Utilities & Water Management	89,500	117,833
Ponds & Environmental Maintenance	34,920	34,920
Infrastructure & Erosion Control	7,100	25,000
Reserves & Contingency		10,000
Subtotal - District Parks & Facilities	675,049	743,097
City of Austin Metro Park Facilities -		
Administration & Management	-	17,335
Landscape & Grounds Maintenance	115,900	84,300
Irrigation & Water Management	12,000	12,000
Subtotal - City of Austin Parks & Facilities	127,900	113,635
Administrative Services -		
Director Fees, including taxes	18,550	7,420
Director Reimbursements	700	600
Tax Appraisal/Collection Fees	8,225	10,000
Insurance	28,000	16,506
Public Notice	3,800	1,520
Website Expense	6,000	6,000
Bank Fees	600	600
Miscellaneous	3,000	3,000
Subtotal - Administrative Services	68,875	45,646
Professional Fees -		
Legal Fees	105,000	120,000
Accounting Fees	17,400	26,600
Engineering Fees	48,000	48,000
Landscape Architect	15,000	15,000
Other Consulting	-	18,000
Audit Fees	10,500	14,750
Subtotal - Professional Services	195,900	242,350
Total Expenditures	1,067,724	1,144,728
Excess / (Deficiency) of Revenues over Expenditures	\$ 32,900	\$ (97,604)

Budget Assumptions:

- Assessed Valuation = \$312,318,705
- Total Tax Rate = \$0.3547
- O&M Tax Rate = \$0.3322
- Debt Service Tax Rate = \$0.0225