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*Where Preservation  
of the Past  
Combined with Progress  
for the Future Encourages  
Opportunities to Grow*

**City of Bastrop**  
904 Main Street  
P.O. Box 427  
Bastrop, Texas 78602

512-321-3941 Main  
512-303-7305 Metro  
512-321-6684 Fax

[www.cityofbastrop.org](http://www.cityofbastrop.org)

March 30, 2009

**Faxed #(512) 306-9494 and First Class Mail**

Mr. James Carpenter  
Carpenter & Associates, Inc.  
925-BSouth Capital of Texas Highway  
Suite 115  
Austin, TX 78746

Re: Proposal to Develop a Bastrop County General  
Aviation Airport, a/k/a the Colorado River land Ranch  
Airport ("Airport")

Dear Mr. Carpenter:

As per your request, I have made the Mayor and City Council aware of your proposal to construct/locate a general aviation Airport (the "Project") in the City's Extraterritorial Jurisdiction ("ETJ"). In reply, I am conveying to you by means of this letter, the City Council's preliminary input related to the Project.

As a general matter, it is the City Council's policy to support well conceived and carefully planned development within its jurisdiction, when the development will provide positive benefits to the citizens of the community and the City, as a whole, including benefits such as increased property values, increased sales tax revenue, provision of desirable community services, economic growth and enhanced employment opportunities. Nevertheless, the Council has indicated that, in this case, they have not been provided sufficient information to take any position on your recent request for support for this Project at this time. Accordingly, before it can take an informed position on your proposed Project, the City requests that you provide, at a minimum, the following information:

1. An economic impact analysis for the Project, located at the proposed site;
2. The Project *pro forma*;
3. An Airport/Development Master Plan, including information related to: (a) the number of runways, length of each and orientation of the runways, proposed, (b) the number of aircraft storage spaces, including hangars and tie-downs, (c) the projected total number or based aircraft that will be permitted at the facility; and

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4. Basic aviation information, including hangar configuration, flight paths configuration, runway location, etc.
5. Details related to the proposed retail and commercial development at this site, specifically identifying proposed uses such as hotels, conference and business centers, and aviation related enterprises, etc.;
6. FAA and/or TxDOT reports, studies, correspondence and other documentation demonstrating Federal and State input on and/or approval of the proposed Project; and
7. Noise evaluations, studies, and reports pertaining specifically to the Project (not merely general/standard industry information); and
8. Environmental assessments and reports related to the Project; and
9. Site maps showing projected noise contours from aircraft operations; and
10. Projected fleet mix (percentage that will be piston and percentage that will be jet engine aircraft and helicopters); and
11. Traffic impact analysis; and
12. Hours of operation of the airport and what type of permanent staff will be at the Airport during operating hours.

In addition, the Council has asked that you provide them with dates that you and your team would be available for a presentation to the Council, at an upcoming council agenda meeting. As I have indicated to you, the Council meets regularly on the second and fourth Tuesday of each month (beginning generally at 6:45 p.m.). In addition to providing them with potential dates for your presentation, please provide to me written information that you would like the Council to consider, and I will have that sent to the Council along with their meeting materials. Please bear in mind that in order to comply with State Open Meetings requirements, and in order for the City to have adequate time to duplicate and disseminate the materials related to your presentation, the City staff will have to have your presentation materials a minimum of four (4) days prior to the proposed meeting date.

As I have indicated to you in our prior conversations, this Project is situated in the City's Extraterritorial Jurisdiction, and pursuant to the Agreement between the City and the County, primary oversight of this development will rest with the City. While this will mean that the

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City's development standards will apply to the Airport project, we intend to invite and encourage the County's comment and input on the Project, as well. To initiate the City's overview, please prepare and file an official development application for the Project, including an application for a 'consent/development agreement' for the creation of a MUD and other special districts anticipated by you. Please be advised, as well, that it is the City's policy that special district developers/applicants are required to enter into a letter agreement that ensures that the City shall be reimbursed for all reasonable professional fees incurred by the City in its review and approval of the proposed project.

As I am confident you are aware, hundreds of Bastrop County residents own homes in the immediate vicinity of the proposed Project and many of these home owners have expressed serious concerns related to diminished property values and "quality of life" issues that would result from their proximity to the proposed Airport. Concerns, such as these, will be of paramount concern to the City, and based upon my preliminary conversations with various County officials, to the County as well. Thus, you should be prepared to specifically address these types of concerns and present to the Council independent, credible information that would inform the Council of the Developer's views of such matters.

I look forward to receiving this information and the proposed dates for your meeting with the Council.

Very truly yours,



Michael H. Talbot  
City Manager

cc: Ms. Marti Johnson, Legislative Aide to Senator Glenn Hegar  
Mr. John Higgins, Jr., Chief of staff to Rep. Tim Kleinschmidt  
Bastrop County Judge Ronnie McDonald  
Commissioner Lee Dildy

icc: Mayor Orr and Council Members  
Joe Newman, BEDC  
J.C. Brown, City Attorney