


From: Butler Hugh D. hugh.butler@ymail.com 

Subject: Re: Roadways in and around Sunfield

Date: October 11, 2024 at 8:16 AM

To: Cohen Michelle michelle.cohen@co.hays.tx.us

Cc: Gomez Margaret Margaret.Gomez@traviscountytexas.gov, Burkhardt Ryan rburkhardt@scarboroughlanedev.com, Konopka Cole ckonopka@coatsrose.com, Jones Stephen sjones@murfee.com, McDaniel Caitlin caitlin.mcdaniel@fsresidential.com, Kennedy Angela akennedy@budatx.gov, Grau Micah micah.grau@budatx.gov



Commissioner Cohen,

I want to thank you for your time two weeks ago to discuss roadways in and around Sunfield. As we discussed I will keep you abreast of any new information regarding items on the list. Here is the latest regarding several items.

Item 5) Main Street Improvement - Buda is currently taking bids for the construction contract. (see attached)

**INVITATION FOR BIDS
IFB # FY24-302**

MAIN STREET WIDENING - INTERIM SOLUTION PROJECT

Sealed bids will be received by the Purchasing Manager of the City of Buda for the above referenced solicitation. The City is seeking to enter into a contract with a qualified contractor for furnishing all labor, materials and equipment for the construction of additional paving of Main Street east of the intersection of IH-35 Northbound Frontage Road and Main Street.

The opinion of probable construction cost for this project is \$440,000.

A non-mandatory pre-bid conference will be held at Buda City Hall, 405 E. Loop Street, Buda, Texas 78610 at 2:00 PM CST, October 9, 2024, Emergency Operations Center Room 1033.

Bids shall be delivered to City of Buda City Hall, Attn: Purchasing Bid Box, 405 E. Loop St., Bldg. 100, Buda, Texas 78610. Write "SEALED BID" with the Bid Number, Bid Name, and Due Date on the outside of the shipping package. Bids will be accepted until 2:00 PM CST, October 17, 2024. The contract will be awarded to the lowest responsible bidder or bidder that provides the best value.

The solicitation package with plans and specifications are available electronically at the procurement websites www.bidnet.com and www.publicpurchase.com. Addenda will be offered only through these procurement websites.

Per 2258.022 of the Texas Government Code, the City specifies in this call for bids that the prevailing wage rates determined in the specifications are to be paid.

An acceptable bid bond in an amount of not less than five percent (5%) of the total bid shall accompany each bid as a guaranty that, if awarded the contract, the bidder will promptly enter contract with the City of Buda and furnish bonds on the forms provided.

Bidders are expected to inspect the site of the work and to inform themselves of all local conditions. The successful bidder or bidders will be required to furnish a performance bond, payment bond, and maintenance bond as stipulated in the specifications. No bid may be withdrawn after the scheduled closing time for receipt of bids for at least ninety (90) calendar days.

The City reserves the right to reject any and/or all bids, waive any and/or all formalities, and award the bid as it appears most beneficial to the City of Buda, Texas. Questions may be directed to the City of Buda via online at (hyperlinked) [Request for Information](https://app.smartsheet.com/b/form/125301d44f0946b78447456ea571b22d) or (website address) <https://app.smartsheet.com/b/form/125301d44f0946b78447456ea571b22d>
786-263162

Item 7) Main Street Extension - roadway is all in and marked, street lights, signing, and landscaping are in process. On track to be open in November. (see image attached)



Item 9) Campo Del Sol - Mike Francis is taking the lead on the project and the preliminary plan to standardize the speed limit and add stop signs with crosswalks in Phase 5 has been updated to standardize at 30 MPH for the length of Campo Del Sol. Therefore this now has implications for Sunbright Blvd. and Sunfield Parkway which have been added to the speed limit standardization plan. All the major roadways in Sunfield will have a speed limit of no more than 30 MPH. The proposal which was previously provided has been updated to reflect this modification. Mike has expressed he plans to be in contact with you and the Hays Co. Transportation Dept. to work on moving this forward. (see attached revised plan)



Sunfield Campo
Del Sol...df).pdf

I will keep you posted on any information regarding items (3, 4, 8) which are in Travis County once I have met with Margaret Gomez Commissioner for Precinct 4 of Travis County. Thank you again for your efforts in representing Hays County Precinct 2 residents and specifically your support to get the needs of Sunfield on the radar of the new County Manager and new County Transportation Director once they are on board.

Sincerely,
Dan

Dan Butler
Chairman
Sunfield Community Association Advisory Committee
hugh.butler@ymail.com

On Sep 13, 2024, at 4:49 PM, Butler Hugh D. <hugh.butler@ymail.com> wrote:

Commissioner Cohen,

Thank you for your time on Wednesday after the "State of Buda" luncheon. I appreciate that you will be meeting next week with staff of the Hays County Transportation Department. As you and I briefly discussed, the roadways and activity in the area in and around Sunfield crosses several jurisdictions and there needs to be awareness, and when possible coordination, regarding repair, reconstruction, improvements, and new construction projects. To this end I have cc'd those who have involvement in one or more of the projects listed.

Below are roadway projects which are in various stages of progress from simple awareness of need to planning, approval, funding, and under construction.

1) Satterwhite Rd. (Hays Co.) - information sent 08/09/24

This roadway is extremely uneven and has numerous areas where subsurface has collapsed and surface is fragmented. Home owners in Sunfield Phase 5 Sections 1-2-3-4 are impatiently waiting for access to Satterwhite Rd. and also Turnersville Rd. in addition home construction in Phase 5 Section 5-6 will begin this winter and Phase 5 Sections 7-8-9 home construction will be occurring within the next year. Per the approved platt for Phase 5, Section 7 includes access to Satterwhite Rd. which will open it up to a significant increase in traffic from the southern portion of Sunfield (Phase 5). Alpine Phase 1 has begun installation of infrastructure and will be building out over the next year as well and will have access to Satterwhite Rd. for the residents of the 370 apartments located at the corner of FM2001 and Satterwhite Road.

2) Turnersville Rd. N (Hays Co) - included in information sent 08/09/24

This roadway is extremely uneven and has numerous areas where subsurface has collapsed and surface is fragmented. Home owners in Sunfield Phase 5 Sections 1-2-3-4 are impatiently waiting for access to Turnersville Rd. and also Satterwhite Rd. in addition Phase 6 Section 1-2 will begin surface preparation next year and likely see construction in 2026. Per the approved platt for Phase 6, Section 1A includes access to Turnersville Rd. which will open it up to a significant increase in traffic from the southern portion of Sunfield (Phase 5 & 6).

3) Turnersville Rd. N (Travis Co) - included in information sent 08/09/24

This roadway is extremely uneven and has numerous areas where subsurface has collapsed and surface is fragmented. Home owners throughout Sunfield are impatiently waiting for access to Turnersville Rd. via a completed extension to Main Street. The platt for Main St. access to Turnersville Rd. is in the approval process. When completed this will open Turnersville Rd. to a significant increase in traffic from all of Sunfield wanting to access HWY45.

4) Turnersville Rd. N (Travis Co) - information attached

Road closure will start this month and reconstruction will be in process for the next year. This will push traffic to a detour or cause drivers to select other ways to access HWY45. The southern terminus of this construction is at an already problematic 4-way intersection and there is concern even with this reconstruction the issue of turning radius and roadway shoulder won't be addressed.

5) Main Street (Buda) - interim improvement information attached

Design work for the interim solution to Main St. traffic between the I35 access road and Firecracker Dr. has been done and the Buda City Council has approved moving forward with construction of the interim solution which is to be implemented late this year.

6) Main Street (Hays Co) - traffic lights information attached

Hays County Commissioner's Court voted Sept. 3 to award engineering contract for development of the traffic signal lights at the intersection of Main St. and Firecracker Road. Along with the signal lights the turning radius of the southwest corner is to be adjusted to accommodate semitrailer traffic. This is to be completed mid 2025.

7) Main Street (Hays Co) - extension information attached

This segment of Main St. is currently under construction and asphalt should be laid this month with opening by November.

8) Main Street (Travis Co) - extension information attached

8) Main Street (Travis Co) - extension information attached

This section is actually broken into two segments. The first segment which will provide access to Alpine Phase 2 & 3 is currently in the review process by Travis County (this was formerly in Buda ETJ through agreement). The traffic department of Travis County will not begin review the second segment until the first segment has been approved. My understanding is this segment is not only in Travis County, but is also in Austin Limited ETJ as well. It is critical this segment be completed and tied into Turnersville Rd. prior to any occupancy being granted to Alpine Phase 2 & 3. Main Street from the intersection with Sunfield Parkway to the intersection with I35 frontage road will not be able to handle the addition of several thousand vehicles from the 780 apartments of Alpine 2 & 3 in addition to the 80 new town homes which will abut Main street, the traffic of Amazon, the 500+ vehicles added by Slate apartments, and the existing traffic from Sunfield.

9) Campo Del Sol (Buda ETJ, Hays Co) - information sent 09/12/24

This roadway has areas which have been completed in the past couple years (Phase 4:3 , Phase 5:1-3) and home construction has been completed in many of the sections. Stop signs are necessary for both speed control as well as pedestrian crossing safety. A consistent 35 MPH speed limit should be established for all of Campo Del Sol and sufficient speed limit signage installed. With that said, strict enforcement of speed limit and observation of stop signs needs to occur on a routine basis by Hays County Sheriff's Deputies.

10) FM2001 & Sunbright (TXDOT, Hays Co, Buda ETJ) - Traffic Lights information attached

This intersection has been approved for 4-way traffic signals and design work is all but completed and funding approved. Construction is expected to be mid 2026.

11) FM2001 & Firecracker (TXDOT, Hays Co, Buda ETJ) - Traffic Lights information attached

This intersection has been approved for 4-way traffic signals and design work is all but completed and funding approved. Construction is expected to be mid 2026.

12) FM2001 & Old Goforth Rd. (TXDOT, Hays Co, Buda ETJ) - study

This intersection remains unchanged even though traffic was substantially rerouted with the completion of the rerouting and new construction of a critical part of FM2001. The dramatic reduction in traffic using what is now considered the intersection with Old Goforth Rd. may well have altered the need for there to be stop signs on FM2001 to allow vehicles ready access to and from that road. Although a traffic study may be warranted, it seems the removal on FM2001 of the southeast traffic stop sign and northwest traffic stop sign would dramatically improve traffic flow on FM2001 while causing limited impact to traffic wanting access to or from Old Goforth Road.

I hope you have robust discussion with the staff of Hays County Transportation Department next week. As you can see there is a considerable amount of activity which will occur over the next 24 months adding roughly 3,000 residences and an additional 6,000 vehicles to the Sunfield Community. It is imperative the roadway and traffic control infrastructure be updated as soon as possible to accommodate the 7,500 living units (20,000+ vehicles) of the Sunfield Community. I would like to schedule a time after you have had the review for you and I to go over each of the items listed and discuss how best to keep all these projects moving forward and coordinated as best as possible among the various entities to expedite construction or implementation without projects running into each other and causing severe traffic disruption due to concurrent road restrictions or closures.

Thank you very much for your consideration of the specific items within your jurisdiction as well as the implications of items not in your specific purview, but of impact to Sunfield none the less. I look forward to meeting with you as soon as you are available after your Hays County Traffic Department meeting. Thank you.

Sincerely,
Dan

Dan Butler
Chairman
Sunfield Community Association Advisory Committee
hugh.butler@ymail.com

<0 Sunfield Area Roadways (pdf).pdf>

<1-2-3 Sunfield Perimeter Roadways (pdf).pdf>

<4 N Turnersville Rd - Construction - 2024.08.23.pdf>

<5 Main Street Interim Design (pdf).pdf>

<6 Firecracker & Main St Intersection improvements.pdf>

<7-8 Main Street - Exhibit C Updated.pdf>

<9 Sunfield Neighborhoods Map 2024 (speed limit & stop signs).pdf>

<10-11 FM2001 Sunbright Boulevard Intersection.pdf>