

**Belton City Council Meeting
February 27, 2018 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson (arrived 5:43 p.m.), Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Paul Sanderford, Dan Kirkley, Guy O'Banion and John R. Holmes, Sr. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Chris Brown, Matt Bates, Paul Romer, Bob van Til, Kim Kroll, Angellia Points, Cynthia Hernandez, Judy Garrett, Cheryl Maxwell and Charlotte Walker.

The Pledge of Allegiance to the U.S. Flag was led by Public Information Officer Paul Romer, the Pledge of Allegiance to the Texas Flag was led by Mayor Pro Tem Craig Pearson, and the Invocation was given by Tasha Roberts, Executive Director of Helping Hands Ministry.

1. **Call to order.** Mayor Pro Tem Craig Pearson called the meeting to order at 5:32 p.m.
2. **Public Comments.** There were none.
3. **Recognize City of Temple Public Works employees Steve Picasso and Mike Stokes for their cooperation and assistance in relieving a sewer blockage on February 14, 2018.**

Director of Public Works Angellia Points thanked the City of Temple and two of their Public Works employees, Steve Picasso and Mike Stokes, for their assistance in helping Belton crews with a sewer blockage on February 14, 2018. Mr. Picasso and Mr. Stokes were not able to attend the meeting, so Mrs. Points will mail Certificates of Appreciation to them.

Consent Agenda

Items 4-10 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. **Consider minutes of previous meetings:**
 - A. **February 13, 2018, City Council Workshop Meeting**
 - B. **February 13, 2018, City Council Meeting**
5. **Consider a resolution nominating the City's candidate for election to the Board of Directors of the Central Texas Water Supply Corporation.** (Jeremy Allamon)

6. **Consider appointments to the Zoning Board of Adjustment** (John Gillette replacing Stephanie O'Banion, and Robert Shedore filling a vacant alternate position.)
7. **Consider authorizing the City Manager to execute a two-year renewal to the contract for professional construction materials testing services with Langerman Foster Engineering Company.**
8. **Consider authorizing the City Manager to execute a Mutual Aid Agreement between multiple Bell County agencies.**
9. **Consider authorizing the City Manager to execute a five-year renewal to the Records Management Software Agreement for Police Records with CAPERS North America, LLC.**
10. **Consider approval of a revised employment agreement for the City Manager.**

Upon a motion by Councilmember David K. Leigh, and a second by Councilmember Guy O'Banion, the Consent Agenda including the following captioned resolution was unanimously approved by a vote of 6-0.

Resolution 2018-07-R

Resolution Nominating Candidate for Election to the Board of Directors at Annual Meeting of Central Texas Water Supply Corporation

Regular Agenda

11. **Consider a final plat of Dolores Estates, an 8.98 acre tract of land located east of IH-35 on the south side of Decker Road in the ETJ of the City limits of Belton.**

Director of Planning Cheryl Maxwell said this property is located in the ETJ of the City of Belton, and there is currently one residence on Lot 1 and two on Lot 2. She added that this is a division of property among family members.

This property is located within the Armstrong Water Supply Corporation (WSC) CCN, and Armstrong WSC has provided a letter confirming their ability to serve this subdivision for domestic service. The water line along Decker Road is a 4" line and cannot support a fire hydrant; therefore, a variance is requested and supported by staff.

Mrs. Maxwell stated there is no sanitary sewer service available to this property. Septic systems are proposed which are subject to review by the Bell County Public Health District. She also stated that there are no drainage improvements needed.

Mrs. Maxwell explained that the Thoroughfare Plan identifies Decker Road as a minor collector street with a required ROW width of 60'. Current ROW is 40'. The owners are satisfying their requirement to dedicate half of what is needed by including a 10' ROW dedication on the plat. She added that the developer is required to contribute one half the total cost of paving with curb and gutter for the portion of Decker Road adjacent to this plat. The applicant has requested an exception to this requirement. The Subdivision Ordinance allows waiver of this requirement for single family developments not exceeding three lots. Staff supports the requested variance for the 245' of property fronting Decker Road.

According to the Subdivision Ordinance, the developer is required to construct and install a 5-foot wide sidewalk along the southern side of Decker Road. A variance to this requirement is requested. Staff concurs with the variance request for the following reasons:

- (1) This development consists of only two large lots with existing residential development, so there is no additional impact to the area;
- (2) Properties near this site are already developed which limits the opportunity to acquire funds for a future sidewalk;
- (3) The property is currently in the City's ETJ and improvements to this roadway, including sidewalks, are not scheduled; and
- (4) The County is not requiring sidewalks.

Mrs. Maxwell said that residential subdivisions are required to dedicate parkland and/or make a financial contribution for the acquisition and development of such parkland. A variance to the parkland dedication/fee is requested, and Staff concurs with the variance request since there are no plans to develop a public park in this vicinity at this time, and these two lots are large with ample open space available on each to satisfy the needs of the lot owners.

The Planning and Zoning Commission met on February 19, 2018, and unanimously recommended approval of the final plat of Dolores Estates, subject to the City's Letter to the Applicant's Engineer dated February 16, 2018, with the following variances recommended for approval, and Staff concurs in that recommendation:

- Decker Road perimeter street improvements
- Decker Road sidewalk
- Fire Hydrant
- Parkland dedication/fee

Councilmember David K. Leigh thinks granting the variances is reasonable since it is two lots being split between family members.

Upon a motion by Councilmember John R. Holmes, Sr., to approve the plat with the variances noted, and a second by Councilmember Guy O'Banion, Item 11 was unanimously approved by a vote of 6-0.

12. Consider a preliminary plat of Taylor Subdivision, a 34.535 acre tract of land located west of IH-35 on the east side of FM 1670, south of West Amity Road in the ETJ of the City of Belton.

Director of Planning Cheryl Maxwell said that the west side of this property is located in Belton's ETJ. This is primarily a residential subdivision, containing 47 residential lots and two commercial lots with frontage on FM 1670.

Mrs. Maxwell explained that this property is located within the Salado Water Supply Corporation CCN. An existing 6-inch water line runs along the west side of FM 1670, and the applicant proposes to tap this line to construct an 8-inch line throughout the subdivision. She said that the City of Belton Fire Code requires a minimum water pressure of 1,000 gpm for fire hydrants, but the existing water pressure only provides a flow of 900 gpm. The developer is requesting a variance to this requirement, and Staff supports the request.

There is no sanitary sewer available to serve this subdivision, so individual septic systems are proposed on the lots. Mrs. Maxwell said that an approval letter from the Bell County Public Health District is required with final plat submission.

Mrs. Maxwell said the drainage is proposed to be detained on-site, and the property will be maintained by the subdivision's home owners' association (HOA). She added that detailed drainage calculations will be required with the final plat submission.

[Mayor Grayson arrived at 5:43 p.m.]

Maxwell stated that no ROW dedication is needed for FM 1670. Since it is a TxDOT roadway, the requirement for perimeter street improvements is not applicable. TxDOT approval is required for driveway permits to the commercial lots from FM 1670. TxDOT has approved access for the entrance roadway, Hollow Drive, and the southern commercial lot; however, access to the northern commercial lot was not granted. Access to this lot will have to be via Hollow Drive. The Planning and Zoning Commission recommended establishing an access limitation to Lot 1, Block 1, a minimum distance from FM 1670. She said this issue will be addressed with the final plat. The internal roads in this subdivision will be constructed as local streets, with a 31' pavement width within a 50' wide ROW with curb and gutter.

Since FM 1670 is a minor arterial, the developer is required to install a 6-foot wide sidewalk along the eastern side of FM 1670. Sidewalks are also required on streets adjacent to all schools. There is a Montessori School along the west side of FM 1670, approximately 0.6 mile south of this subdivision. The developer requested a variance to this requirement since there are no sidewalks with which to connect and Bell County does not require sidewalks. Additionally, a variance to this requirement was granted to The Meadows Subdivision for these reasons; however, at that time, the Montessori school was not in its current location. She said it would be desirable for the Council to carefully evaluate this issue because:

- This area is undergoing significant residential development, so if sidewalks are provided with future development, then the opportunity for a connected sidewalk system will increase;
- Salado High School is located just west of the intersection of FM 1670 and FM 2484 to the south, so in the future, there could very well be several students living along FM 1670 that would be traveling to the school;
- There is a Montessori School on the west side of FM 1670 south of this subdivision; this was not in existence in this location until January this year;
- Residents have the ability to walk along local streets, but may choose to walk or run along FM 1670 if a safe path is provided;
- The KTMO Regional Thoroughfare and Pedestrian/Bicycle Plan shows future bicycle/pedestrian improvements along FM 1670.

Mrs. Maxwell explained that given these considerations, Staff feels there is a basis to support application of the sidewalk requirement, and suggested funds be placed in an escrow account with the City. If the funds are not expended within nine years, the funds will be returned with any interest that has been earned. A cost estimate of \$23,000 was prepared by the applicant. She added that the Planning and Zoning Commission considered sidewalks a reasonable recommendation given current and anticipated development conditions.

Since this subdivision is proposed to contain 47 residential lots, a dedication of 0.47 acres of parkland or a \$9,400 fee-in-lieu of land dedication is required according to the Subdivision Ordinance. The developer is requesting a variance to the parkland requirements since the lots in this subdivision are a minimum 0.50 acre and there are no current plans to develop a park in this area. Staff supports the request, but encourages the development of an HOA-owned and maintained neighborhood park for the residents in the subdivision.

The Planning and Zoning Commission met on February 19, 2018 and unanimously recommended approval of the preliminary plat of the Taylor Subdivision, subject to the City's Letter to the Applicant's Engineer dated February 16, 2018, and an access limitation along Hollow Drive for Lot 1, Block 1, with a favorable recommendation for the following variances, and Staff concurs:

1. Water pressure
2. Parkland dedication/fee requirement

The Planning and Zoning Commission unanimously recommended the sidewalk variance request not be granted. Mrs. Maxwell stated that the applicant is willing to construct the sidewalks in lieu of the payment should the Council desire.

Councilmember Leigh said the area is growing at a fast rate, so he thinks there will be a need for sidewalks sooner rather than later. City Manager Sam Listi asked if the Council preferred to have the sidewalks constructed or the money deposited in

escrow. Councilmember Leigh and Mayor Pro Tem Pearson said either would be fine.

Councilmember Leigh made a motion to approve the plat and grant the variance for the water pressure and parkland dedication, as well as requiring either funds to construct sidewalks or the construction of sidewalks. The motion was seconded by Councilmember Dan Kirkley and passed unanimously by a vote of 7-0.

13. **Consider a preliminary plat of the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road in the City limits of Belton.**

Mayor Pro Tem Pearson announced that he would be abstaining from this item.

Director of Planning Cheryl Maxwell said this is a 1-lot subdivision plat proposed as the Heart of Texas RV Resort Addition. On May 9, 2017, this property was zoned Planned Development Commercial Highway Zoning District for a Recreational Vehicle (RV) park. This property is directly adjacent to both IH-35 (west) and Toll Bridge Road (east).

Mrs. Maxwell said the plat was originally presented to the City Council in September of 2017. There were three issues at that time that needed to be addressed: water extension, sewer extension and perimeter street improvements. The Council did not approve the plat at that time.

The applicant has previously agreed to extend a 14" waterline from the existing 14" waterline stub-out just south of his property along IH-35 to his northern property boundary. Mrs. Maxwell explained that an 8" waterline is required to serve this property, but Staff recommends utilizing approximately \$31,420 in Utility Department funds to oversize the waterline from an 8" to a 14".

City staff previously recommended the developer extend an 8" sewer line to serve this proposed development a distance of 1800 feet (1,000' to connect the proposed sewer line plus 800' linear lot frontage), with the City funding the oversize from 8" to 14". The applicant's engineer has submitted a letter requesting a variance to the sewer extension requirements. Mrs. Maxwell said the applicant is proposing to install an on-site disposal system to serve the RV park's 100 units, and has stated the development will be designed to connect to the sewer when available. A letter has been provided from the Bell County Public Health District allowing on-site disposal. Maxwell added that Staff recommends approval of this variance request.

Mrs. Maxwell stated that Toll Bridge Road functions as a collector street and requires a total of 60 feet of ROW. Existing Toll Bridge Road ROW ranges from 40-48 feet in width adjacent to this proposed subdivision. Staff recommends a ROW dedication of 30 feet from the center of the ROW, which will result in a ROW dedication of

approximately 2 feet on the north side, 10 feet in the middle, and 4 feet on the south side from this property.

Mrs. Maxwell explained that the Subdivision Ordinance requires the developer to build or contribute funds for one half the total cost of paving with curb and gutter for the portion of roadway adjacent to this plat. Originally, the applicant's engineer submitted a letter requesting a variance to the perimeter street improvement requirements, and stated that no access will be provided from this development to Toll Bridge Road. Maxwell explained that the perimeter street improvements to Toll Bridge Road are necessary to develop this property adequately and provide circulation for this development without causing a burden on adjacent properties or the public.

The applicant's engineer has submitted a perimeter street cost estimate for the property frontage of 800 linear feet along Toll Bridge Road that identifies a cost of \$187,073.95. Staff previously recommended eliminating the sidewalk and curb and gutter in effort to reduce the cost burden on the applicant, and continues to recommend this. The alternative cost estimate without sidewalks, curb and gutter is \$119,960. Maxwell said Staff recommends that the applicant upgrade the street or contribute funding for the alternate perimeter street improvement requirements.

City staff worked with the applicant and developed options that satisfy the intent of the Subdivision Ordinance to reconstruct and widen the Toll Bridge Road pavement. The developer's previous proposal did not achieve that, providing only a maintenance treatment. The applicant has now agreed to City Recommended Option 1 as described below:

City Recommended Option 1

Center cut street

Remove 9" of existing pavement and set grade on new 9.5' extension

Add crushed limestone base material per City approved specs over entire 18.5' section (new and existing)

Add 2" HMAC asphalt overlay on entire 18.5' section

Mrs. Maxwell said that the Planning and Zoning Commission met on February 19, 2018 and unanimously recommended approval of the preliminary plat of the Heart of Texas RV Resort Addition, subject to these four essential conditions, and Staff concurs:

1. Provision of a 14" water line with reimbursement by the City for oversize costs over an 8"; construction plans are required.
2. Provision of perimeter street improvement section, as recommended by the Director of Public Works: City Recommended Option 1 - no curb/gutter or sidewalk.
3. ROW dedication to achieve 30' from the center of the current ROW—2' to 10' needed.

4. Approval of a variance for the extension of sanitary sewer service, given the 1,000' distance to proposed sewer, conditioned on providing connection to each RV site for future connection to sewer.

Councilmember Kirkley expressed his appreciation to the City Staff and the Developer for working together to arrive at a compromise. Councilmember Leigh agreed. He said he still has "heartburn" over not installing the sewer line, but he understands the cost involved in doing so. He suggested that Staff look at the ordinance related to RV Parks, and the time allowed to reside therein.

Councilmember O'Banion agreed with Mr. Leigh, and added it would have been better if the compromise with the developer could have been reached sooner.

Upon a motion for approval (subject to the conditions discussed) by Councilmember Holmes, and a second by Councilmember O'Banion, Item 13 was approved by a vote of 6-0-1 with Mayor Pro Tem Pearson abstaining.

14. Consider authorizing the City Manager to enter into a professional services agreement with Halff Associates for redesign of the South Belton Sewer Project Phase II.

Director of Public Works Angellia Points reminded the Council of its decision to reevaluate Phase II of the South Belton Sewer Project with the award of Phase I and Change Order No. 1 on February 13, 2018. The change order increased the line sizes, assuming Phase II would be redesigned to lower the lift station, which will allow additional area to be served by gravity sewer east of Toll Bridge Road. City Staff worked with Halff Associates to develop a scope of services.

Mrs. Points provided the "Big Picture" for the South Belton Sewer project, and that is attached as Exhibit "A."

Councilmember Leigh thanked the Staff and engineers with Halff Associates for the consideration of the redesign of the sewer line.

Upon a motion by Councilmember Paul Sanderford, and a second by Councilmember Kirkley, item 14 was unanimously approved by a vote of 7-0.

15. Consider authorizing the City Manager to execute a contract with Oldcastle Materials - Wheeler for the construction of 2018 Street Overlay Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Director of Public Works Angellia Points said that this contract represents Year 4 of the 5-Year Street Maintenance Plan. The Year 4 project is shown in Exhibit "B."

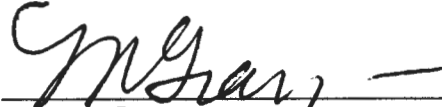
Mrs. Points said the project is fully funded, and Staff recommends awarding the contract to Old Castle Materials - Wheeler of Belton in the amount of \$495,112.14.

Upon a motion by Mayor Pro Tem Pearson, and a second by Councilmember Dan Kirkley, item 15 was unanimously approved by a vote of 7-0.

Executive Session

16. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, for a deliberation regarding real property.
17. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel - conduct an evaluation of the City Manager's performance.

The Mayor announced that the Executive Session is not necessary. There being no further business, the Mayor adjourned the meeting at 6:10 p.m.



Marion Grayson, Mayor

ATTEST:



Amy M. Casey, City Clerk

South Belton Sewer System

Phase II Redesign: Professional Services

February 27, 2018

City Council

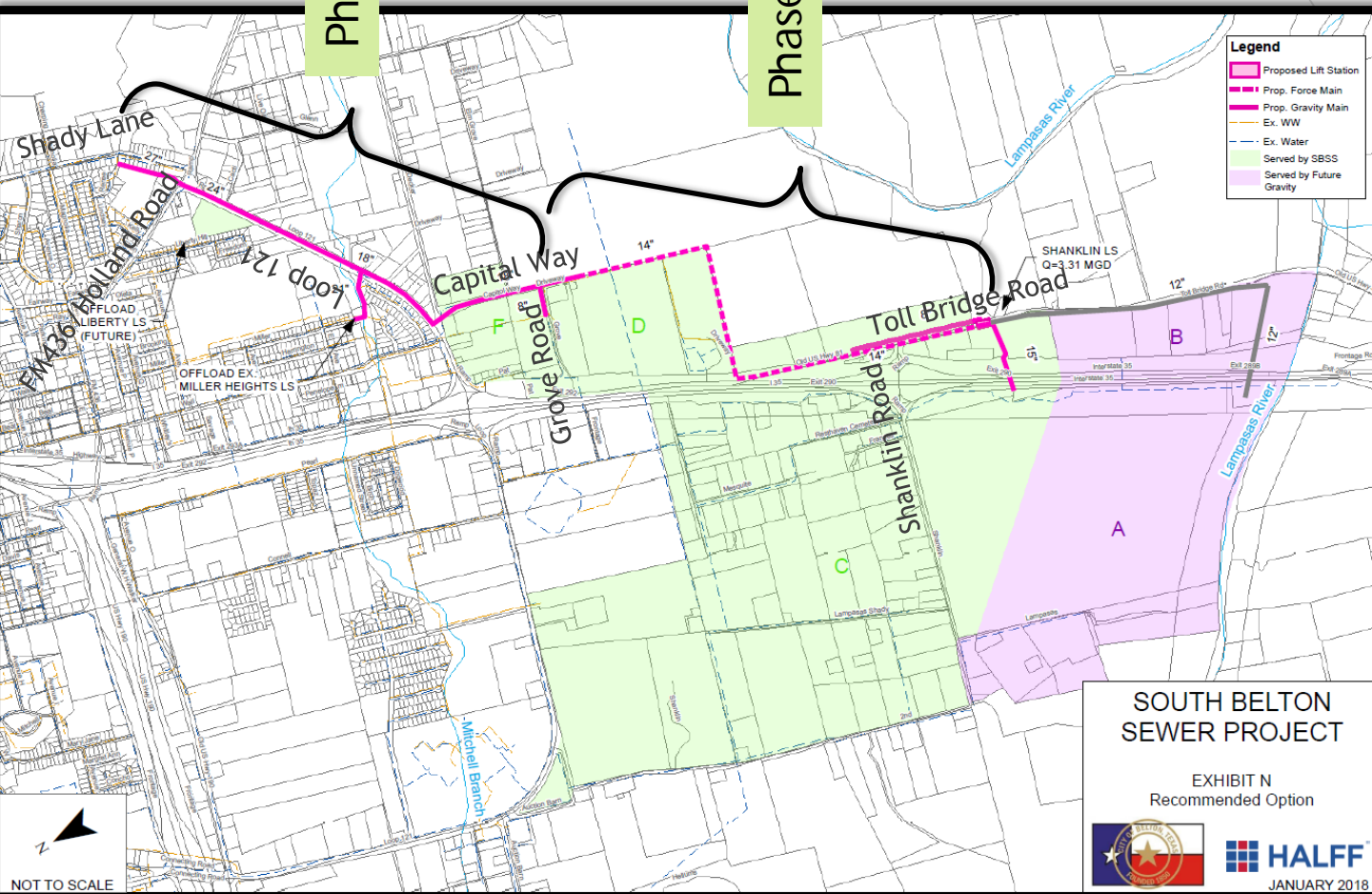
EXHIBIT "A"

Status

- ▶ February 13, 2018 – Phase I Bid Award with Change Order No. 1 to increase line sizes.
- ▶ The change order assumed Phase II would be lowered, which increased the service area and allows for more flow to be sent through the South Belton Sewer System.
- ▶ Staff worked with Halff Associates to develop a scope of services to redesign Phase II.

Phase I

Phase II



Staff Recommendations for the

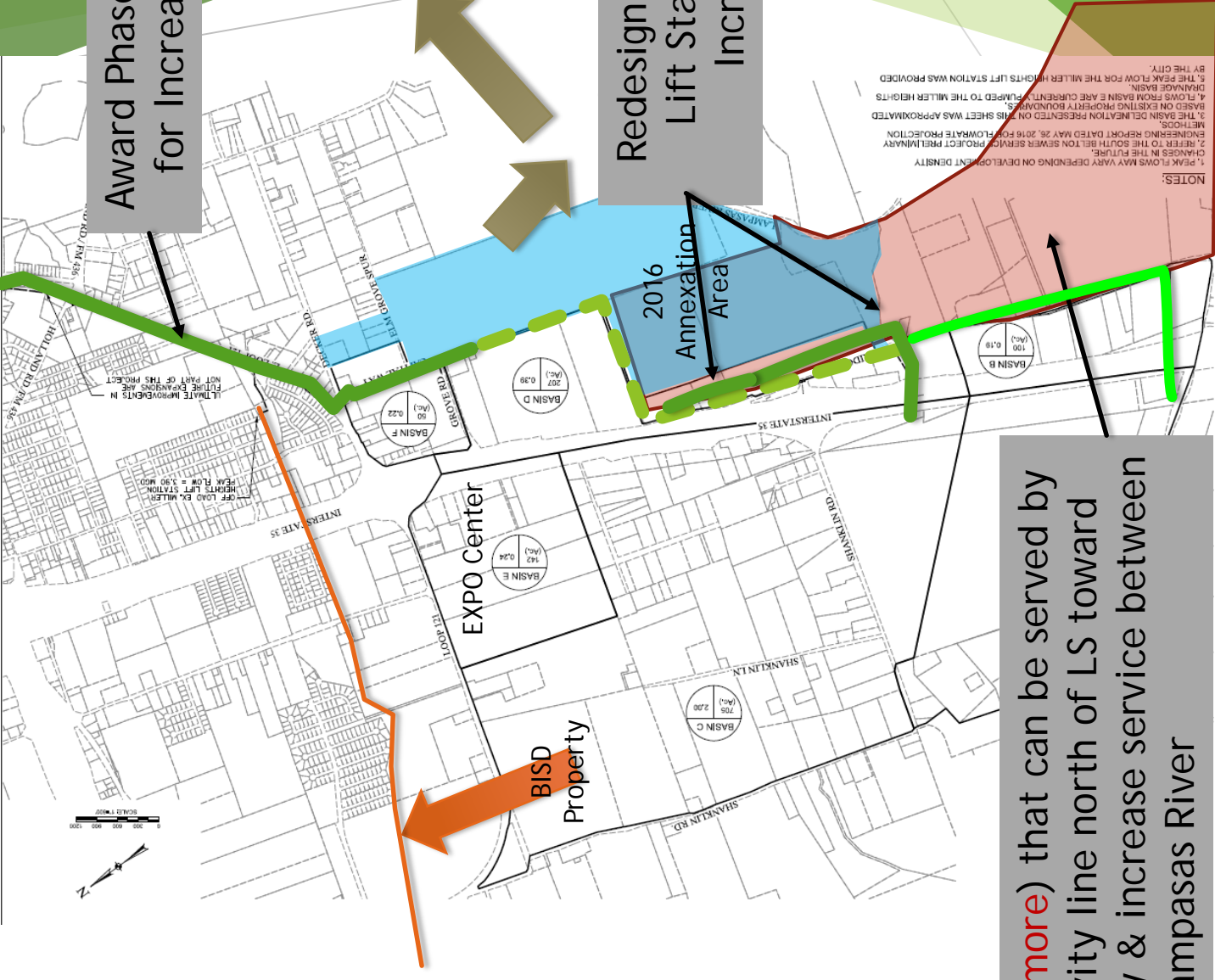
"Big Picture" of South Belton Sewer

1. Increase service area of South Belton Sewer: Lower lift station and increase sewer line sizes to handle additional flows.
2. Serve BISD by private lift station that discharges to the north into the Mitchell Branch sewer line.
3. Area east of South Belton Sewer area to be served by separate regional lift station, if needed in the future. Consider service in Shady Lane Project.
4. Phase III (**lime green**) of SBSS is southern gravity and bore under IH-35.

Award Phase I and CO No. 1
for Increased Line Sizes

Redesign Phase II: Lower the
Lift Station and Sewer &
Increase line sizes

Add approx. **360** acres (or about **30% more**) that can be served by gravity flow; Increase length of gravity line north of LS toward Cedar Crest to maximize serviceability & increase service between Toll Bridge Road and Lampasas River



Staff Recommendation

1. DONE - Award Phase I with Change Order No. 1
2. TODAY - Redesign and construct Phase II
3. FUTURE - Design Mitchell Branch Sewer

Recent CDBG Project

Design Mitchell Branch Sewer to handle existing dedicated flows and BSD and surrounding properties.

TBWWTTP

Shady Lane Design to handle SBSS flows

BSD Site

Three Creeks

Phase I of SBSS

Recommend Award with Change Order for larger line sizing to account to increased sewer service area to the east and south

Redesign and construct Phase II to serve additional service area; lower lift station and sewer lines; increase line sizes

Phase II Redesign Scope of Services

- ▶ Redesign to lower the lift station and sewer lines, including all geotechnical, structural, electrical, and mechanical implementations
- ▶ Extend the gravity line as far north as possible, north of Shanklin Road
- ▶ OPCCs and review phases
- ▶ TCEQ and TxDOT Permitting Services
- ▶ Bid Phase Services
- ▶ Construction Phase Services – familiar with project scope of work, bidding climate, and contractors interested in the work
- ▶ Total fee = \$96,920

Next Steps and Funding

1. Redesign Phase II of South Belton Sewer System
2. Design Shady Lane Sewer to handle additional flows from SBSS
3. Design IH-35 waterline extension in preparation of growth funded by BEDC
4. Continue design and easement acquisition of North Belton Water Tank and Waterline; construct
5. Coordinate with TxDOT on Loop 121 Utility Relocation costs and prepare for TBWWTP Phase II construction
6. Design Mitchell Branch Sewer for Three Creeks, BIRD property, and potential surrounding development

Available Funding: \$9.7M in 2016 W/S CO

Projected Expenditures:

- ▲ \$2,554,288.90 Phase I + CO No. 1 Construction
- ▲ \$165,700 Shady Lane Sewer Design
- ▲ \$96,920 Redesign Phase II
- ▲ ~\$4.0M North Belton Water Tank and Line
- ▲ ~\$0.3M Mitchell Branch Sewer Design

Approximate Remaining = \$2.5M to fund or partly fund the following:

- ▲ Phase II construction (estimated to be \$2.8M)
- ▲ Shady Lane sewer (estimated to be \$1-\$1.3M)
- ▲ Mitchell Branch sewer construction (\$TBD)

Schedule and Recommendation

- ▶ 3.5 months to redesign Phase II
- ▶ TCEQ Permitting - dependent upon TCEQ review time
- ▶ 1 month for bid phase
- ▶ Council consideration
- ▶ 12 months for construction

Recommendation:

Recommend authorizing the City Manager to enter into a professional services agreement with Half Associates for professional engineering services for the South Belton Sewer Phase II Redesign Project in the amount of \$96,920.

FY2018 – Year 4 Street Maintenance Project

EXHIBIT "B"

Bid Award Recommendation

City Council

February 27, 2018

- 2

Proposed FY18



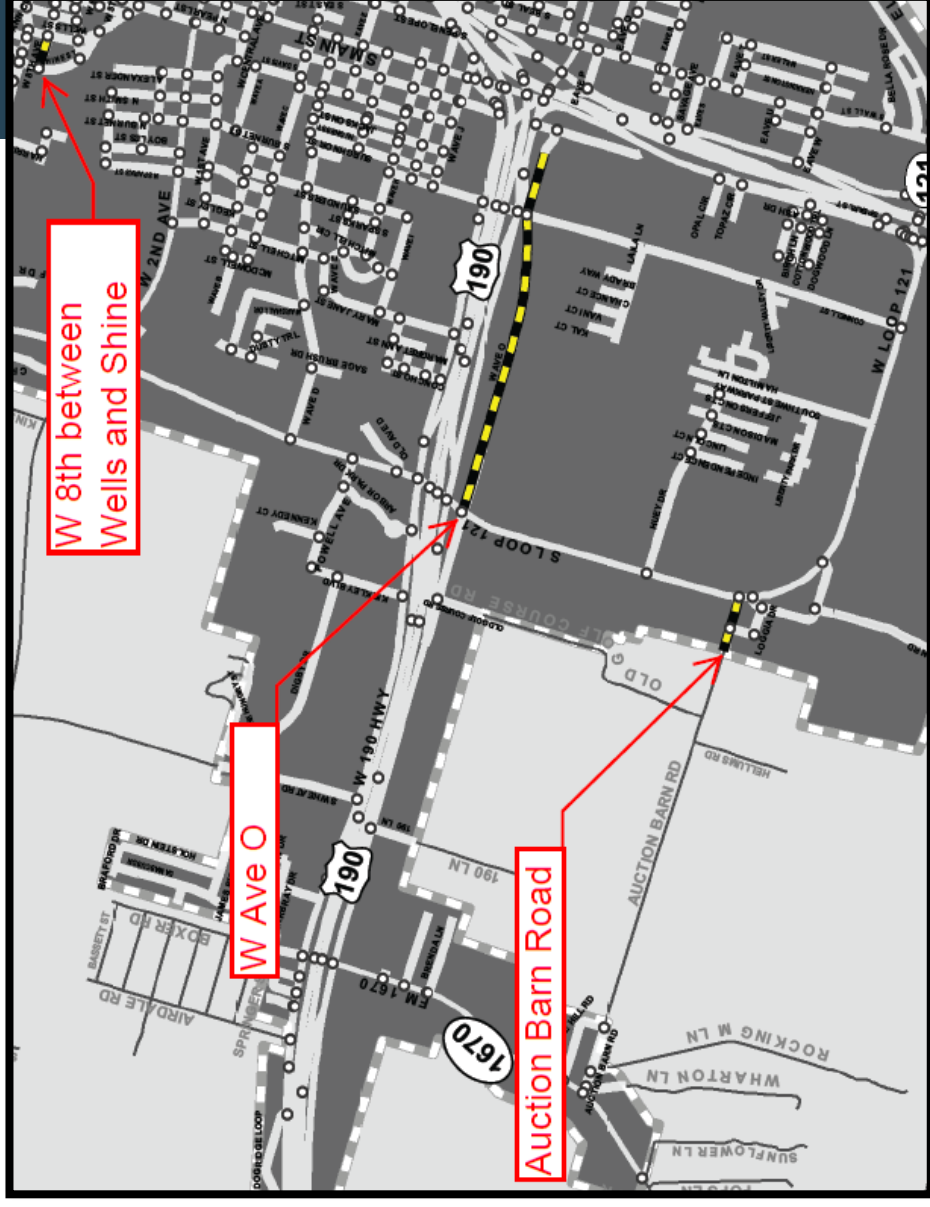
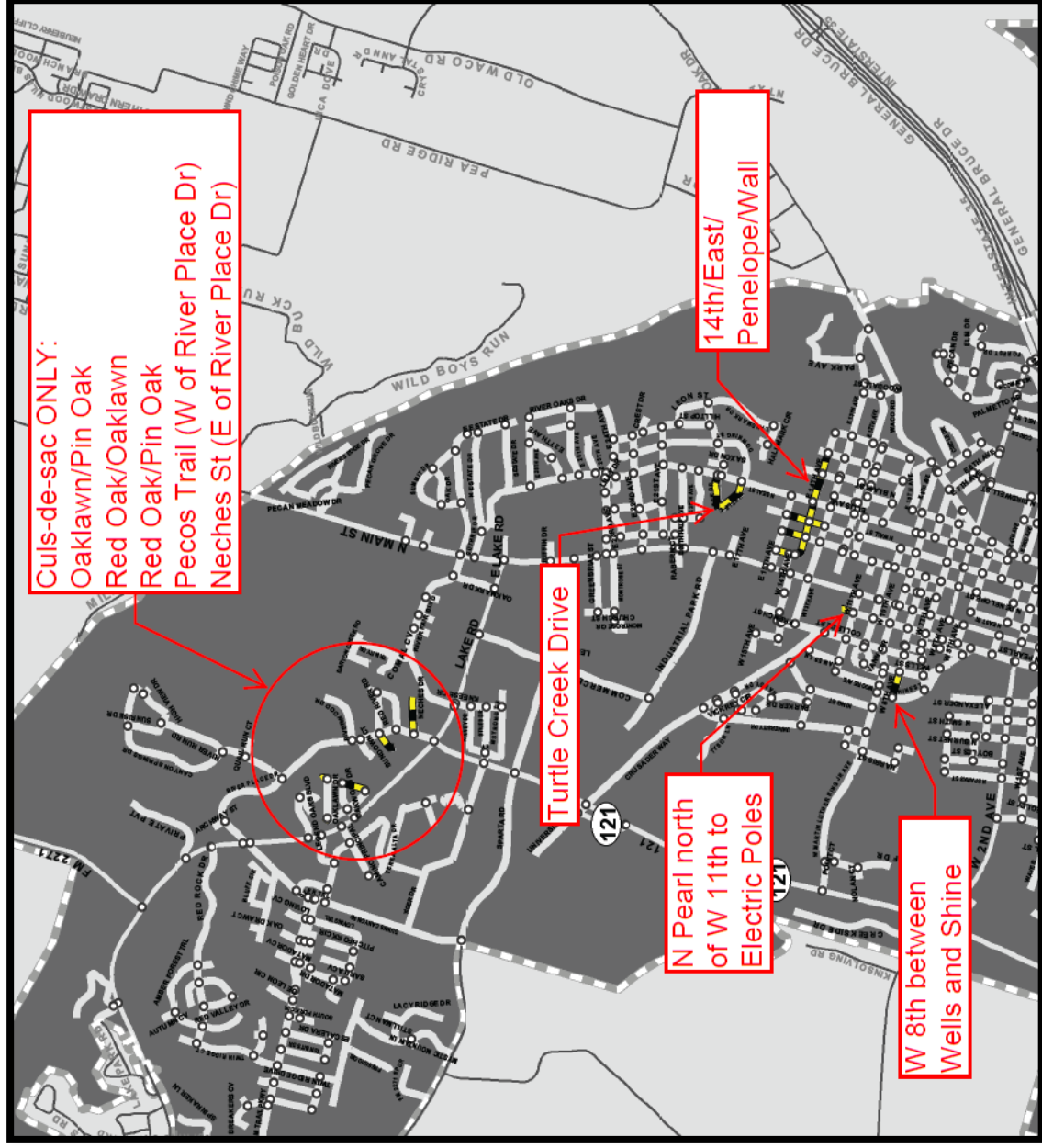
Treatment	2015 ~ Y1	2016 - Y2	2017 – Y3	2018 – Y4	Y5 and Beyond
Chip Seal	2.5 miles	16.2 miles	4.0 miles	-	28 miles Treatment Type is TBD
Double Chip Seal	1.5 miles	1.1 miles	-	-	
HMAC Overlay	-	2.4 miles	2.6 miles	3.3 miles	
Reconstruction	0.37 miles	-	-	-	2.3 miles Approx. \$6M in Design & Construction Costs
Total Length	4.2 miles (6.6%)	18.9 miles (30%)	6.5 miles (10.3%)	3.3 miles (5.1%)	30.3 miles (48%)
Total Cost	Chip Seal: \$168,156 (\$2.72/SY)	Chip Seal: \$968,215 (\$3.36/SY) HMAC Overlay: \$469,218 (\$11.33/SY) Total: \$1,437,433	Chip Seal: \$252,336 (\$4.61/SY) HMAC Overlay: \$674,060 (\$16.02/SY) Total: \$926,396	HMAC Overlay: \$495,112.14 (\$8.82/SY) Funding sources unknown	

Note: 63.3 Total Miles Identified in the 5-Year SMP

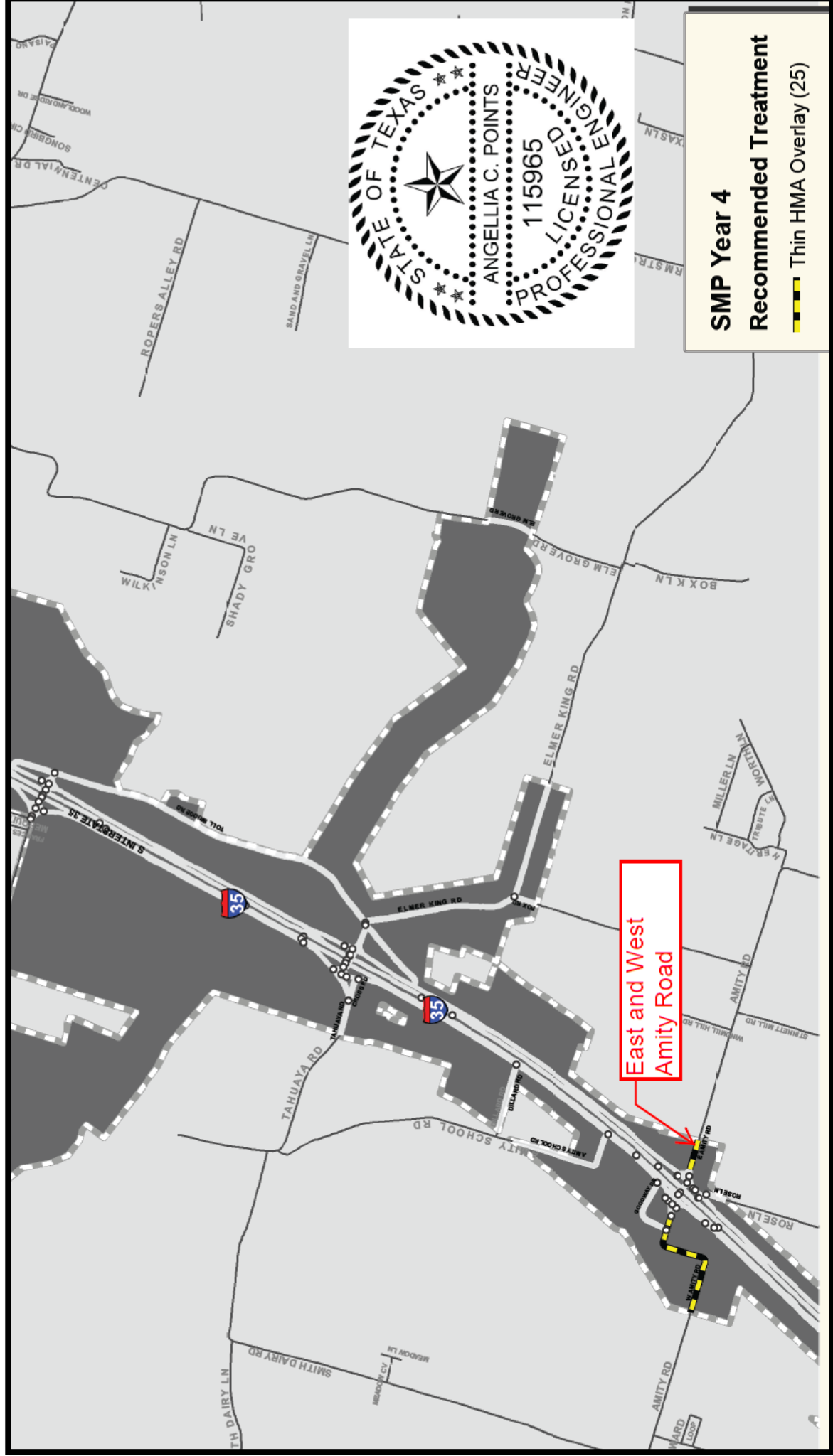
2018 Street Maintenance Plan

- Scope of Work:
 - One type of treatment: Asphalt Overlay
 - Traffic Control
 - ROW Prep (sweeping, blading back grass, level up)
 - Curb reconstruction near 1410 N Penelope
 - 6" Full Mill and Overlay on W 8th Ave between Wells and Shine
 - Adjustments to manholes and valve covers
 - Pavement Milling along edges and pavement intersections
 - 2" HMAC Overlay
 - Pavement Markings
 - Mobilization, bonds, insurance

Year 4 - Proposed



Year 4 - Proposed



Bid Results, Funding, Recommendation

BID RESULTS	
<u>Base Bid</u>	<u>Bid Amount</u>
Old Castle Materials -Wheeler, Belton	\$495,112.14
Lone Star Paving, Austin	\$650,082.95
Alpha Paving, Round Rock	\$720,686.50
Austin Materials, Austin	\$826,470.95

Funding Sources	Amount
Remaining Funds from FY17	\$251,504
FY18 Street Maintenance Funds	\$166,000
FY17 Budget Amendment	\$225,000
“One-time” Boost to Street Maintenance Program in FY18	\$150,000
TOTAL	\$792,504

Schedule

1. Consider award of project: February 27, 2018
2. Project Deadline: August 1, 2018

Recommendation

Award bid and authorize the City Manager to execute the construction contract for the 2018 Street Overlay Project in the amount of \$495,112.14 with Old Castle Materials – Wheeler, and any change orders associated with the contract, not to exceed the amount authorized under state law.