



THE MUELLER NEIGHBORHOOD ASSOCIATION NEWSLETTER

# the FRONT PORCH FLYER

## 2019 Mueller Neighborhood Association Fall Festival

*By Joan Quenan*

Participants in MNA Fall Festival on Saturday, November 9, enjoyed a gorgeous fall day between 2 severe cold fronts. Adults and children alike played with bubbles, had hair braided and chalked thanks to Haute Salon stylists, and ate and drank the samples from Bao'd Up, Colleens Kitchen, and L'Oca D'Oro. They enjoyed taking pictures with HEB Buddy and spinning the wheel to win prizes; parents were able to ask questions about the neighborhood of POA representatives, who also had small footballs and other giveaways; and many gathered with Mueller Zero Waste Block Captain Taylor Youngblood to ask questions about recycling and composting. The entertainment from Paul Klemperer Ensemble, bags of caramel corn, water, and face painting provided by MNA were also appreciated. Gift cards from Kerbey Lane and Alamo Drafthouse were raffled off to MNA members.

MNA would like to thank our sponsors this year who provided the money and donations for our three signature events (Egg Scramble, 4th of July Festival, and Fall Fest):

**Neighborhood Navigator:** HEB and Seton/Ascension

**Tower of Support:** Frost Bank and Mueller Silent Market Team, Envision Eye Care

**First Class Partner:** MAYA Consulting, University Federal Credit Union,

**Friend of the MNA:** Green City Realty - Kathy Sokolic, DMA

**Social Butterfly:** Lila & Beth, Kathy Farley, PreFix, Catellus

**In-Kind Supporters:** Alamo Drafthouse, Amy's Ice Cream, Colleen's Kitchen, UPS Store, Lady Quackenbush Cakery, Haute Salon, YMCA Eastside Community, Bao'd Up, L'oca d'oro, Kerbey Lane

When you visit one of these sponsors be sure to say thanks for their support of our neighborhood!



*Bubble Making Group at the Mueller Fall Fest by Woody Lauland*



*The Mueller Fall Fest Seen Through a Bubble by Woody Lauland*

## the FRONT PORCH FLYER

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## Letter from the Co-Chairs

Hi Neighbors,

Wow! Another great Fall Fest is in the books. The bubble man and Kandi Kettle Korn were back and the kids produced amazing sets of bubbles. Austin Recycles had a table, as did Associa and the MNA. We had music from Paul Klemperer Music and lots of sponsors on hand to celebrate. Thank you to everyone for your tables and to Coats for Kids who were collecting coats.

In December we will have the wonderful Mueller Community Singers to get us in the holiday mood. Make sure you let us know if there are neighborhood happenings you want to know about and we can get them on the agenda.

Construction has started on the new Alpha Building (also referred to as the "Shorenstein Building") across the street from B. D. Riley's and the Alamo Drafthouse building. Lots of big equipment digging big holes in the dirt. It is great to see new development coming to Mueller.

Please note, our December General Membership Meeting of the Mueller Neighborhood Association will be on December 14th (a week earlier than normal) at the Seton/Ascension Administrative Office at 1324 Philomena. While the meeting starts at 10:00 AM, we will be there at 9:45 AM with snacks and coffee. So come by, meet some of your neighbors, grab a bite to eat, and hear what's going on in and around our community.

This will be the last meeting of this year and remember, it is a week early to work around the holidays. Thanks for all you help this year. Let's make next year even better.

We hope to see you around!

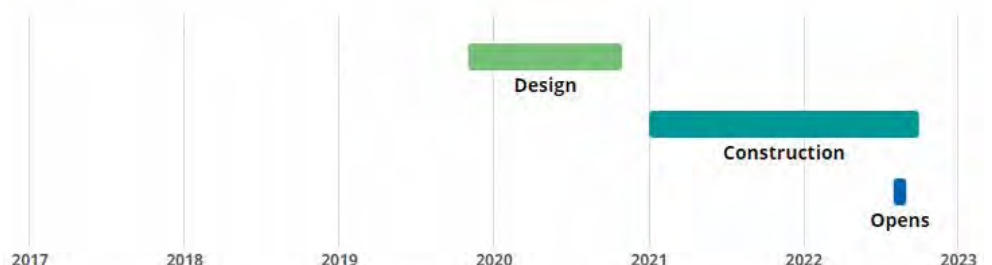
Your neighbors,

John Wooding & Preston Tyree

## Planning for the New Northeast Middle School in Mueller is Underway

*By Ashley Fisher, Greg Kiloh, and Lila Valencia*

### Project Timeline



\*Timeline and rendering subject to change

Voters approved an Austin ISD Bond package in 2017 that included funds for a new Northeast Middle School to be constructed in Mueller. That school is now in the design phase with construction planned to begin in about a year, or Fall 2020. The school will be located at the corner of Zach Scott Street and Tilley Street with a capacity of about 800 students in

*(Continued on Page 4)*



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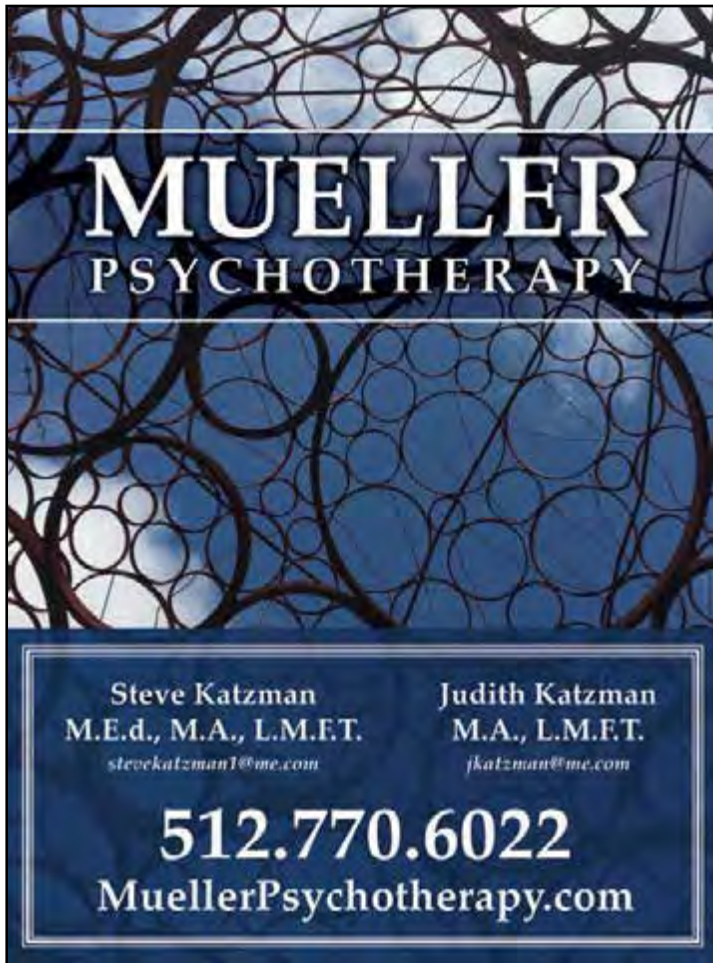
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grades 6th through 8th. The anticipated opening date is August 2022.

As reported previously in the Front Porch Flyer, the attendance area has not been finalized, but the school is conceived to serve much of Northeast Austin. The boundary areas for who routes to this new middle school will be determined by AISD at a later date.

Part of the Austin ISD process on large construction projects includes forming a Campus Architectural Team (CAT). The CAT is made up of community, AISD staff, and families and work in collaboration with the design and engineering teams. The Northeast Middle School CAT team began convening in September and includes several Mueller neighbors. The land where the school will sit is approximately 10 acres given to the district from the City of Austin as part of the Mueller Master Development Plan. These 10 acres will adjoin an additional 10 acres planned for civic and recreational use to complement the school site. The CAT will continue the details of the design work throughout this year as we approach the start of construction next fall.

Each phase of the project will include opportunities for community input. We will keep you posted as those opportunities arise. You can also find additional information on the project at [AustinISD2017Bond.org/schools/new-northeast-ms](http://AustinISD2017Bond.org/schools/new-northeast-ms).



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*BD Rileys Winner  
by Kristen Turpin*



*Cheeseburger, Condiments, and Cook  
by Woody Lauland*



*Felicia Martinez  
by Zeke Martinez*



*Frankenstein and Wife  
by Sasha Vlasits*

*(Photos Continued on Page 5)*



# FRONT PORCH FLYER

*(Continued from Page 4)*



*Halloween at HEB  
by Kristen Turpin*



*Lego House  
by Woody Lauand*



*Little House on the Prairie Family  
Portrait by Woody Lauand*



*Harry Potter  
by Janell Webber*



*Trick or Treating T. Rex  
by Woody Lauand*



*Sushi  
by Elle Turpin*



*The Morgans by Linda Lloyd*



*Wizard of Oz  
Family Portrait  
by Katie Lauand*



## What Gives with Giving?

*By Judith Katzman*

At holiday time why do we always ask children, “What’d you get?” What if, instead, we asked, “What’d you give?” All the emphasis on getting during the holiday season cheats them out of a natural, gratifying experience and neurological benefits. And we cheat ourselves as well.

The simple science of giving is as follows: As social animals, we are wired for giving. When you put yourself in another’s shoes and try to picture their needs, it exercises the part of your brain dedicated to empathy (the right supramarginal gyrus, to be specific). And anytime we step outside ourselves (and our interests) on behalf of another, we also trigger production of dopamine, serotonin, and oxytocin. We naturally feel good.

If this is true, why can the holidays sometimes feel so bad? The answer is stress, which increases the production of cortisol in the brain and decreases production of our aforementioned feel-good neurotransmitters. It’s easy to lose touch with the natural joy in giving when we are overwhelmed by endless lists, Black Friday, or shopping in general. If giving is last-minute and obligatory, it is drained of all its juice (good neurotransmitters). We can feel depleted and irritable.

It’s unlikely that we are going to make a major social change (this year, anyway) that would impact the over-commercialization of holiday giving. But maybe we can crowd it out a little, or just shift the focus. We can commit as individuals, couples, families, or friend groups to include a new way of giving. It can be as simple as “Let’s all go pick up ten pieces of paper in the park,” or it can be a year-long commitment to send meals to a needy family.

Our neighborhood has options nearby for exercising kindness and giving. And in a world with more and more technology and less interaction, we’d do well to focus on this part of being human.

Maybe there’s a Fitbit that measures the giving parts of the brain and the flow of neurotransmitters. Maybe I want one. Now.

## Mueller Holiday Giving and Volunteer Opportunities

The giving season is just around the corner, and there are a multitude of opportunities to give back, right in our own neighborhood and Rathgeber Village!

Mueller’s Stitch and B\*tch Club is knitting and crocheting blankets to donate to area hospitals through Project Linus, a non-profit organization that provides homemade blankets to children in need. The club will be donating completed blankets in December, but this is an ongoing project. The only criteria for the blankets are they must be soft, washable and must be at least 36 inches by 36 inches in size. If anyone in the neighborhood would like to contribute to this project they can contact Julie Berman at [bill.julieb@gmail.com](mailto:bill.julieb@gmail.com).

The newest property by Foundation Communities, The Jordan, has opened in the Mueller neighborhood! To celebrate, consider helping with their Holiday Assistance Program by sponsoring a family, donating items of need, or making a donation. More information here: <https://foundcom.org/about/holiday-assistance-program/>

Being a kiddo at the hospital over the holidays is no fun! Dell Children’s Hospital collects toys for the kids at the holidays. They have several ways to donate gifts, including Amazon and Target wish lists. Donations can be dropped off at the hospital at 4900 Mueller Blvd (minors must be accompanied by an adult). Some of the greatest needs include \$5 and \$10 gift cards, infant and toddler music and light-up toys, crayons/colored pencils, pajama sets, action hero toys, blankets, and tactile gifts for any ages. For a complete list, contact Meredith Finney at 512.324.0168.

The Ronald McDonald House Charities of Central Texas has several holiday giving options. The “Be The Light” campaign translates donations into decorations for the house. The decor ranges from an ornament on a tree to lighting up the exterior of the House, based on the donation! <https://rmhc-ctx.org/bethelight/> Volunteers can also help out for Santa’s Workshop from December 20-23, when families are invited to “shop” for holiday gifts that have been donated. The House also has a holiday wish list, with more information here: <https://rmhc-ctx.org/get-involved/wish-list/>. For all giving and volunteering questions, contact the House directly at (512) 472-9844.

Since the Salvation Army building at Rathgeber isn’t officially open to provide services until February 2020, they are currently only collecting business clothing for those needing interview and work apparel. Donations can be dropped at 4700 Manor Rd.

SAFE also has several options for giving. Donors can shop from curated wish lists and even support a family or child by fulfilling personal lists. Volunteers (18 and up) are needed to help sort, wrap, and distribute holiday gifts. For more information on helping SAFE, please see <https://www.safeaustin.org/safeholidays/>

We know there are many deserving opportunities to give your time, talent, and treasures this time of year, and we hope you will consider adding these organizations, right in our own backyard, as part of your options.

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## Present, Past, Future Mueller Scooter Tour

By Cynthia Cammack



*Mateo Barnstone discussing protected bike lanes, by Doug Ballew*

On October 16, Austin residents had an opportunity to try out one of the city's newest mobility options. The Congress for the New Urbanism Central Texas Chapter and Smart Trips Austin hosted the Present Past Future Mueller Scooter Tour here in the neighborhood. About 25 people showed up for speeches and rides.

Speakers included our own Mateo Barnstone talking about protected bike lanes in Mueller, Girard Kinney on future plans for the Tower District, and Preston Tyree on several topics, including the school site, battery storage area, cottage houses, potential bike park, and community organizations in Mueller. The designer of Branch Park also talked from the top of the hill.



*Girard Kinney discussing plans for the Tower District, by Doug Ballew*

After a Bird company representative covered a few safety tips, attendees had the opportunity to mount Bird scooters and take a jaunt around the neighborhood - accompanied by a few intrepid trikers and bikers. A good time was had by all, including one first-time scooter rider speedster who earned himself a slightly scraped elbow and a few laughs. A handful of attendees finalized the event with a post-tour stop at WhichCraft.

## When It's Cold, Remember the 4 P's

By Shawn Collins

I work in marketing, and for the longest time for me the 4 P's have been product, price, place, and promotion. Then I moved to Austin in 2010. Over my first winter here I learned about the 4 P's to protect in winter weather: people, plants, pets, and pipes.

Prior to moving to Austin I'd spent all my years between Washington, DC and New York City and was used to harsh winters and dangerous weather conditions. So I was a little confused when I was watching the news and Scott Fisher started talking about a "hard freeze" and the 4 P's.

Previously for me it was simply below freezing, and it would often stay there for days. It wasn't hard or soft, it was just freezing.

When I first heard about it, I thought it was such basic knowledge, but then I realized it was really good advice for folks who never dealt with the cold. So here it is for any of y'all who didn't know.


**People-** Keep your family warm with layers, as well as hats and gloves. If you are using a space heater be sure it is at least three feet away from anything potentially flammable. And if you've got a fireplace, take a look at your screen to see that it is large enough to catch sparks. Also, check in on any elderly family and neighbors.

**Plants-** If you can bring potted plants indoors, do it. Otherwise cover your plants to keep them warm.

**Pets-** Bring your pets indoors. That's all you need to know.

**Pipes-** Cover any exposed pipes to protect from them from breaking. Put a faucet cover over any outdoor faucets.

Stay warm, my friends.



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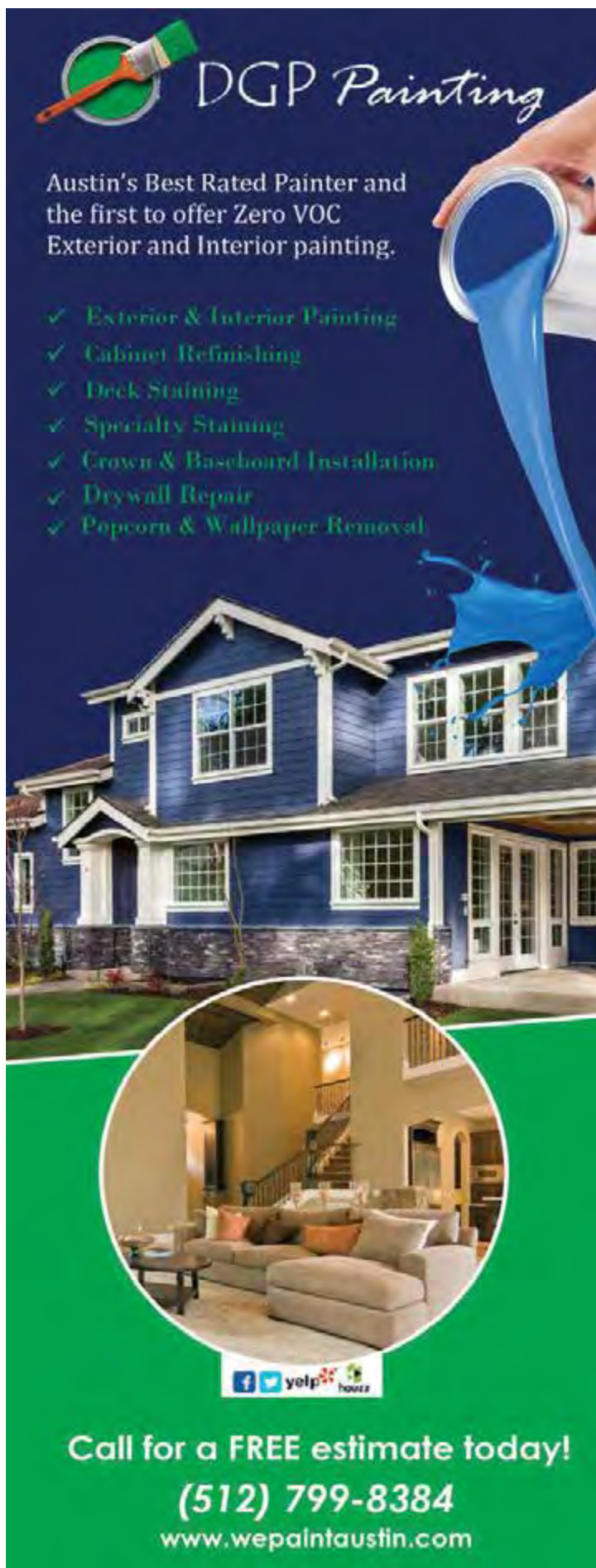
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## Mueller Commission Update

*By Rick Krivoniak, Robert Mueller Municipal Airport Plan  
Implementation Advisory Commission Vice Chair*

One of the six community-determined goals for Mueller's redevelopment was "Fiscal Responsibility," requiring the redevelopment to create a positive revenue stream to fund on-site infrastructure and increase the City's tax base for the benefit of all citizens. In other words, unless you live in or have a business at Mueller that pays property taxes, or shop at one of its retailers and pay sales tax, Austin resident's property taxes do not contribute to the project. Mueller does contribute to the other taxing entities, like AISD, Travis County, Travis Central Healthcare District, and the Austin Community College District. So far, Mueller has added \$1.4 billion to the tax base, and will begin contributing to the City's general fund once all of its Tax Increment Funding (TIF) bond debt is paid off, expected to be done by 2032. This year the debt payments are \$4.5 million, while the TIF revenue stream is providing \$6.2 million of income. Mueller's financial performance is well above what was anticipated when the City signed the Master Developer Agreement with Catellus back in 2004.

Though the statistics change almost daily, around 3,755 residential units (both homes & apartments) have been built so far at Mueller, and 1,036 of those are in an affordable program, a bit over the 25% required. As for commercial and institutional development, 2.25 million square feet have been constructed, with 625,000 of that is retail.

WPNA and the JJ Seabrook and Mueller Neighborhood Associations submitted supporting resolutions for the Mueller Planned Unit Development (PUD) amendment, which passed on the Planning Commission's consent agenda at its November 12th meeting. Though posted on the City Council's November 14th agenda, it has been postponed to their December 5th meeting.



## Water Conservation in the Winter Saves Money Year Round

*By Rick Krivoniak, Robert Mueller Municipal Airport Plan Implementation Advisory Commission Vice Chair*



Conserving water during late fall and winter saves you money on two fronts. First, you get a break from those landscape-induced higher summer water bills. Second, and just as important, conserving water during this time can keep your wastewater bills lower for the next 12 months.

There is no meter on your home's wastewater line, so to determine residential wastewater volume Austin Water uses a process called wastewater averaging. Austin Water averages your water use during your three monthly billing periods between mid-November and mid-March. This average sets a cap on the wastewater volume you will be billed for the next 12 month period.

In late fall/winter, the typical landscape rarely needs supplemental water, pools don't usually need to be topped off and slip and slides have been packed away. Without all that outdoor water demand, this time frame typically gives a good indication of how much water is being used indoors, going down the drain, and ultimately to a wastewater treatment plant. The lower that average water use is, the lower your wastewater charges can be.

Let's say a family of four averages 6,000 gallons of water use monthly during their wastewater averaging period. As summer comes along, and

their outdoor water use increases, they use 12,000 gallons per month. The family will be charged for 12,000 gallons of water, but because of their wastewater average, they will continue to only be charged for the 6,000 gallons of wastewater average cap.

Even after the wastewater average is set, wastewater charges can be lowered by using less water than the wastewater average cap. If the family with the 6,000 wastewater average uses 5,000 gallons of water one month, they will only be charged 5,000 gallons for wastewater volume. Wastewater volume is billed at the wastewater average cap or at the same volume as the monthly water usage, whichever is lower.

A higher wastewater average will result when irrigation systems are left on or leaks are present during the 3 month wastewater average period, and can be very costly. Turn off automatic irrigation systems and identify and repair leaks early.

To find your specific wastewater averaging period, check out the Utility News section on your utility billing statement. Customers must have at least 60 days of billed water usage during the wastewater averaging period to have a calculated wastewater average. Visit [www.austintexas.gov/wastewateraveraging](http://www.austintexas.gov/wastewateraveraging) for additional information.

This winter, practice good water conservation behaviors, turn off your irrigation system, and see how low you can go!



### Mueller Neighborhood Association Membership Form

To become a voting MNA member, a Mueller resident must complete this form and submit annual dues. New members must then wait 14 days before they may vote. Annual dues are \$5.00 per resident, 18 years or older. These funds are used to help pay for the Front Porch Flyer, MNA Grants, funding neighborhood events, and operating costs such as printing, record-keeping, and the MNA P.O. Box. You may give your dues to your Block Captain, bring it to an MNA meeting, or mail it to MNA, PO Box 49123, Austin, TX 78765. Checks may be written to "Mueller Neighborhood Association."

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## Calendar of Events

December 3, 2019, 5:30 PM: 14th Annual Tower Lighting, John Gaines Park

December 15, 10 AM: Mueller Neighborhood Association meeting – Seton Administration Offices, 1345 Philomena St

### Mueller Community Singers Schedule:

December 5, 6:30 PM: Wildflower Terrace, Terrace Room

December 12, 6:30 PM: Outside the Thinkery, 1830 Simond Ave.

December 13, 6:30 PM: Catellus Holiday Event on the Paseo

December 14, 10:00 AM: Mueller Neighborhood Association Meeting, Seton Admin. Building, 1345 Philomena

December 19, 6:30 PM: Mattie Median, Between Zach Scott and McCloskey

### Events at Farmers Market on Wednesday:

- December 4, 5:30 - 7:30pm: Season's Best Chef Demo w/ Maggie Perkins
- December 11, 5:30-7:30, Zero Waste Chef Demo w/ Monique Santua
- December 11, 5:30-7:30: Holiday Swag Decor Making
- December 18, 6 - 8pm: Movie Night
- December 18, 5 - 8pm: Photos w/ Santa
- Voter Registration at the market every Wednesday 5-8pm
- Face Painting at the market every Wednesday 5-8pm
- **MARKET CLOSED** December 25 & January 1

Events at Farmers Market on Sunday:

- December 8, 11am - 1 pm: Season's Best Chef Demo w/ Maggie Perkins
- December 15, 11am - 1 pm: Zero Waste Chef Demo w/ Monique Santua
- December 14, 11am - 1pm: Holiday Swag Decor Making
- December 22, 11am - 1 pm: Season's Best Chef Demo w/ Maggie Perkins
- December 22, 11am - 1 pm: Photos w/ Santa

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