

City of Horseshoe Bay City Council Comments

May 16, 2023

By Dan Herron, Communications Director

The City of Horseshoe Bay City Council meeting was held on May 16, 2023, at 3 p.m. in the Council Chambers. Mayor Clinesmith called the meeting to order and welcomed those in attendance. The invocation was given by Pastor Malcolm McQueen from The Church at Horseshoe Bay, followed by pledges to the American flag and the State of Texas flag.

Mayor Clinesmith thanked the staff for working to clean up the city after the recent thunderstorm damage. She commended HR Director Rachel Hearne because for the first time in many years, the City is fully staffed.

City Manager Jeff Koska recognized Kerri Craig, Director of the Legislative Services Department, for receiving the Texas Achievement of Excellence Award. The award was only provided to 22 Cities in the state out of over 1,110 cities.

Paighton Corley, the Director of the Hill Country Humane Society (HCHS) provided a presentation on the problem of the overpopulation of animals in the Highland Lakes area. The agency's Mobile adoption unit allows for significant positive action for area pets. Ms. Corley stressed the importance of getting animals spayed and neutered. The Mayor said she appreciates the organization's work and offered the City's assistance to inform the community about the HCHS events, such as free pet vaccination services.

Brad Goebel with Horseshoe Bay Resort Realty provided a state of the union on the real estate market in Horseshoe Bay. He said that the increase in interest rates has led to a decrease in sold homes in comparison to last year. (86 listings in March 2023 as opposed to 212 listed in March of 2022. Lots sales are in a similar decreased position. Horseshoe Bay is still doing well as compared to other areas of the nation and state.

Utilities Director, Rick Williams and Utilities Technician Samantha Sosa provided a demonstration of the City's WaterSmart software, now known as VXsmart after a recent rebranding. By using the software, the City has helped customers save over 855,000 gallons of water this year due to leak notifications and providing daily use information in the software's customer's portal. The Mayor commented that LCRA has worked diligently with the City to conserve water as well. LCRA provided a grant to fund 50% of the cost for the initial WaterSmart program.

Resolution 2023-11: (Shared Use Paths) The Mayor said she is well pleased with the turnout at the recent Open House on May 9, and the support by the residents and POAs for their support in constructing the Shared-Use Path with a TxDOT grant for \$8.9 million dollars. The council voted to approve the resolution supporting the City TxDOT Alternative Transportation grant

application and the motion was carried unanimously. Grant is due on June 5th and the City will learn if awarded grant in October 2023.

Ordinance 2023-27: Development Services Senior Planner Sandra Nash explained that Modern Homes requested a zoning change to rezone 0.37 acres in Summit Rock from A-1 Recreational to R-1 Single Family. Rick Town, of Modern Homestead, presented their request. Three residents of Summit Rock spoke in opposition to the zoning change at the Public Hearing. The Planning & Zoning Commission heard this zoning change request at their April meeting and recommended the City Council not approve the zoning change. There was no motion from City Council resulting in the land remaining A-1 Recreational.

Ordinance 2023-28: The City's bond counsel, Bracewell LLP, has provided staff with an ordinance outline with verbiage and exhibit to authorize and approve the sale of General Obligation Bonds, Series 2023. The purpose of the bond sale is to fund \$8 million for construction, planning and engineering costs for the City Center Complex Project. The City was offered very attractive bids from nine bidders with a low bid of 3.99% interest rates due to the high AA+ credit rating the City holds. The council voted and the motion was carried.

Ordinance 2023-23: City Finance Director Chris Thomas provided mid-year budget adjustments to redistribute funds on several budget items to adjust for changes in costs based on required spending priorities and revenue adjustments. The preparation of the FY2024 budget is underway by Staff and will be discussed during the next Council Budget Workshop meeting in July. The council voted on the ordinance and the motion carried.

Award Contract for Upgrades to 1.3 Miles of Existing Streets

The scope for the project includes providing all labor, material, equipment, and services necessary for the complete construction. The winning bid was \$2,804,066.00 by Aaron Concrete. The council voted and the motion carried.

Award Contract for Design Services for the City Center Complex and Fire Station 2

The City Center and Fire Station #2 projects were combined to save time and costs related to design and engineering project costs. Staff developed a Request for Qualifications (RFQ) for advertising and seeking firms to work on the construction design and bidding documents for the two projects. The firm Brown Reynolds Waterford Architects was selected by a selection committee and a price was negotiated for their services. The council voted to approve the contract after finalized and approved by the City Manager and City Attorney and the motion was carried.

Award Contract for Construction Manager at Risk

The City Center and Fire Station #2 project's method of construction was decided to be Construction Manager at Risk (CM@R) to provide improved coordination with City Staff and the

chosen Architect for the projects. This method also provides efficiencies in the design phase to plan for early sourcing of long lead items and coordination on potential cost savings for the City. Staff developed a Request for Qualifications (RFQ) for advertising and seeking firms to work on the construction design and bidding documents for the two projects. The firm Braun and Butler Construction was selected by a selection committee and a price was negotiated for their services. The council voted to approve the contract after finalized and approved by the City Manager and City Attorney and the motion was carried.

Resolution 2023-12: Releasing an Area From the City of Horseshoe Bay's Extraterritorial Jurisdiction (ETJ): 67.18 Acres of Flatrock Texas II, LP. City Manager Jeff Koska said The City received a request to release an area at the eastern most edge of the City of Horseshoe Bay's ETJ to allow for the property owner to develop. The property is currently in both Horseshoe Bay's and Marble Falls ETJ. The distant location makes it not practical for the City of Horseshoe Bay to provide service to their location due to being over 4,700 feet from utilities and distance for providing Fire and Police services. The owner of the property is seeking to develop the land as soon as feasible and request Marble Falls provide these services as they are very near the property with services. The request to remove the property from the City's ETJ was approved by the council unanimous vote.

The approved Permit Extensions are:

Request for a Fifth Building Permit Extension for the Property Located at 100 Lucia Court, Legends Communities, Inc. Applicant

Request for a Third Building Permit Extension for the Property Located at 136-140 Rivalto (3 Plex), Legends Communities, Inc. Applicant

Request for a Fourth Building Permit Extension for the Property Located at 118 Lucia Court, Legends Communities, Inc. Applicant

Request for a Third Building Permit Extension for the Property Located at 129 Azalea Loop, Legends Communities, Inc. Applicant

Request for a Third Building Permit Extension for the Property Located at 112 Rock N Robyn, Turrentine Properties Applicant

Request for a Third Building Permit Extension for the Property Located at 200 Blazing Star, Casa Domaine, Applicant

Request for a Third Building Permit Extension for the Property Located at 1329 Apache Tears, Westway Custom Builders, Inc., Applicant has requested an extension for a year. (360 days for a cost of \$50,000 fee.)

Request for a Fourth Building Permit Extension for the Property Located at 110 Bunny Run, Westway Custom Builders, Inc., Applicant

Approval of the Public Funds for Public Purposes City Council subcommittee recommendation of Approval for a \$2,000 Funding Request from the Horseshoe Bay POA Consent Agenda for assisting fourth of July activities was approval unanimously.

Mr. Koska said the wireless towers have been installed and wireless providers will have their equipment installed and active within the next three months. Lastly, he thanked Rick Williams and Tim Foran for all their hard work on the project.

Public Works Director Tim Foran provided an update on the downed tree removal. He thanked Assistant Police Chief Jason Graham, the HSB Fire Department, and Cody Layton for helping to clear and open the roads. Tim said the Utilities Department helped push a collapsed roof off the road after the storm. He is currently working to clear debris within the City right-of-ways.

Executive Session – no action taken upon coming out of the session.

The next Council meeting is scheduled for June 20, 2023, at 3 p.m. in the City Hall Council Chambers.

To find out more about the Council meeting and view the Council Meeting packet go to the City's website at <https://www.horseshoe-bay-tx.gov/AgendaCenter/City-Council-2> We hope you will join us for the meeting.

Important Notice: The Stargazing and Nighttime Photography Workshop has been rescheduled for Wed., June 7 at 2 p.m.