

City of Horseshoe Bay City Council Comments

July 18, 2023

By Dan Herron, Communications Director

The City of Horseshoe Bay City Council meeting was held on July 18, 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.

The City Manager, Jeff Koska and Mayor Clinesmith congratulated Communications Director Dan Herron, who received a TAMIO Communications Award on behalf of the City for his marketing campaign on oak wilt prevention.

Legislative Services Director, Kerri Craig provided an update on November 7, 2023, City Council General Election. She said the City will be holding a general election on November 7, 2023, to elect a mayor and two council members. The seat held by Mayor Clinesmith is up for election, both Hosea and Jones are seeking re-election.

Election packages will be available beginning July 24 and must be received no later than August 21, 2023, by 5 p.m. Information is available by contacting Legislative Services Director Kerri Craig.

During public comment, Carrie Pickering, with the law firm Linebarger Goggan Blair & Sampson presented the City with two checks totaling \$2,869 from Horseshoe Bay's delinquent tax sales in Llano County.

A resident requested that the City form a taskforce with Cottonwood Shores, Marble Falls and TxDOT to keep FM 2147 uncongested. He also mentioned that there are some lots that need clearing to help with fire risks.

In response, the Mayor provided information that the City continues working with TxDOT and landowners to add a through road from FM 2147 to US 281 or Hwy 71 to alleviate congestion. She pointed out that the City mows the lots two times per year for regular maintenance.

City Finance Director, Chris Thomas presented the Fiscal Year 2023 Third Quarter Financial Report and reported that the General Fund has collected 86.85% of revenues and only spent 60.95% of expenses overall, with Utilities collecting 69.30% of revenues and spending 66.47%. He said having more revenues than expenses are always what you're striving for in a budget scenario.

During Public Hearing Items:

Ordinance 2023-31: A Public hearing was held regarding an Ordinance to update the Impact Fee rates. Impact fees are the fees assessed for all new or expanded development within the extraterritorial jurisdiction of the City or in areas where new water and wastewater service is to be extended. Impact Fees assure the provision of adequate public facilities to serve new development by requiring each new development to contribute payments toward its share of the costs of the facilities necessitated by and attributable to such new development. Grady Reed of HDR and Rick Williams, Utility Director presented an update of the Water and Wastewater Impact Fee Report. The Capital Improvements Advisory Committee has been meeting this year to advise the City Council and make a recommendation regarding the proposed rate. The City Council updates and revises the land use assumptions and capital improvements plan every five years. The Capital Improvements Advisory Committee recommended, and the City Council approved the updated impact fee rate for water of \$3913.00 per LUE (Living Unit Equivalent) and a wastewater impact fee of \$2633.00 per LUE. The Council voted and the motion was carried unanimously.

B. Ordinance 2023-34: The City Council annexed 99.237 acres along Hwy 71 between FM 2147 and CR 2831. Horseshoe Bay Resort who owns the land petitioned for voluntary annexation into the City Limits. Rick Town of Modern Homestead LLC. who is the designated representative presented their request for annexation and explained the proposed development. The anticipated use of the property is Silver Rock Master Planned Development which includes a senior living campus along with supporting residential, office and commercial uses. After a Public Hearing the City Council voted to annex the property. Upon annexation the property was zoned A-1 Recreational as a temporary zoning classification.

C. Ordinance 2023-32: The City Council held a Public Hearing regarding permanent zoning for the Silver Rock Master Planned Development. Rick Town, representing the applicant, Horseshoe Bay Resort Development LLC requested to rezone approximately 100 acres from the interim zoning of A-1 Recreational to GH Garden Home, R-6 Apartment, Townhouse, Cottage, C-2 General Commercial and A-1 Recreational. The project is located on Hwy 71 between FM 2147 and CR 2831 and is in Horseshoe Bay West. These tracts combine with 60 acres already zoned for mixed use to create a 160-acre mixed-use development known as Silver Rock. The Planning & Zoning Commission unanimously recommend the City Council approve the zoning request. Councilman Frank Hosea made a motion to approve the rezoning but requested written confirmation by developer to remove apartments from R6 zone. The Council voted and the motion was carried unanimously.

The City Council discussed and proposed a maximum 2024 Property Tax Rate of \$0.27 per \$100 of valuation. This proposed tax rate is the same as the 2023 rate. The Council voted and the motion was carried unanimously. In September, the council will finalize the fiscal year budget and approve the 2024 official 2024 property tax rate.

Permit Extension Approved for:

Request for a 7th Building Permit Extension for the Property Located at 100 Lighthouse Drive, Randy Cate, Applicant. The Council approved a 75-day extension. The owner is hoping for completion of the work within 60 days.

Human Resources Director, Rachel Hearne said each year, the Council chooses an overall merit adjustment percentage to incorporate into the budget process and guide staff decisions on pay adjustments. This year, staff is recommending a 3 percent adjustment or \$230,226 total to be divided between employees based on performance review score.

The Council voted and the motion was carried unanimously.

Consent Agenda. Approval of City Council Meeting Minutes:

- Approval of City Council Meeting Minutes: June 5, 2023, and June 20, 2023
- Approval of Contracts for Election Services and Joint Election Agreements with Llano County and Burnet County for the November 7, 2023, General Election
- Approval of Ordinance 2023-33: Ordering a General Election to be Held in the City of Horseshoe Bay on November 7, 2023, for the purpose of electing a mayor and two city council members

The Council voted and the motion was carried unanimously.

Public Works Director, Tim Foran provided an update on the road construction project. The City has completed the seal coating project and is now starting on the road construction project where they are currently setting control points for the 1.2 miles of road construction.

Mobilization of equipment and materials will follow.

Utilities Director, Rick Williams provided an update on the water capacity and said the utilities department has seen a slight decrease in total water demand from last year to date resulting from rainfall in the spring. High temperatures and little rain, beginning in June, has substantially increased demand. However, production capacity is at 100 percent and is fully expected to meet increased demands. Director Williams reported that the utilities department has not received a non-leak related low-pressure event in the West water system since June 2022. Overall, the department feels that all resources are in excellent shape and continue planning to expand facilities to ensure meeting future demands.

City Manager, Jeff Koska introduced Rhea Cooper, Interim Fire Chief. Chief Cooper began his service on January 10th. Chief Cooper said the Llano fire is 100 percent contained. Horseshoe Bay assisted front line support for the Llano fire last week but ensured the city remained well protected.

Mayor Clinesmith thanked Chief Cooper for stepping in to accept this interim position. She said she is happy to have a well experienced fire chief to run the department until a permanent fire chief can be hired.

The next Council meeting is scheduled for August 29, 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> We hope you will join us for the meeting.

Please don't forget to register your Short-term Rental by July 31, 2023. Scan the QR Code to complete the registration form.

