



City of Horseshoe Bay

1 Community Drive, Horseshoe Bay, TX 78657

CONTACT: Dan Herron, Dir. of Communications

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City of Horseshoe Bay City Council Comments

August 27, 2024

By Dan Herron, Communications Director

The City of Horseshoe Bay City Council meeting was held on August 27, 2024, at 3 p.m. in the Council Chambers. Mayor Thurman called the meeting to order and welcomed those in attendance. With the Church at Horseshoe Bay, Rev. John Duncan gave the invocation, followed by pledges to the American flag and the State of Texas flag.

Announcements and Staff Recognition

City Manager Jeff Koska introduced new employees, Dakota Sizemore, a Field Operator, and Jonathan Pina, a Plant Operator, and Roy Jambor, the new Development Services Director.

Police Chief Jason Graham presented Animal Control Officer Mike Guthrie with his 5-Year Service Award and Communications Officer Robert Fox with his 10-Year Service Award.

Fire Chief Doug Fowler swore in newly graduated firefighter Trevor Willauer. Lieutenant Esquivel pinned on his new fire department badge.

Public Comment

A citizen commented that the City had promised to keep taxes low when it was incorporated in 2005 and said he was holding the City to that promise. Mayor Thurman responded that the tax rate in 2005, 24 years ago, was \$0.56, and they are keeping that promise of maintaining low taxes by keeping the concurrent rate of \$0.26775, the same as last year.

Public Hearing

A. Finance Director Molly Jester presented the Proposed Fiscal Year 2024-2025 Budget for the City of Horseshoe Bay, Texas. The Mayor explained that the second budget meeting was held this morning and was acceptable to the Council. The Council tabled until approval until the Sept. Council Meeting, which is the month it is usually adopted.



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B. Silver Rock Phase 1 Final Plat, Approval of a final plat consisting of 12 lots from Phase 1 of the Silver Rock preliminary plat approved by the HSB City Council in August of 2023. The approval includes \$287,775 for pipeline over-size participation to be credited towards the impact fees due from the developer increasing the size to accommodate future capacity and system connectivity. Impact fees for the phase 1 lots were assessed based on the number of living equivalent units to be provided for water and wastewater infrastructure. The Council voted, and the motion was approved.

C. Ordinance 2024-20: Approval of a zoning change for approximately 20.578 acres in the 3300 block of Highway 71 East in Zone 3 Horseshoe Bay West from A-1 (Recreational) to GUI (Government, Utility, Institutional). The church is required to comply with the Image Corridor Overlay ordinance along Highway 71. The site will have three buildings, including a sanctuary, a Sunday school building, and a daycare building (not a school). The Council voted, and the motion was approved.

Business

A. Ordinance 2024-21: The Nov. 5, 2024, General Election was canceled as only three candidates applied for the three open positions. Council Member King decided not to run for re-election, and resident Buck Weatherby, who did apply, will replace King. Council Member Larry Morgan and Mayor Pro Tem Elaine Waddill chose to run for an additional term. The Council voted, and the motion was approved.

B. Gift of Mausoleum Access Road and Additional Property for Future Structures.

City Manager Jeff Koska said he was approached to donate around eight acres to expand the mausoleum at the request of the new Mausoleum Committee.

Past Mayor Steve Jodan commented that the Mausoleum has fallen into disrepair and requested that the HSB POA relinquish control of it, which they did in June 2024. The committee has taken up restoring the facility and its surroundings. Committee Member Jim Jordan commented that they are in the process of developing a fund to care for the facility. In response, Mayor Thurman commented that they must have a fallback of another entity to take over if the organization fails to ensure funding is adequate for the long term to be successful. The City Manager was approved to initiate a survey on the proposed eight-acre expansion of the mausoleum and to bring the survey back to the Council and transfer documents to the Council



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for approval. The Mausoleum committee is tasked with providing the Council with their operational plan for the mausoleum property.

C. Approval of a third 180-day extension for the permit at 3004 Driftwood for \$20,000 to Stature Contractors. The Council voted, and the motion was approved.

E. approval of a third extension of 90 days for the permit at 805 Broken Arrow for \$7,500 to Turrentine Properties. The Council voted, and the motion was approved.

F. Building Permit Status for the Property Located at 1902 Bay West Boulevard. The item was tabled for discussion in the executive session.

Consent Agenda

The Council voted, and all Consent Agenda items were approved.

- A. Approval of City Council Meeting Minutes - July 9, 2024
- B. Approval of City Council Meeting Minutes - July 10, 2024
- C. Approval of City Council Meeting Minutes - July 16, 2024
- D. Approval of City Council Meeting Minutes - July 18, 2024
- E. Approval of Ordinance 2024-19: Approving the 2024-25 Annual Update to the Service and Assessment Plan and Assessment Roll for the Escondido Public Improvement District in accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for Findings of Fact, Repealer, Severability, Public Notice and Meeting, and Effective Date
- F. Approval of a Letter of Agreement with Llano County Regarding the Annual Contract Fee for Tax Assessment and Collection Services
- G. Approval of a Professional Services Agreement for Presiding Municipal Court Judge
- H. Approval of a Professional Services Agreement with the Municipal Court Prosecutor
- I. Approval of a Trust Agreement in Lieu of Performance Bond Between the City of Horseshoe Bay and Silver Rock

Monthly Reports

Public Works Director Tim Foran said that Alpha Paving has completed the seal coating project for FY2024. The new restrooms in the park will be installed by mid-September, and the pavilion expansion will follow soon. Rio Broadband is progressing with installing internet fiber down Bay West Boulevard.



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Interim Utilities Director Ray Garcia reported that the violation at the west water plant was a "Self-Report" by staff to be transparent with TCEQ. The Utilities Department self-reported a violation of the treatment Technique in June 2024; it was discovered that when plant operators attempted to perform a scheduled "IT" integrity test, the system would not allow the test to proceed. The cause of the failure was a mechanical issue, as a pressure-reducing device would not hold pressure on the filter to allow a required test. Once isolated, the device was replaced, and the system successfully initiated and passed the required "IT" integrity test. This test confirmed that the filter held proper pressure, and the water quality was confirmed to be safe through multiple redundant quality tests.

It is important to note that this was not an acute water quality violation but a treatment technique violation. If it were an acute violation, a boil notice would have been immediately issued within 48 hours of the violation, with the required reporting and public information.

The West Water Plant high service pump failures were due to mechanical seal and bearing failures within one week of each other. The pump's age and peak summer equipment wear and tear contributed to the failure. There was no water pressure loss and no water service interruptions. New pump assemblies and one new motor have been ordered and will be delivered for reinstallation this week. Asset management software is used to analyze critical infrastructure life cycle estimates better.

Executive Session

- A. Denial of Building Permit Applications to Non-compliant Builders (551.071 Consultation with City Attorney) No Action taken.
- B. Council Member King motioned for the City Attorney to draft a mutual agreement between the City and the Raleys. The Council voted unanimously, and the motion passed.
- C. Consultation with City Attorney Regarding Pending Litigation: Civil Action No. 1-21-cv-1156-RP, Legacy Housing Corporation v. the City of Horseshoe Bay, Texas, the Horseshoe Bay Property Owners Association, Inc. and Jaffe Interests, LP f/k/a Horseshoe Bay Resort, LTD f/k/a Horseshoe Bay Resort, Inc. (551.071) No action taken.
- D. Council Member Hosea motioned to approve the City Manager's evaluation as discussed and a salary adjustment included in the FY 2025 budget. Council Member King seconded. VOTE: 5-0 in favor, motion passed.



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For On-Demand Viewing of Council Meetings go to the Media Center on the City's website at
<https://www.horseshoe-bay-tx.gov/947/On-Demand-Viewing-of-Council-Meetings>

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 and have a safe and relaxing weekend.



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PHOTO IDs



From L to R: City Manager Jeff Koska, Police Communications Officer Robert Fox, Police Chief Jason Graham.

Police Chief Jason Graham presented Robert Fox with his 10-Year Service Award.



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From L to R: City Manager Jeff Koska, Animal Control Officer Mike Guthrie, Police Chief Jason Graham.

Police Chief Jason Graham presented Mike Guthrie with his 5-Year Service Award.



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Lt. Jacob Esquivel pins a Fireman's badge on newly graduated firefighter Trevor Willauer.

The Badge-Pinning Ceremony is a tradition in the fire service. A firefighter's pins are proof of their dedication to their job and their desire to keep citizens safe during dangerous times. The badges they wear are symbols of this promise and reminders of the history of this profession and how it has evolved over centuries of helping people.



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From L to R: Lt. Jacob Esquivel, Firefighter Trevor Willauer, and Fire Chief Doug Fowler



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During a Badge-Pinning ceremony, Fire Chief Doug Fowler swore in Trevor Willauer as Horseshoe Bay's new firefighter.