

Council Comments.....

Greetings Horseshoe Bay!!!

Reverend Johnny from the Church at Horseshoe Bay kicked off our December Council meeting with prayer. It worked quite well, as the meeting was productive, congenial and wrapped up by 4:30.

The first item of business was a discussion and approval of the refinancing of our \$7.5 million in bonded indebtedness. The bonds had been offered to seven banks. Three were national and four local. Of those, only two responded with an offer. While Bank of America responded with the low rate of 4.04%, American Bank of Texas offered a strong bid of 4.45%. We were able to obtain the Bank of America rate of 4.04%, a below market bid, because of the LBJ MUD's previous financial history and the City's good audit and credit rating. The approved bonds will result in a reduction in annual repayments of principal over the next 8 years and a net present value cash flow savings of \$130,666.39 during the 20 year life of the bonds. The agreement will now go to the Texas Attorney General for his blessing. Thanks again to Steve Smith and American Bank for their bid.

During the Alderman (and woman) Comments portion of the meeting, yours' truly, courtesy of his significant other, presented the Mayor and fellow alderpeople each with an attractive black and orange Llano ISD ball cap. Alderman Bird has arranged for each citizen, upon their request, the opportunity to receive an e-mail transmission of the council agenda each Friday afternoon prior to the subsequent week's council meeting by contacting Teresa Moore at tmoore@horseshoe-bay-tx.gov.

An updated and more accurate zoning ordinance was approved for Siena Creek. The only revision during the meeting was to remove "filling stations" as a possibility for commercial development in Siena Creek.

City Manager Mike Thuss reported we have made a \$2.5 million P & I payment on our current bonds. This is the final payment under the current bonding prior to refinancing the \$7.5 million balance. He also reported that the City's new vacuum truck had been ordered. I unfortunately asked what a vacuum truck was. All present, then learned way too much about "sucking up sewage". I will attempt to curb my curiosity in the future.

We then approved, for maybe the umpteenth time, continuation of the moratorium on development at Cap Rock and Horseshoe Bay Boulevard. It was mentioned that

the Resort would be asking for removal of the moratorium on Horseshoe Bay Boulevard as their plans are finalized and presented to the community for input.

An ordinance was passed 5 – 0 annexing the remainder of Skywater. The continuing discussions and approvals concerning this large project will continue to have major impacts on our City for years to come. Stay tuned.

Also concerning Skywater, Ilene Perkett, our resident self proclaimed anti-billboard proponent, met with Skywater VP Sam Martin, at the Mayor's request, to hammer out suggestions on Skywater property signage. Ilene reported that the signs would be temporary (2 years) and smaller than standard billboards. Good Job Ilene (and Sam)!!

The Village Square project continues to move forward. A draft of a proposed Property Development Ordinance will soon be on the City's website. This ordinance and possible approval may be on the January 22, 2008 Council Agenda.

The request for a variance on the 25 foot front yard setback requirement in Zone 3 by owner of the lot at 3603 Douglas Drive was tabled to allow more neighborhood discussion.

The Council wrapped up Tuesday's Council business with discussion of two very important planning documents. Alderman Babcock led a discussion of a 3 phase – 3, 5, and 7 year plan to annex all property within what can be describe as the City's ultimate natural boundaries.

Primary properties for annexation include all property on 2147 between Hiway 71 and Cottonwood – Ram Rock and Apple Rock Golf Courses, LCRA property between 2147 and the Lake, Oak Ridge and The Hills. Many changes may be made to this plan before any annexation is contemplated, and a cost benefit analysis will be prepared to insure that potential tax revenue will offset any capital cost and costs of providing services to the annexed areas.

Jerry Lovelady, one of the City's newest employees and the Public Works' Director has prepared an excellent Drought Contingency Plan. While this plan is required of the City by both the LCRA and the Texas Commission on Environmental Quality – it is also a good primer on what will be required as we experience our usual "Texas Droughts". As a lakeside community it is sometimes hard to imagine "running low on water". But as demands for water increase and droughts occur, this life giving resource will occasionally be in short supply. It has been said that in this country "water will replace oil as Texas #1 natural resource". Think about that as we water

lawns (and golf courses), wash the car, fill the pool, take a shower and shave. Anyway, off the soap box and thanks to Jerry for an insightful Drought Contingency Plan. We will have more discussion of this issue in the future, prior to approval by the City Council.

OK – Done – now to rush out in the cold and wet to play golf – NOT.

Too many good days to play on a bad day. Life is good at the Bay,

Until Next Month –

Your Scribe

Jeff Robinson