

Hello Neighbors!

YOUR City Council rang in another great new year with some chilly weather (anticipating full sun and fun followed by brrrrr weekend....MUST be in Texas)! After convocation by Garry Kesler, Music Minister of The Church at HSBay, and pledges to our flags....everyone settled in for the two + hour meeting.

The Mayor referenced **last week's Council Workshop** where several matters were discussed relevant to today's meeting. He reminded all of the rules of order set out for public comment. It sometimes seems awkward for a speaker to share their concern and receive no feedback or response. This is specific to State Open Meetings rules where items NOT posted on the agenda cannot be discussed. This is to protect all – so that those who might would have attended the meeting if they had known a topic was going to be discussed are not left out. Of course, concerns will be followed up on by staff and, if needed, considered for formal agenda at the next council meeting. The workshop also focused on a topic of concern/interest for all – managed growth. A review of actions in place to ensure that continued growth is at a standard that protects current homeowners' property value AND the uniqueness of our community included:

- Restrictions of speculative building to 2 per builder at a given time. (It was noted that our speculative homebuilders have been actually developing “contract homes in waiting” with the quality of product – and that current speculative builds have no problems or violations. This restriction prevents any “track home” builds and helps support a full sell of the homes before other uncontracted homes are built.
- Horseshoe Bay is blessed with excellent builders who have been vetted to be included in a listing of approved builders for the community. With Horseshoe Bay having an abundance of lots available with full access to an excellent infrastructure of utilities, roads, etc....external builders will be attracted to buy and build. The vetting process will ensure no builders come into our community with any negative histories.
- Building codes are reviewed and upgraded cyclically. This year the city raised standards to the 2015 levels (as high or higher than any other surrounding municipality). These codes ensure safety and substantive builds that guide the high quality of development desired.
- The Future Land Use Map/FLUM that was developed this year outlines a guide for development to help manage density, logical building of residential or commercial, and attention to quality of life greenspace. The next phase of the FLUM can examine specific current coding of properties to determine if there are any that no longer fit within the current buildings (example: a commercially or multi-family zoning in the middle of a residential street).
- The FLUM intentionally outlines commercial development along 2147 and Horseshoe Bay Blvd as vendors for internal services (services needed/desired by residents), but not to attract outside traffic. Development along Hwy 71 might provide for more open vendors that can support the tax base of the city -though limited so that undesired industries (i.e., rock crushing plants) will not be allowed.
- Traffic flow is a constant discussion. The coming year will bring a third/turn lane to Hwy 2147 from the 7-11 area to Bay Country (near Hwy 71) which will assist in safety and movement.

- Impact fees have been put in place for developers to assist in offsetting costs if future water tower/plant expansions are required for additional users, so the burden doesn't fall entirely to current homeowners.
- The Mayor meets quarterly with realtors/builders to reiterate the partnership agreement to support continued high standards....and to hear from them of any way the city can assist in their efforts to honor this as our city grows.
- The Mayor also meets quarterly with the Property Owner Association presidents. A key topic this quarter was to develop a plan for each POA to ensure code enforcement of its Architectural Guidelines. As new builds come in, ensuring adherence to expected design elements is needed – and the city has no authority to address design. NOTE: In some instances, certain elements can be approved as actual city ordinances that then give the code enforcement officer authority to address (see 9.C. in today's council agenda regarding exposed concrete foundations).

It is a balance of managing growth while respecting that lot owners have a right to build on their property AND we want these new neighbors to feel welcome. In the last 15 years, Horseshoe Bay has grown considerably – and with good management has been able to keep its unique 'rural, quality, lifestyle setting' ....and to benefit from some great new friends/neighbors.

The only public comment was brought forward by Garry Kesler, first to give thanks for the new Golden Nugget road connection to Hwy 2831 as a safer route. He did ask the council to consider lowering the speed limit to 45 mph as people coming over the hill at 60 mph could face an abrupt stop. The Mayor shared that this was already under review, but the authority lies with the Texas Department of Transportation/TxDot or FM 283. The city desire to change the speed is under discussion.

After reviewing the prior week workshop, the Mayor thanked the City's Director of Finance, **Kristin Wooley** for her quarterly report – noting that in all departments both revenue and expenditures are on target. The meeting then turned to City Manager, Stan Farmer, for a summary of the consent agenda. This was followed by two public hearing items:

- A replat of a lot on Hi Circle N, at Red Sail. This lot is zoned for multi-family and could legally be developed as a condominium site. Several neighbors spoke with developer and city expressing their objection to such a change in the current larger lot homesites and quiet area. The builder asked instead for the lot to be split into two lots (allowable in the current zoning of his property) to build two homes of a minimum of 2400 sq. ft. Several residents attended the council meeting to express concern about the potential quality of these homes (significantly smaller than neighboring homes) and the impact on their values/neighborhood, including Richard and Linda Duran. A representative for the builder ensured their concerns were heard and that the homes would be of high-quality materials. While sympathetic to neighbors hope to have a voice in the decision – **the current law requires the council to accept a request that is within the current zoning guidelines.**

Of note is the future FLUM reviews that may have an opportunity to identify any zoned areas that are in contrast to the actual nature of the area and make changes to zoning in a preventative move (as mentioned in the workshop notes).

The City Manager shared monthly statistical reports from each department. A new practice will have one of these department present in depth at each council meeting. This month, Jeff Koska – Director of Community Services, gave a line by line explanation of water/wastewater usage and management. While all are aware of the excellent standards of our water cleanliness/oversight – everyone was impressed to see the detailed ‘watch’ placed on each aspect to ensure safety, fiscal responsibility, conservation, and proactive preparation. Much discussion ensued in how to communicate to users (especially part-time residents) how crucial outside water usage is to manage (example: turn off those sprinklers in winter/get system efficiency checked FREE by the city).

A reminder was made that the next Citizen’s Academy will being February 7<sup>th</sup> and there are still some seats available. Overwhelming praise has come from the 5 prior academy participants who finished feeling deeply informed about each aspect of their city operations.

Citizens Brent and Cindy Lane were present to support an expanded ordinance to prevent Oak Wilt from infesting/moving through HSBay. This preventative plan restricts the trimming of just Oak trees from February through June. It further requires cuts made from July through January be immediately dressed (with recommended paint) for sealing open wounds. Eric Winter, Director of Planning and Zoning pointed out that this action supports one of the City’s Long-Range Plan goals/objectives to “support the health of heritage trees and native landscaping”.

The Mayor acknowledged that this action helps to bring to near completion the 2016 Long-Range Plan and gave consideration to the re-establishment of a new LRP committee to survey the committee for future guiding goals. (The one goal not completed in current plan is an effort to improve Broadband access and dependability; however, the 2 year long committee efforts promise to offer some hope in the coming months toward improved service for residents).

Jerry Gray echoed the jubilant voice of former council member Craig Haydon in his ‘motion to adjourn’ as all headed out with a feeling of good work done, knowing that it is always a great day to live in Horseshoe Bay.

Cynthia Clinesmith, Councilmember and Public Information Officer