

Horseshoe Bay Council Comments

By Council Member Elaine Waddill

The Horseshoe Bay City Council meeting was held May 24, 2022, at 3:00 p.m. in the City Council Chambers. Mayor Clinesmith called the meeting to order, invocation was given by Reverend Dr. John Duncan followed by pledges to the American flag and the State of Texas flag.

Utilities Director Rick Williams, presented a 5-year Service Award to Robert Isaac. During his first three years as a field operator, Robert proved to be invaluable to the department, always going above and beyond to assist his fellow operators. He transferred to his current position as the Warehouse Technician where he leveraged his decades of experience in logistics, to create the entire warehouse stocking and organization that we utilize throughout the Utilities Department. Robert recently won the Picayune “Locals Love Us” award and within the last year has also won the Employee of the Year award presented by the Utility Department. Robert puts God as his priority and leads the student ministry for his church. He is a firearms enthusiast and an avid musician and enjoys hunting, fishing, and refurbishing old vehicles such as Corvettes and boats. He is the father of three children and is married to his wonderful wife Tara.

Several residents spoke to the Council during the Public Comment portion of the meeting. Two discussed issues and concerns related to the recurring quality of water at an individual residence and broader issue of long-term ongoing availability of drinking water from the LBJ lake. One citizen expressed a desire to see the tree ordinance further strengthened to protect the tree canopy of HSBay. Additionally, a final resident discussed the rapid growth occurring and fear of the impact it could have on quality of life. He shared several options to consider to help control the rate of growth. He recommended increasing construction fees, pay as you grow to help capitalize projects, and several additional ideas to manage growth.

Julie Parsley, Chief Executive Officer of Pedernales Electric Co-op, provided an update to the Mayor and Council. She indicated that a number of improvements have been implemented to protect communities during difficult weather times. Growth has increased by about 25% in our service territory. Service times have improved and currently the response time for service is about forty-five minutes. She encouraged everyone to practice conservation, particularly between the hours of 3-7pm, as we enter summer weather. Additionally, she indicated that as we transition to more electric vehicles, there will be a larger drain on our electrical systems. At this time there is a task force evaluating use of our resources. She also stated that improvements have been made and continue to be made to improve communication between PEC and communities.

Utilities Director Williams, presented the City of Horseshoe Bay Water Supply System Assessment conducted by HDR Engineering Inc. (HDR). This deep dive into HSBay water capacity, facilities, and operations was requested to assist with long-range planning to ensure water quality and dependable access is at its best for years to come.

The City’s water supply system is primarily served by the Central Water Treatment Plant (WTP), which draws raw water from Lake LBJ on the eastern side of the City. The Central WTP, with a rated capacity of 4.0 MGD (millions of gallons per day), has and will continue to be the primary

water production facility for the City. The City also has a smaller water treatment plant to supplement water supply to Horseshoe Bay West (West WTP) which has a nominal capacity of about 2.0 MGD. Both treatment plants include Pall membrane filtration technology systems that have been dependable in producing quality drinking water. The assessment offered several solid near and short-term actions that the Utility Department has already begun to implement to expand redundancy and ongoing water quality assurance. The complete report, including short-term and long-term recommendations, will be posted on the City's website for review.

Patty Gillean, Horseshoe Bay One Realty, provided an update regarding the real estate market in Horseshoe Bay. She indicated that we have a record low inventory of single-family homes, condo/townhomes, and unimproved lots in Horseshoe Bay. There are currently 53 active listings as compared to 104 in December 2021. Patty stated that the median price single family home is up 26% and waterfront property is up 20%. Home prices in the 500k – 749k make up 30% of current sales. Patty also stated that there are 30 new construction homes on the market with 10 of them under contract. The median price is \$922,500 and the average price per sq./ft. is \$426.77. Patty indicated that the remainder of 2022 should show the market to be strong but after the first of the year the market should “soften” – fewer buyers, interest rates continue to rise, and the overall state of the US economy are resulting in prices beginning to level off and it is predicted current prices will become the “new normal”.

Development Services Director Sally McFeron presented a Public Hearing requesting approval of Siena Creek replat of Lot 17 in Zone 10. The owner is proposing to replat Lot 17 of Siena Creek into 5 Single Family lots. The lots are located on Mitchell Creek Drive in Zone 10. Lot 17 is 2.52 acres and is zoned R-1 Single Family Residential. The plat is administratively complete and ready for approval. An additional request for a Public Hearing and Approval of Replat was presented by Sally McFeron, Director of Development Services. The property owner is proposing to replat 10 lots along Paintbrush in Zone 12, Summit Rock into 8 lots. The lots are Zoned R-1 Estate – Estate Single Residential. The intent is to provide larger lots than what is currently platted. The plat is administratively complete and ready for approval. Section 10.03.202 of the Subdivision Ordinances requires all plats that create new lots of more than 4 lots be approved by the City Council. The requests were approved.

Finance Director Margie Cardenas requested approval of budget amendments in the General Fund, Utility Fund, and Capital Projects Fund. This year each fund was reviewed by the Department Heads, the Finance Director, and the City Manager at the 6-month mark. The amendments are necessary to reflect the actual activity that has occurred in each department. Throughout the year budget factors such as actual costs of equipment, unexpected needs, and staffing costs change after approval of the budget that require moving money around to meet existing demands. Each fund has the details of each amendment and are listed in the Council packet posted online. The amendments will have an effect of the ending balance for the General Fund increasing its balance of \$365,000 with a holding designation of \$350,000 towards the Building Fund. The Utility Fund will have an increase on ending balance of \$79,750. The Capital Projects Fund will have a decrease on ending balance of \$909,000. After review and discussion, the Council voted to approve the Ordinance presented.

Development Services Director McFeron presented a developer's petition to the City of Horseshoe Bay for the creation of the Monarch Ridge PID (Public Improvement District) and the City Council resolution to set a public hearing for June 21, 2022, City Council meeting. The Council discussed the steps in the process and voted to approve the motion and direct staff to publish notice of a Public Hearing.

The Mayor and the City Manager both applauded the Public Service month's activities including the Town Hall held last week which brought a full house to the 'market style' access to a showcase of all City departments. The staff celebrated their team efforts with a full employee 'picnic' on Friday where friendly competitive BBQ brisket was judged (and enjoyed) – with the Police Department taking home the 1st place in both meats and desserts.

The weather and the calendar tell us that we are experiencing summer at its best. As we settled in after a full council meeting – we were blessed with long prayed for rain. With the holiday weekend arriving, be sure to enjoy those special summer visitors and cool boat rides on the lake. Remember to mark your calendar and join us for our next City Council meeting on June 21, 2022. We look forward to seeing you there!