

MINUTES OF CITY COUNCIL PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 27, 2016
7:00 p.m.

Present: Mayor Linda Anthony, Mayor Pro Tern Stan Graham, Councilmembers Jim O'Connor, Brian Plunkett, Beth South and Darin Walker.

Absent: None.

- 1. Called to Order by Mayor Linda Anthony 7:05 PM**
- 2. Citizens Communications:** The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Citizens Communication agenda item or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers must sign up with the City Secretary before speaking. Speakers shall limit their comments to five (5) minutes each.

Rhonda McCullough of 508 Laurel Valley Road stated that she wanted to introduce herself and make the Council aware of her intent to run next May for the open City Council seat. Her interest in running is rooted in the willingness to work on the issues that are currently facing the city, traffic, population, growth, drainage, water supply, and oak wilt. She is currently on the short-term rental committee that was created by the Council. She has enjoyed the opportunity to serve and meet members of the Council and her neighbors. She looks forward to meeting more citizens of West Lake Hills as she works to earn a seat on the Council. If elected she looks forward to working with Council for the best interest of the city. She and her husband, Parker, built their house in the city in 1998. They raised their daughters here and have lived in the Eanes School District during that time but not always in the City of West Lake Hills. Right now, they are living here again and love it. They built their current home on Laurel Valley in 2014. She started a building renovation business in 2009 and prior to that worked in state government. She began with the state legislature in 1989; she worked for both the House and the Senate, then later as a Governmental Relations Director at the Texas Education Agency. Most recently, she worked in the House for the 2015 session. Her hope is that her public policy background will be of use to the city when working with the state, county, and local policy makers. She thinks that her building experience has helped create this interest in maintaining the character of the city, as it tries to manage the surrounding growth. She also considers it a privilege to give back to the city that she and her family love so much and were fortunate enough to call home.

- 3. CONSENT AGENDA:** The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council Meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or Citizen may request separate deliberation for a specific item, in which event those items

will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.

- a. Approval of the January 13, 2016 Regular Meeting Minutes. City Secretary Lacie Hale.
- b. Appoint Jane Noble, Katherine Loayza, and David Moore as a Board of Adjustment Alternates.
- c. Approval of the Public Safety Report for December 2015. Chief Gerdes.

MAYOR PRO TEM GRAHAM MOTIONED TO APPROVE THE CONSENT AGENDA WITH THE REMOVAL OF DAVID MOORE. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

4. Administration and Personnel: Discussion/decision on appointment to fill vacant Place 1 City Council position. Mayor Linda Anthony.
 - a. Executive Session per Section 551.074 of the Texas Government Code to deliberate the appointment of a public officer.

- b. Public Hearing:

Beth South of 103 Swiftcurrent stated that she also applied for the vacancy last fall and found out through Nextdoor that there was another vacancy. She moved to West Spring Drive with her parents in 1960, into a house costing \$17,500. Her mother still lives there and she grew up there. She was in the first class to go through Westlake High, 9th grade through 12th. She and Jeffrey Dochen graduated in 1973 and had their own special yell. She went to UT Austin and graduated with a Bachelor in Journalism, concentration in Public Relations. She spent most of her career, close to 30 years, in Media Marketing and Community Development Department with the Statesman. She has always been interested in Westlake. She moved back in 1991. Spent 18 months in San Antonio then luckily enough moved back into West Lake Hills. All three of her kids have gone through the Eanes School District, and has one grandchild. She has always been interested in problem solving and community involvement. Has always paid attention to what is going on in the community. She is only interested in the short time spot, to get a taste and be a part of the actual workings of the Council. Her husband served on ZAPCO many years ago and was involved to a certain extent then, never personally. She has time, interest and would like to be considered.

Laurie Maccina of 202 Reveille Road stated that she applied because after 20 years and 3 months and running for the school board last year she has heard a lot about what was going on in the city also. She was much more involved in West Lake Hills about 15 years ago and then as her children became more involved, she flipped over to the Eanes side. She still has a child that will be a freshman next year and entering the band program. Eanes ISD is so irrevocably tied to West Lake Hills. With people moving here because of the

school district and the school district enjoying the reputation of West Lake Hills, as a place to live. They are just tied together. For the short term, it would wonderful to be a part of the Council that works with Eanes ISD and with all of the new neighbors coming in. She hears from friends throughout the district and the city about building, remodeling, and issues on their streets. She would like to be a part of this.

Jane Noble of 801 Yaupon Valley Road stated that she has lived there for a little over 24 years. They built their house in 1991. In 1971, she moved to Austin and went to UT for her BA, MA and JD. Currently she is an attorney with the Texas Third Court of Appeals and has written more than 100 opinions, which is now case law. Before that, she was a civil litigator for 15 years and a High School English Teacher before that. She has worn several hats. For 13 years, she served on the West Lake Hills City Council and two years before that served on ZAPCO. She has been asked by her friends to fill in some of these expired terms before and had never really thought that she had the time, energy, or inclination. It is a short period, knows how to do the job, and can hit the ground running. She might decide to run screaming when she gets back into it but thought she would give it a try.

Robbie Davis of 12 Sugar Creek Drive stated that she has been a resident for 25 years and a local volunteer for about 15 years. She has a PhD in Social Work from UT in Austin. She worked as a planner for state government for about 18 years. She had two kids that went through the Eanes Schools and graduated. They were very well prepared for college and she was very happy about it. As a volunteer, she was deeply involved with two major projects. One was to establish the city's wastewater program and the other major project was to move her neighborhood off a private water system on to Water District #10. For both of those projects she did community outreach, promoted awareness of the issues and built support for taking action on these issues. With leadership from Mayor Dwight Thompson and help from Councilmember Plunkett they got enough sign ups to get the wastewater system started. With Mayor Claunch's help, we worked with many agencies to close the Ridgewood Village Water System. It took a couple of years to get this done. She has served on two city advisory committees over the years. In the 1990's she was on Master Plan Advisory Committee and she is currently serving on the Short Term Rental Advisory Committee. From 2006 to 2015, she was hired to be the first Wastewater Project Coordinator. She managed the day-to-day operation of the city wastewater program. It included two contracts, one for billing and the other for maintenance and operations. She staffed the Wastewater Commission and provided support to a city advisory commission. She drafted wastewater ordinances and assisted with two major construction projects. Also, gathered information to purchase the system from the LCRA. She applied for the term because she has years of experience with working with people across the city and property owners. She has worked with a lot of folks as a wastewater coordinator and volunteer. She cares about the city and is willing to serve during this interim period.

Krista Moy of 1429 Redbud Trail stated that she is interested in this position for many reasons. She grew up in Westlake and did go through the school system. Her family is here and she had a business in Westlake. She has not always lived in Westlake, just recently came back. She feels that her perspective of the city's challenges is broad. Having had a commercial business, being a long time resident, and her experience as a business owner helps her understand what is going on from that perspective. She has a lot of family here and really invested in the community. She has also served as a Board Member for the Westlake Fire Department, so understands the water flow challenges and keeping the community safe. It was a good experience and sparked her interest in this position with the city. Also, learn how to make policy from this perspective.

Don Sembera of 406 Buckeye Trail stated that he has been in West Lake Hills for 21 years and first got involved in politics in the Cortona days. He has spoken here before for numerous things and if selected he will continue to discuss fire safety, preservation of trees, and infrastructure. His resume is limited to serving on the Fire Safety Committee but has had a long time interest in that. He has spent a lot of time knocking on doors and talking to neighbors about issues as they come up. He is pretty well known on Buckeye and Spiller for doing this. The one good thing about Cortona is that they all have to know each other. He is a realtor with Moreland Properties and has a BA from the University of Houston.

- c. Deliberation and action.

COUNCIL HELD AN EXECUTIVE SESSION ON ITEM #4 FROM 7:30 PM TO 8:01 PM.

Mayor Anthony thanked everyone who submitted an application.

COUNCILMEMBER O'CONNOR MOTIONED TO APPOINT BETH SOUTH TO THE VACANT COUNCIL SEAT. MAYOR PRO TEM GRAHAM SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

Beth South was later sworn in during a recess of the Council Meeting.

- 5. Administration: Update on upcoming General and Special Election. City Administrator Robert Wood.
 - a. Staff Briefing. City Administrator Robert Wood briefed Council that this year there will be two elections held. He explained that one is the General Election for Mayor, Councilmember Place 2, and Councilmember Place 4. The deadline to submit an application for a name on the ballot is February 19 at 5 pm. The second is a Special Election to fill the remaining term for, the seat that Mayor Anthony vacated, Councilmember Place 1. The applications

for the Special Election can be submitted February 11 through March 7 at 5 pm. He also gave a brief explanation of the City's sign ordinance.

- b. Public Hearing: No one spoke.
- c. Deliberation and action.

No Council action was taken.

- 6. Public Works: Discussion/decision regarding Oak Wilt in the City of West Lake Hills and its Extra Territorial Jurisdiction (near Westwood Terrace) including possible mitigation measures and adoption of code amendment to include an oak wilt fee for certain building permits. Councilmember Brian Plunkett.
 - a. Staff Briefing. Mayor Anthony gave briefing that the city is in the process of coming up with a citywide policy for how we want to handle oak wilt. It will be a multi-step process and be discussed at the next few meetings. Councilmember Plunkett proposed a few items to Council that included: directing staff to survey the city for current oak wilt activity and update the maps that will also include a time dimension, update ordinances to give the City the ability to stay on top of the oak wilt, enforce an oak wilt fee to certain permits that will help pay for future treatment, and also create an educational outreach. Councilmember Plunkett also discussed trenching in the Las Brisas area. Mayor Anthony gave a brief summary of the local entities and what their involvement will be. They also asked Council for approval to spend money to start the utility surveying to use for proposing the project.
 - b. Public Hearing:
Lynn Rupp of 10 Las Brisas stated that she is thankful and appreciative. It is wonderful news.
 - c. Deliberation and action.
Council discussed the proposed ordinances regarding the additional fees and enforcing oak wilt ordinances. They felt that the existing language needed to be reworded. City Administrator Robert Wood went through a timeline that was presented by the city engineers for the trenching project. From start to finish, it will take about 25 weeks.

MAYOR PRO TEM GRAHAM MOTIONED TO APPROVE THE AUTHORIZATION UP TO \$15,000 TO ALLOW THE MAYOR AND CITY STAFF TO TAKE THE INITIAL STEPS TO COMMENCE THIS PROJECT. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

COUNCILMEMBER PLUNKETT MOTIONED TO ADOPT THE FEE SCHEDULE AS PROPOSED. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

- 7. Land Use: Discussion on proposed office building with variances at 1107 Westlake Drive. Applicant Jeffrey Dochen.

- a. **Staff Briefing.** Mayor Anthony gave briefing that this item is for discussion only. The applicant Jeffrey Dochen just wanted to introduce the concept to the Council.
- b. **Presentation by applicant.** Applicant Jeffrey Dochen gave a presentation of his proposed office building between the gas station and the fire station.
- c. **Public Hearing:** No one spoke.
(This item is for discussion only. No Council action will be taken.)

Council discussed the project and asked Mr. Dochen about the Fire Department's master plan, setbacks, office occupants, parking, and possible traffic implications. They requested to see better-detailed plans and drawings. Also, include the neighboring properties and driveway.

- 8. **Public Safety:** Discussion regarding new car graphics for existing police vehicles. Chief of Police Scott Gerdes.
 - a. **Staff Briefing.** Chief Scott Gerdes briefed Council on the costs to install the new graphic on the existing police vehicles. He shared that it would not have a fiscal impact because of salary savings from the vacant positions. The costs were roughly \$9,500 for the cars to be stripped and decaled.
 - b. **Public Hearing:** No one spoke.
 - c. **Deliberation and action.**
Council asked if the cars were actually painted or if they were decals, the total costs, and the amount of cars.

COUNCILMEMBER PLUNKETT MOTIONED TO APPROVE THE PURCHASE. MAYOR PRO TEM GRAHAM SECONDED THE MOTION AND IT PASSED BY 4-0 VOTE.

- 9. **Administration:** Update on City and other area infrastructure improvement projects including Bee Cave Road, drainage master plan, and Camp Craft Road. City Administrator Robert Wood.
 - a. **Staff Briefing.** Mayor Anthony gave briefing that this would be a recurring agenda item because of the upcoming substantial construction projects. It is an important way to keep residents informed about what is going on. City Administrator Robert Wood gave a brief status update for the drainage master plan. He explained how many surveys were returned and a summary of the results. The city engineer should be at the second meeting in February to give a more detailed updated. Bee Cave Road is a TXDOT project. The contractor has been selected. He then summarized the first part of the project and what everyone will begin to see. TXDOT is going to send out press releases and group emails to keep people updated. They do not have a budget for a website but the city is going to create a separate website for TXDOT updates. Also, use Social Media to get information out. He concluded with the update on Camp Craft. He has received the proposal from CH2MHill but has not fully reviewed it yet. It would be ideal to knock this out during the summer and possible use the contractor that is working on Bee Cave Road.
 - b. **Public Hearing:** No one spoke.

- c. Deliberation and action.
Council asked questions as City Administrator Robert Wood went through each project.

No Council action was taken.

- 10. Public Works: Consider approving and authorizing execution of a Possession and Use Agreement with Inland American Westlake Limited Partnership a/k/a IA Westlake Limited Partnership, regarding those two certain tracts of land being 0.188 acre and 0.020 acre, located at 3700 Bee Cave Road and which are to be used in connection with the construction of the proposed RM2244/Bee Cave Road expansion project, and take other appropriate action. (Parcel 30).
 - a. Executive Session per Texas Government Code, Section 551.072 Deliberation Regarding Real Property.
 - b. Public Hearing: **No one spoke.**
 - c. Deliberation and action.

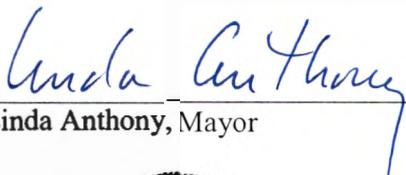
COUNCIL HELD AN EXECUTIVE SESSION ON ITEM #10 FROM 10:04 PM TO 10:37 PM. NO COUNCIL ACTION TAKEN.

- 11. Public Works: Discussion/possible decision on update regarding Bee Cave Road Right-of-Way acquisition.
 - a. Executive Session per Texas Government Code, Section 551.071 for Consultation with Attorney and 551.072 Deliberation Regarding Real Property.
 - b. Public Hearing: **No one spoke.**
 - c. Deliberation and action.

COUNCIL HELD AN EXECUTIVE SESSION ON ITEM #11 FROM 10:04 PM TO 10:37 PM. NO COUNCIL ACTION TAKEN.

12. Adjourned by Mayor Linda Anthony at 10:38 PM.

Certificate


Linda Anthony, Mayor

Attest:


Lacie Hale, City Secretary

