1. 3:00 P.M. Regular Meeting Agenda

   Documents: 01-19-2016 AGENDA.PDF

2. 3:00 P.M. Regular Meeting Packet

   Documents: 01-19-2016 MEETING PACKET.PDF

CITY OF HORSESHOE BAY

NOTICE OF PUBLIC MEETING

AGENDA

January 19, 2016

Notice is hereby given to all interested members of the public that the Horseshoe Bay City Council will hold a Public Meeting at 3:00 p.m., on Tuesday, January 19, 2016 at City Hall, #1 Community Drive, Horseshoe Bay, Llano County, Texas. The agenda for the Public Meeting is to discuss and/or act on the following:

1. Call the Meeting to Order and Establish a Quorum
2. Invocation
3. Pledges to the Flags
4. Public Comments: *(Anyone wishing to address the Council please sign in at the podium. When called upon by the Mayor speakers are asked to go to the podium and state your name and address and will be limited to 3 minutes. This is an opportunity for the public to address the City Council on any subject. In accordance with the Texas Open Meetings Act, the Council may not discuss issues raised or make a decision at this time. Issues raised may be referred to staff for research and possible future action.)*
5. Conduct Public Hearing Pursuant to Local Government Code Section 43.063 Giving the Public the Opportunity to be Heard Regarding the Intent to Annex Five Areas Located in the City's Extraterritorial Jurisdiction into the City Limits
6. Discuss, Consider and Take Action Regarding the Annexation of Five Areas Located in the City's Extraterritorial Jurisdiction into the City Limits
7. Items to be removed from the Consent Agenda
8. Consent Agenda Items: *(All items under the Consent Agenda are considered to be routine by the Council and will be enacted by one motion and vote. There will be no separate discussion of items unless a request by a Councilmember is made prior to the time of the Council voting on the motion. In such event, the item will be removed, without debate, from the general order of business and considered in its normal sequence.)*
   a. Approval of Minutes of the December 15, 2015 Regular Meeting
   b. Approval of Resolution to Withdraw from Llano County Emergency Management Plan Participation and Adopt a City of Horseshoe Bay Emergency Management Plan
   c. Approval to Appoint Norm Long to a one-year term as the of Chairman of the Planning and Zoning Commission
   d. Approval to Change Fire Department Personnel Compensation Pay from Compensation Accrual to Overtime Pay Per the Personnel Policy Article VI, Payroll, Section 4, Payment of Overtime Pay Services
   e. Approval of Resolution to Designate the City's Official Newspaper
9. Monthly Statistical Departmental Data Reports
   a. City Manager; Administration; Community Services; Development Services; Fire Dept.; and Police Dept.
10. Presentation of City Quarterly Financial Report
11. Update Regarding the Street Improvement Plan
12. Discuss, Consider and Take Action Regarding Mausoleum Road Improvement

13. Discuss, Consider and Take Action Regarding Open and Concealed Carry and Firearm Signage
14. Discuss, Consider and Take Action Regarding Request by The Bible Church of The Lakes for a Variance from Section 3.06.016(5) of the Sign Ordinance to Allow an Exempt Freestanding Sign that Exceeds the Maximum Size Requirement of 16 Square Feet (24101 Highway 71 E. in the ETJ)
15. Discuss, Consider and Take Action Regarding the Preliminary Plat of Gynergy Villas At Horseshoe Bay, a 63 Lot R-4 Townhouse Subdivision, With Two New Streets, a Clubhouse, a Swimming Pool, a Water Feature and Several Common Areas, Including a Common Area For a 40,100 Cubic Foot Retention Pond on a 10.95 Acre Tract (On The Northwest Side of Golden Nugget, Southwest of The First Lot on The Northwest Corner of Golden Nugget and Broken Hills, and across from Westgate Loop And Westgate Subdivision)
16. The City Council, meeting as the Board of Adjustment, will Conduct a Public Hearing, Discuss, Consider and Take Action Regarding:
    a. Request for a Variance from Section 14.02.406(a)(5) of the Zoning Ordinance Which does not Allow Visible flat Roofs on any Building or Structure, to Allow Construction of a new Residence with a Visible flat roof on Lot No. 12027-A of Horseshoe Bay (402 Lighthouse Dr.)
17. Adjournment

Teresa L. Moore, City Secretary

The Council may go into Executive Session, if necessary and appropriate, pursuant to the applicable section of the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapter D, on any matter that may come before the Council that is listed on the Agenda and for which an Executive Session is authorized. No final action, decision, or vote will be taken by the Council on any subject or matter while in Executive Session. Any action, decision or vote will be taken by the Council only in open meeting.

Certificate of Posting

I, Teresa L. Moore, City Secretary for the City of Horseshoe Bay, Texas do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public continuously 72 hours prior to the meeting.

Teresa L. Moore, City Secretary

CITY OF HORSESHOE BAY

NOTICE OF PUBLIC MEETING

AGENDA

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Teresa L. Moore, City Secretary

Item # 6

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

Re: Discuss, Consider and Take Action Regarding the Annexation of Five Areas Located in the City's Extraterritorial Jurisdiction into the City Limits

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Under this item Council and staff can talk about anything pertaining to annexation in general and in particular with this annexation under consideration now.

This item is an action item this meeting and action(s) can be taken by Council, if they so choose. For example, if Council wants to consider and make a motion to exclude an area from further annexation consideration that can be done.

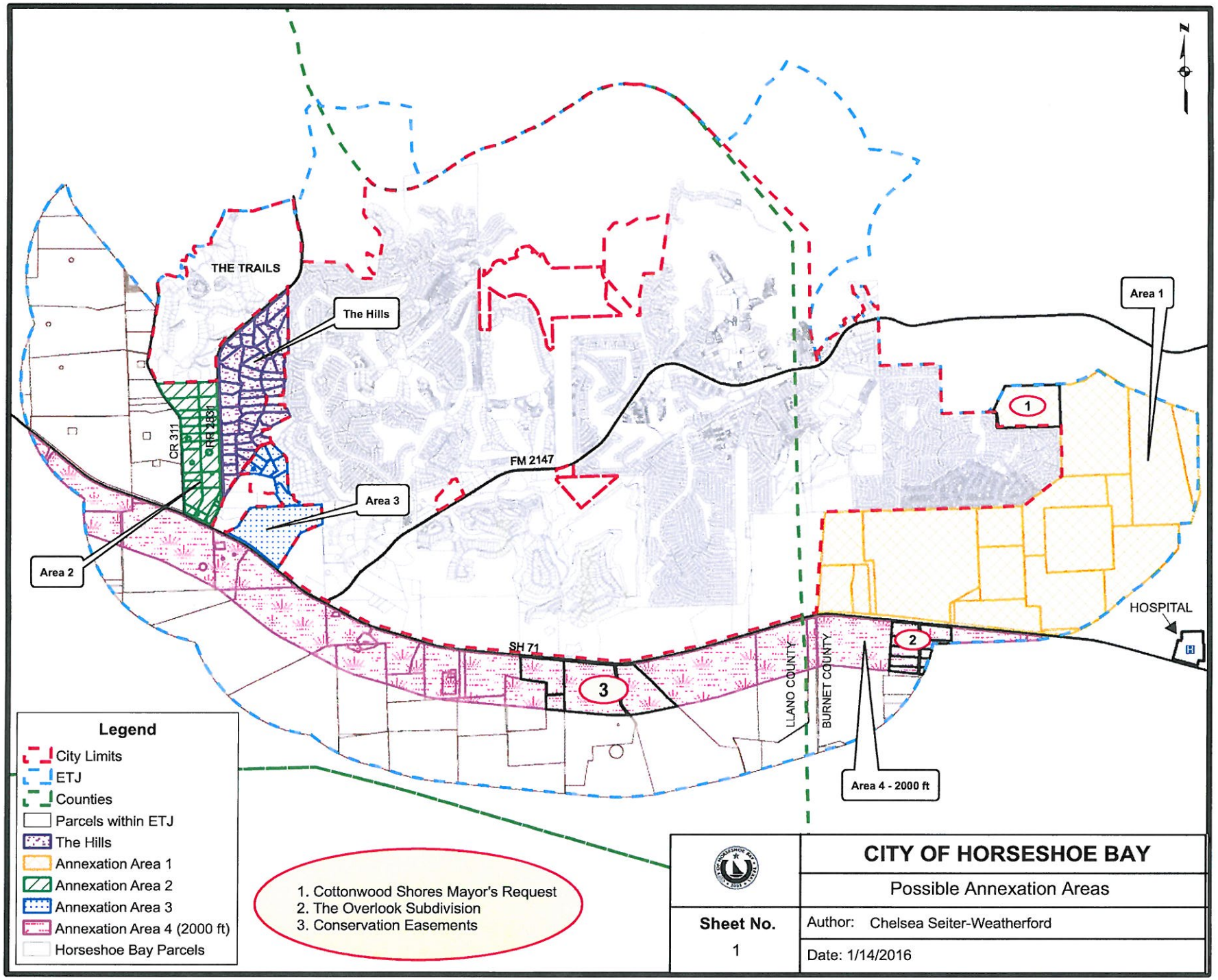
On the enclosed map you will see three areas numbered that could possibly be considered for removal from consideration.

1) **The 90 acre tract that Mayor Orr of Cottonwood request we keep in the ETJ**
2) **The Overlook subdivision that has sufficient CCRs to prohibit undesirable development**
3) **Parcels that may contain sufficient safeguards against undesirable development**

The City Attorney has reviewed The Overlook CCRs to date and will review the #3 parcels' wildlife conservation easement documents by the January 19 meeting.

Staff, to include the City Manager, City Attorney and Development Services Manager, will cover and share any new information pertaining to the annexation, in addition to any other items you would like to discuss.

Enclosures: Latest Proposed Annexation Map dated January 14, 2016



Document Path: \\HSB\f\A COMMUNITY SERVICES\GIS\MAPS\Council Map 8.5x11.mxd

This map was created or compiled by the City of Horseshoe Bay's GIS Department with the intent of using the map for local government related activities. Maps are a graphical representation with issues of accuracy and resolution display. This map may contain errors, may not be current, may omit information and should be used for informational purposes only. The City cannot accept any

Item # 8a

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Teresa L. Moore, City Secretary

RE: Minutes of the December 15, 2015 Regular Public Meeting

Enclosures: Minutes

CITY OF HORSESHOE BAY

CITY COUNCIL MEETING

MINUTES

The City Council of the City of Horseshoe Bay held a Public Meeting at City Hall December 15, 2015, beginning at 3:00 p.m. in accordance with duly posted notice of said meeting with the following members present:

Stephen T. Jordan, Mayor
Craig Haydon, Mayor Pro Tem
Cynthia Clinesmith, Council Member
Jerry Gray, Council Member
Reagan Lambert, Council Member
David Pope, Council Member

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda item number and subject shown preceding the applicable paragraph.

1. Call the Meeting to Order and Establish a Quorum: Mayor Jordan called the meeting to order at 3:00 p.m. stating a quorum was present. He said copies of the agenda were available on the podium and asked that anyone who would like to make comments please sign the sheet on the podium and go to one of the podium microphones when it was their turn to speak.

2. Invocation: Father Ruben Patino with the St. Paul the Apostle Catholic Church in Horseshoe Bay gave the invocation.

3. Pledges to the Flags: Mayor Jordan led the pledges of allegiance to the United States flag and the Texas flag.

4. Public Comments: Llano County Precinct One Commissioner Peter Jones reported that the Judges and Commissioners' Conference for Western Texas would be held in the City April 26-29, 2016. He said that the Western Texas region is comprised of about 119 counties with Llano County being the eastern most county of the region and they would be serving as the host county of this event. The activities would be held at The HSB Resort and mostly take place there. Llano County will host one evening either at Quail Point or at The Resort. Commissioner Jones stated this will be a great opportunity for promotion of the City of HSB. He said there will be the opportunity for booths, etc. at this convention at The Resort. Commissioner Jones recognized The Resort for supporting this event by providing an evening for this event at the cost of The Resort.

5. Discuss, Consider and Take Action Regarding Approval of Resolution Amending Depository Accounts Delegated Authority: Finance Director Larry Anderson reported items 5 and 6 are related and this action was necessary because previously Phillip Lee was a signatory on the

City's accounts and he was no longer on the Council and needed to be replaced. The option could also be replacing Council Member Pope. Mr. Anderson stated this was necessary mostly to co-sign checks with the City Manager for large contracts above what would be considered a normal amount. Mr. Anderson said he had authority to sign checks up to a certain limit then City Manager Farmer could sign for a higher limit as well as recurring checks over that limit. Mayor Pro Tem Haydon made the motion to approve the resolution to reappoint David Pope and add Jerry Gray to serve in this capacity, seconded by Council Member Clinesmith. Motion passed unanimously (5-0).

6. Discuss, Consider and Take Action Regarding Approval of Resolution Amending Authorized Representatives for TexPool: Finance Director Larry Anderson said this item was similar in nature but TexPool was where the City deposits the investment funds. It is the State fund where many cities keep their funds for investment purposes. Mr. Anderson said this was not used as often but sometimes it does require a wire transfer and an additional signature would be required. Mayor Pro Tem Haydon made the motion to approve the resolution to reappoint David Pope and add Jerry Gray to serve in this capacity, seconded by Council Member Clinesmith. Motion passed unanimously (5-0)

7. Discuss, Consider and Take Action Regarding Request by Residents on Red Sail to Allow Construction of a Gate Before 1014 Red Sail: City Manager Farmer reported Ken Landry lives at the end of Red Sail and had submitted the request to the City for permission to install the gate. Mr. Landry explained the unique problem at the end of Red Sail is a result of the turnaround being located four houses before the end of the road. The road continues past there with no place for vehicles to turn around. He said the traffic that goes in and out of Quail Point was primarily the traffic on this area of Red Sail. Mr. Landry said during the last couple of years since Quail Point had become a more popular venue he believed traffic had increased substantially. He said the last four homeowners that are affected by this had requested permission to build a gate that would eliminate traffic going past the turnaround and had asked the City to install signage along Red Sail to help minimize the traffic that gets to the turnaround on Red Sail. Mr. Landry contacted City Manager Farmer who requested he contact the neighbors located outside the proposed gate. They in turn contacted the City and were in favor of the signage but not the gate. Mr. Landry said the four affected homeowners past the turnaround were willing to try the signs or anything that might help eliminate this traffic as it is unsafe and a nuisance. He stated at this time they would withdraw their request for the gate and see how the added signage worked; however, he would like to reserve the right to revisit the gate issue with Council if the signs did not take care of the problem.

8. Items to be removed from the Consent Agenda: There were no items removed from the Consent Agenda.

9. Consent Agenda Items:
   a. Approval of Minutes of the November 17, 2015 Regular Meeting
   b. Approval of Personnel Policy Revisions: Article XIII, Appendix B: Salary Tables:
      i. Change Job Title from Development Services Manager to Development Services Director
      ii. Add Job Title Project Administrator

City Manager Farmer reviewed these items for the Council. Mayor Pro Tem Haydon made the motion to approve the Consent Agenda, seconded by Council Member Gray. Motion passed unanimously (5-0).

10. Monthly Statistical Departmental Data Reports:
    a. City Manager; Administration; Community Services; Development Services; Fire Dept.; and Police Dept.

City Manager Farmer reported he met with City Attorney Rex Baker, Development Services Director Eric Winter, Community Services Director Jeff Koska and City Secretary Teresa Moore to determine the timeline and the schedule for publishing the public notices required for the proposed annexation. He said there had been two mailings as of this date. The first notified all affected property owners of the dates of the public hearings. The second letter was sent only to the agriculture exempt properties which included the development agreement for one year with the option of signing. He said the public notices will be published in City's official newspaper, The Highlander, on December 29 and January 1 and also in The Beacon on December 31 and January 7. Mr. Farmer said these notices speak about the two public hearings on January 12 at 9:00 a.m. and January 19 at 3:00 p.m. He added that after the public hearings there would be an ordinance that the Council would have until April 11 to deliberate and take action on any annexation. Mr. Farmer reported part of that discussion was the Service Plan which is a requirement by the State that the City has to provide the Council and the public that shows the cost of services. He said usually that was presented closer to the date the annexation ordinance was considered but he said he would have these ready for the Council packet for the January 12 workshop. He said they are broken down by the five areas to be annexed. Mayor Jordan said the morning portion of the workshop would be dedicated to items such as the annexation. The Planning and Zoning Commission would be invited as well as members of the Long Range Planning Advisory Committee. He said the afternoon portion of the workshop would deal specifically with the Long Range Planning Advisory Committee. Council Member Clinesmith stated she had been approached by several people asking why the City was not waiting for the Long Range Plan to be completed and in place to consider this annexation. She wanted to clarify that the Long Range Planning Advisory Committee was being brought into this but City business does continue. Mayor Jordan said Stan Farmer and Eric Winter had met with the LRPAC to go over where the City stands on this.

City Manager Farmer reported the Deer Trapping Study Group was made up of eight people and he had notified them to let them know he would contact them after the first of the year. There are four residents of the City and four experts in the field selected work on this project.

Development Services Director Eric Winter reported that work was underway on the Texan Mart and they had started the structural improvements and the front exterior of the building would be done in conjunction with the other improvements. The owner appeared at Municipal Court and gave the judge an update on their progress. The Municipal Court

judge continued their case until the January 14th meeting when they will provide another update.

Community Services Director Jeff Koska reported that on January 2015 the LCRA elevated their raw water rate from $151 acre/ft. to $175 acre/ft. due to the drought to in order to elevate revenue to compensate for the lower usage due to the drought. Mr. Koska said the City did not pass that increase along to users. He said the LCRA had announced they would be dropping the rate down to $145 acre/ft. and if you consider the water usage in 2015 this could save the City around $56,000 in revenue.

11. Update Regarding Street Improvement Plan: City Manager Farmer said this was the fifth update for The Highlands Boulevard/Clayton Nolen area which was almost complete and ahead of schedule. He said the project was under budget for several items. The project had been 100% bomaged, 100% curbed and about 98% paved. The only remaining area to pave was from the intersection of Mountain Dew and Clayton Nolen downhill to Hwy 2147. HSB POA General Manager Nancy Ritter reported the POA and Resort are improving the entrance off Hwy 2147 on Clayton Nolen to look more like the HSB Boulevard entrance on the north side. New fountains were installed recently and the trees will be removed and the pipe underneath the road connecting the ponds was to be replaced. The area in the middle of the two lanes on Clayton Nolen would be filled in and the area re-landscaped down to Hwy 2147. Ms. Ritter also reported they had removed the tower at The Highlands entrance on Hwy 2147. The landscaping and uplighting would be replaced as soon as possible. City Manager Farmer reported the City has had the accentuated dip removed at The Highlands entrance. Charlie Suggs asked if there was going to be additional paving done on Mountain Dew but Mr. Farmer said the City has paved as far on Mountain Dew as they were going to at this time. A Council decided many years ago, there were not enough houses to meet the formula to pave farther.

12. Public Hearing, Discuss, Consider and Take Action on an Amendment to the Zoning Ordinance to Increase the Number of Planning and Zoning Commission Members From Three to Five to Help Ensure That Scheduled Planning and Zoning Commission Meetings Have a Quorum: Mayor Jordan convened the public hearing at 3:40 p.m. He asked if there were any comments. Council Member Gray commented that having been a part of the P & Z for a period of time and because there were only three members it did on occasion make it difficult to have a quorum for meetings. Mayor Jordan adjourned the public hearing. Mayor Pro Tem Haydon made the motion to approve the ordinance amendment to increase the number of members from three to five, seconded by Council Member Gray. Motion passed unanimously (5-0).

13. Discuss, Consider and Take Action Regarding Resolution to Appoint Three to Five Members to the Planning and Zoning Commission: Mayor Pro Tem Haydon made the motion to reappoint Norm Long and Neal Andrews to two year terms, seconded by Council Member Gray. The motion passed unanimously (5-0). Mayor Pro Tem Haydon made the motion to appoint Pat Boushard to a one year term to fill the existing vacancy and to appoint Wayne Anderson to a one year term and Lynette Morrison to a two year term, seconded by Council Member Gray. Motion passed unanimously (5-0)

14. Discuss, Consider and Take Action Regarding Resolution to Appoint Five Members to the Parks Advisory Committee: Mayor Jordan reported this committee had not met in the current calendar year as there had no activity to deal with; however, hopefully the new Horseshoe Creek Park hiking trail will begin construction in 2016. City Manager Farmer reported the City was waiting on TxDOT to get US Fish and Wildlife approval prior to beginning construction which should be in the spring of 2016. Council Member Pope made the motion to appoint Michael Widler and Carrie Foran to two year terms, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0). Council Member Pope made the motion to appoint Charlie Suggs as the HSB Property Owners' Association representative, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0). Council Member Pope made the motion to appoint Bryan Pokluda and Patti Woolard to one year terms to replace Neal Younker and Phil Schoch, each who had resigned to serve in other capacities, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0). Council Member Pope made the motion to approve the resolution with these nominations, seconded by Council Member Clinesmith. Motion passed unanimously (5-0).

15. Discuss, Consider and Take Action Regarding Resolution to Appoint Two Members to the Fuchs' House Committee: Mayor Jordan reported this is an historic monument and the project had been held up waiting on the transfer of ownership to the City and Ron Mitchell was working on making this happen as soon as possible. Council Member Jerry Gray made the motion to appoint Francie Dix and Virginia Roberts to two year terms, seconded by Mayor Pro Tem Craig Haydon. Motion passed unanimously (5-0). Council Member Gray made the motion to approve the resolution with these nominations, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0).

16. Discuss, Consider and Take Action Regarding City's Contribution Policy to Llano County and Marble Falls Libraries: Mayor Pro Tem Haydon reported the practice was developed because the City does not have a library and because of this the City could donate to the Llano County Library and the Marble Falls Friends of the Library. The City does this each year. He said the Council discussed long range planning and he thought this would be a good time to re-evaluate what the City wants to do regarding providing library services to citizens. Council Member Pope reported he had looked at the benefits of making this contribution and felt there was a benefit; in addition he noted that roughly 60% of property taxes that are collected by Llano County come from HSB. The City, according to the last census is the second most populous city in the county following Kingsland. He added Llano County currently has libraries in Llano, Kingsland and near Tow. Council Member Pope said he observed that the HSB community and residents are not getting any younger. He also noted that significant expenditures by the county for roads and bridges and Sheriff's Department provide little benefit to HSB. Because of that he would like to see if the City could get Llano to locate a branch library here within the next few years. Mayor Pro Tem Haydon reported he had spoken to Mike Walsh regarding the Siena Grove development and the concept of carving out a space that might be a library exchange if the project goes forward. Mayor Pro Tem Haydon made the motion to take this concept and ask the Long Range Planning Advisory Committee to review and advise the Council as whether it would be conceivable, seconded by Council Member Pope. The motion passed unanimously (5-0).

17. Discuss, Consider and Take Action Regarding Progress Report by Builder on Construction at 312 and 316 Nattie Woods and Issuing Building Re-permits: Development Services Director Eric Winter reported he thought the builder would be attending this meeting to request a repermit but he was not present. Mr. Winter said the project was pretty close to completion with the exterior mostly complete but not the interior. He reported there were still inspections that had not been requested that need to be taken care of prior to issuance of a Certificate of Occupancy. Mr. Winter reported this was the third request for re-permits with the first two totaling 150 days in length. The Council waived had the fee on the first request but charged $500 per home on the second. Council Member Pope made the motion to repermit each house for an additional 60 days with $1,000 per project permit fee and the understanding if another request for repermits on these projects was made the permit fee would be $5,000 per project, seconded by Council Member Gray. Council Member Gray asked if the interior portion might possibly be held up due to being speculative homes. Mr. Winter said he believed it was just a matter of not getting it done because the builder had provided him with schedules before and had never mentioned leaving the finishes up to a buyer. Council Member Gray also noted there had not been any inspections since 2014 so it might require some opening up in order to perform the inspection. Mr. Winter stated he had reminded the builder of this several times including today when he spoke to him. Ron Mitchell commented that it was his understanding that when the two units were completed they would be completely furnished out to include dishes and linens. Motion passed unanimously (5-0).

18. Discuss, Consider and Take Action Regarding a Request by City Manager to Apply and Possibly Attend an International City Managers Association Senior Executive Institute Leadership Class in April 2016: Council Member Clinesmith made the motion to approve Mr. Farmer applying to attend and if accepted, attending this class entirely at the City's expense, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0).

At 4:09 p.m. Mayor Jordan announced that the Council would go into Executive Session pursuant to Sections 551.074, Personnel, of the Texas Open Meetings Act regarding agenda items 19 and 20.

19. Discuss, Consider and Take Action Regarding Presentation by City Manager to City Council Regarding Annual Evaluation of:
    a. City Secretary
20. Discuss, Consider and Take Action Regarding Annual Evaluation of City Manager by City Council:

Regular Meeting Resumed: At 5:24 p.m., the Executive Session having ended, Mayor Jordan resumed the regular meeting and announced that no action or votes had been taken in the Executive Session.

21. Adjournment: Mayor Pro Tem Haydon made the motion to adjourn at 5:25 p.m., seconded by Council Member Pope. Motion passed unanimously (5-0).

APPROVED this 19th day of January, 2016.

CITY OF HORSESHOE BAY, TEXAS

_____
Stephen T. Jordan, Mayor

ATTEST:

_____
Teresa L. Moore, TRMC
City Secretary

draft

Item # 8b

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Joe Morris, Fire Chief

RE: Approval of Resolution to Withdraw from Llano County Emergency Management Plan Participation and Adopt a City of Horseshoe Bay Emergency Management Plan

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This resolution declares desire to terminate the previous resolution (RES 07-08-13) passed in July, 2013 that includes the City of Horseshoe Bay under the Llano County Emergency Management Plan and adopts the City of Horseshoe Bay's Emergency Management Plan.

In an effort to best serve the citizens and visitors of Horseshoe Bay with better coordination of effort, equipment and manpower and to ensure the emergency response to disaster situations is accomplished in an expeditious manner in the event of a disaster or civil or national emergency staff requests this change.

If approved by Council the City of Horseshoe Bay's Emergency Response Plan will become effective March 1, 2016 to allow for 30 day written notice to Llano County and the filing with the State of Texas Department of Emergency Management.

Due to the size of Emergency Response Plan and its annexes they are not attached. Please visit Central Fire Station or City Hall (City Secretary's Office) to view the documents.

Enclosures: Resolution

CITY OF HORSESHOE BAY

RESOLUTION NO. RES_____

EMERGENCY MANAGEMENT PLAN

A RESOLUTION WHEREBY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS, IN AN EFFORT TO BEST SERVE THE CITIZENS AND VISITORS OF HORSESHOE BAY WITH BETTER COORDINATION OF EFFORT, EQUIPMENT AND MANPOWER AND TO ENSURE THE EMERGENCY RESPONSE TO DISASTER SITUATIONS IS ACCOMPLISHED IN AN EXPEDITOUS MANNER IN THE EVENT OF A DISASTER OR CVIL OR NATIONAL EMERGENCY, DECLARES TO TERMINATE THE PREVIOUS RESOLUTION(RES 07-08-13) INCLUDING THE CITY OF HORSESHOE BAY UNDER THE LLANO COUNTY EMERGENCY MANAGEMENT PLAN AND ADOPT THE CITY OF HORSESHOE BAY'S EMERGENCY MANAGEMENT PLAN EFFECTIVE FEBRUARY 1, 2016.

WHEREAS, the City of Horseshoe Bay manifested the City's intentions and agreement to participate in the Llano County Emergency Management Plan with the signature of the Mayor on Resolution # RES 07-08-13 dated August 13, 2007; and

WHEREAS, The City of Horseshoe Bay recognizes the vulnerability of the people to damage, injury, and loss of life and property resulting from natural disasters and/or civil or national emergencies and recognizes that frequent changes and extensive detailed plans required by Federal and State guidelines can be accomplished by the City of Horseshoe Bay's Emergency Management Plan; and

WHEREAS, the City Council is of the opinion that the City of Horseshoe Bay's residents would be better served by terminating the agreement to operate under the Llano County Emergency Management Plan and operate under the City of Horseshoe Bay's Emergency Management Plan; and

WHEREAS, the City of Horseshoe Bay recognizes the need to foster good will and communications with the County of Llano by continuing our participation in the Regional Mutual Aid Plan to assist the CAPCOG ten county region if needed; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY that:

The foregoing recitals are adopted as findings of fact and incorporated herein for all purposes.

The City Council of Horseshoe Bay hereby terminates the inclusion in the Llano County Emergency Management Plan and expresses its desire and consent to adopt the City of Horseshoe Bay Emergency Management Plan.

ADOPTED AND APPROVED this 19th day of January, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

Item # 8c

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Approval to Appoint Norm Long to a one-year term as the of Chairman of the Planning and Zoning Commission

---

Section 14.02.152(h) of the Zoning Ordinance states:

(h) The city council shall appoint a chairperson from among the membership of the P&Z.

Norm Long has been the Chairman since the Planning and Zoning Commission was established on May 19, 2009.

If there is to be any discussion this matter will need to be removed from the consent agenda.

Enclosures: None

Item # 8d

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Joe Morris, Fire Chief

Re: Approval to Change Fire Department Personnel Compensation Pay from Compensation Accrual to Overtime Pay Per the Personnel Policy Article VI, Payroll, Section 4, Payment of Overtime Pay Services

---

Currently firefighters receive compensatory time for all hours worked in excess of 212 per pay period. This is governed by the Fair Labor Standardization Act (FSLA). Under the same FLSA standard the City is allowed to issue compensatory time or pay those same hours at an overtime rate.

Staff would like to discontinue the long-held standard practice of issuing compensatory time for FLSA hours worked in excess of 212 per pay period and pay all FLSA hours at the applicable overtime rate.

The Personnel Policy Article VI, Payroll, Section 4 which addresses overtime pay to the Fire Department allows compensation of overtime be paid in premium or compensatory pay.

Approval of this item would change the City's standard practice from compensatory pay to premium pay (1-1/2 hourly rate) on all hours in excess of 212 per pay period.

Staff recommends approval of this item.

Enclosures: Personnel Policy Article VI Payroll

ARTICLE VI. PAYROLL

Section 1 Salary Periods

Employees shall be paid bi-weekly on Fridays. The pay period contains two (2) workweeks. A workweek runs from 12:01 a.m. on Sunday through midnight the following Saturday. Pay received on Friday pays the employee through the Saturday immediately preceding the Friday pay day and includes two workweeks. Employees must have their pay directly deposited bi-weekly to any financial institution of their choice.

Supervisors will submit approved payroll data to the Human Resources Administrator no later than the Monday morning preceding a scheduled payday.

If a holiday occurs on the week of a pay day, payroll data must be received so that all required payroll activity can be completed without interruptions to direct deposits and payroll checks. The Human Resources Administrator will communicate a time for submission of payroll data during the week prior to the affected pay day.

Section 2 Effective Date of Salary Adjustments

Salary adjustments approved on or after the first working day of a pay period shall become effective at the beginning of the next pay period, or at any subsequent pay period, at the discretion of the initiating Department Head.

Section 3 Payroll Deductions

Federal and state income taxes, social security taxes, retirement, any insurance premiums, and any other deductions required by law or for other fringe benefits will be deducted at each pay period from an employee's pay check as authorized by law. Other deductions will be deducted from an employee's paycheck if authorized by the employee in writing and approved by the Finance Director or his/her designee.

Section 4 Payment for Overtime Service

To the extent that local government jurisdictions are so required, the City will comply with the Fair Labor Standards Act (FLSA or The Act) governing overtime.

Non-exempt employees (excluding Police Officers, Police Investigators, Police Lieutenants and all Firefighters) will be paid at the overtime rate for all hours actually worked in excess of forty (40) hours per workweek. Vacation and sick leave taken during the same workweek in which additional hours were worked will not count toward fulfilling the requirement for qualifying for overtime pay. The Police and Fire personnel excluded above have a separate policy that is addressed later in this section.

It is the City's policy that employees may not begin work early, work during lunch break or continue to work after the end of the normal workday without specific approval by the employee's Supervisor. Overtime work must be of an unusual, unscheduled or emergency nature and be performed at the direction of the Department Head or the authorized representative of the Department Head. Whenever practical, departments will schedule time off on an hour-for-hour basis within the applicable work period for non-exempt employees, instead of paying overtime. When time off within the work period cannot be granted, overtime worked will be paid

at a time-and-one half rate in accordance with FLSA regulations.

Employees in positions determined to be "exempt" from FLSA (as Executive, Administrative, or Professional staff) will not receive pay for hours worked in excess of their normal work periods. These employees may be granted hour for hour compensatory leave by their Department Head. "Exempt" employees may not accumulate more than a rolling total of forty (40) hours of compensatory time and no compensatory time will be paid to the exempt employee upon termination of employment.

Law Enforcement:

For those employees engaged in law enforcement activities who have a work period of at least 7, but less than 28, consecutive days, no overtime compensation is required under section 7(k) of the FLSA until the number of hours worked exceeds the number of hours which bears the same relationship to 171 as the number of days in the work period bears to 28.

The ratio of 171 hours to 28 days for employees engaged in law enforcement activities is 6.11 hours per day (rounded). Accordingly, overtime compensation (in premium pay or compensatory time, at the City's discretion) is required for all hours worked in excess of the 171 maximum hour standard. (rounded to the nearest whole hour).

Fire Department:

For those employees engaged in fire protection activities who have a work period of at least 7, but less than 28 consecutive days, no overtime compensation is required under section 7(k) of the FLSA until the number of hours worked exceeds the number of hours which bears the same relationship to 212 as the number of days in the work period bears to 28.

The ratio of 212 hours to 28 days for employees engaged in fire protection activities is 7.57 hours per day (rounded) Accordingly, overtime compensation (in premium pay or compensatory time, at the City's discretion) is required for all hours worked in excess of the 212 maximum hour standard (rounded to the nearest whole hour).

Item # 8e

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Teresa L. Moore, City Secretary

RE: Approval of Resolution to Designate the City's Official Newspaper

---

Section §52.004 of the Texas Local Government Code "states as soon as practicable after the beginning of each municipal year, the governing body of the municipality shall contract, as determined by ordinance or resolution, with a public newspaper of the municipality to be the municipality's official newspaper until another newspaper is selected".

Section 15.06 of the Charter states: "The City Council shall designate by resolution a newspaper of general circulation in the City as the City's official newspaper. All ordinances, captions of ordinances, notices, and other matters required to be published by this Charter, by ordinance, or by law, shall be published in the official newspaper. The Council shall have authority to designate other newspapers for publication of notices and general information in addition to notices required by this Charter, ordinance, or law."

In November 2005 the Council selected *The Llano News* to serve as the City's official newspaper with publications to also be included in the *Horseshoe Bay Beacon* its sister paper owned by the same entity. The *HSB Beacon* alone does not meet item #3 of the requirements listed below in order to be considered as an official paper:

1. **Devote not less than 25% of its total column lineage to general interest items;**
2. **Be published at least once a week;**
3. **Be entered as 2nd class postal matter in the county where published (paid subscription newspaper); and**
4. **Have been regularly and continuously for at least 12 months before the governmental entity or representative publishes notice. GC§ 2051.044**

In 2011 The Highlander was designated as the Official Newspaper partially due to wider distribution even though the cost was more and to continue also placing official publications in the Horseshoe Bay Beacon.

Bids were last taken for the Official Newspaper in 2015. There is no requirement as to how often bids are to be taken.

Staff recommends approval of this Resolution.

Enclosures: Resolution

CITY OF HORSESHOE BAY

RESOLUTION NO. RES_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS DESIGNATING THE OFFICIAL CITY NEWSPAPER

WHEREAS, Texas Local Government Code §52.004 states as soon as practicable after the beginning of each municipal year, the governing body of the municipality shall contract, as determined by ordinance or resolution, with a public newspaper of the municipality to be the municipality's official newspaper until another newspaper is selected; and

WHEREAS, Section 15.06 of the City Charter requires the City Council to designate by resolution a newspaper of general circulation in the City as the City's official newspaper; and

WHEREAS, all ordinances and notices, which are required by law to be published, shall be published in the official newspaper; and

WHEREAS, The Highlander newspaper meets the statutory requirements of eligibility for designation as an official newspaper; and

WHEREAS, the Council requires the City's official publications also be published in the Horseshoe Bay Beacon newspaper.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS:

That the City Council hereby designates The Highlander newspaper as the City's official newspaper until another newspaper is selected; and

That this Resolution is effective immediately upon its passage and approval; and

ADOPTED AND APPROVED on this 19th day of January, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, TRMC
City Secretary

Item # 9

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Department Heads

Re: Monthly Statistical Departmental Data Reports

1. City Manager Monthly Statistical Data
2. Administration Department Monthly Statistical Data- November and December Reports
3. Community Services Department Monthly Statistical Data
4. Development Services Department Monthly Statistical Data
5. Fire Department Monthly Statistical Data
6. Police Department Monthly Statistical Data

Enclosures: Monthly Reports

CITY OF HORSESHOE BAY

CITY MANAGER

2015/2016 Activity Report

December

1. Conducted Employee Safety Meeting
2. Attended Advisory Mtg
3. Attended POA Presidents' Meeting
4. Attended Long Range Planning Committee
5. Conducted a Staff Meeting
6. Met with Commissioner Peter Jones regarding Transportation Matters
7. Conducted Annexation Meeting with Senior Staff
8. Conducted Stakeholder Interview of Randal Dahl for Long Range Planning Committee
9. Met with Mayor Orr, and Councilman from Cottonwood Shores with Jeff Koska regarding utility matters
10. Attended City Council Meeting
11. Attended City Employee Christmas Lunch
12. Attended Long Range Planning Committee
13. Met with City Attorney regarding Annexation
14. Interviewed by Jodi Lehman regarding Annexation
15. Introductory meeting of Pat Bouchard new P&Z member to Eric Winter
16. Met with Bill Smyrl regarding possible development
17. Met with Lot Clearing Contractor

November

1. Attended City Anniversary Event at Yacht Club
2. Conducted Employee Safety Meeting
3. Attended P & Z meeting
4. Attended Developer Meeting
5. Attended Burnet Co Precinct 4 Annual Luncheon
6. Met with Sam Martin regarding annexation of Hills III
7. Met with Morrisons
8. Attended City Anniversary Event
9. Conducted Annexation Meeting with Rex and Eric
10. Attended City Council mtg
11. Conducted meeting for Employee Appreciation Event
12. Attended Spanish Trails Open House
13. Attended Hill Country Builders Association Banquet Dinner
14. Interviewed by two Long Range Planning Committee members
15. Lunch with Sonny Mobley
16. Master of Ceremony for Rocky Wardlow Roast at Trails
17. Met with TML appointed Attorneys
18. Lunch with Larson Lloyd of Northland Cable

October

1. Attended Ribbon cutting for Bill Lane Safety Center
2. Met with HDR Engineers
3. Conducted Monthly Safety Meeting with Employees
4. Attended TX American Planning Association Conference in Galveston
5. Met with Jim Long of Long Range Planning Committee
6. Met with Todd Still of Zeecon
7. Attended Trails event for Joe Morris & wife
8. Conducted Staff Meeting
9. Attended City Council Meeting
10. Attended Long Range Planning Committee
11. Conducted an Annexation Conference Call with City Attorney
12. Attended Training Session for Regional Notification System
13. Met with Jeff Koska
14. Attended Monthly HSB Business Alliance Coffee at Grand Bank
15. Planned a wedding too….

CITY OF HORSESHOE BAY

INVESTMENT REPORT
AS OF NOVEMBER 30, 2015

ACCOUNT	INTEREST RATE	10/31/2015	INTEREST	OTHER DEBITS/ CREDITS	11/30/015
UTILITY FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 114,972	$ 39	$ (1,461)	$ 113,550
UTILITY FUND OPERATING	0.30%	$ 581,738	$ 125	$ (317,001)	$ 264,862
TOTAL - AMERICAN BANK		$ 696,710	$ 164	$ (318,462)	$ 378,412
TEXPOOL					
LCMUD#1 CAPITAL RECOVERY	0.11%	$ 40,654	$ 4	$ (924)	$ 39,734
RATE STABILIZATION FUND	0.11%	$ 2,265,981	$ 205	$ 450,029	$ 2,716,215
TOTAL - TEXPOOL		$ 2,306,635	$ 209	$ 449,105	$ 2,755,949
TOTAL UF ACCOUNTS		$ 3,003,345	$ 373	$ 130,643	$ 3,134,361
GENERAL FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 31,981	$ -	$ 29	$ 32,010
GENERAL FUND OPERATING	0.30%	$ 94,655	$ 29	$ 52,607	$ 147,291
GENERAL FUND LOT MOWING	0.10%	$ 45,810	$ 5	$ (34,746)	$ 11,069
PD ACCOUNT	0.10%	$ 8,889	$ 1	$ (1)	$ 8,889
TOTAL - AMERICAN BANK		$ 181,335	$ 35	$ 17,889	$ 199,259
TEXPOOL					
GENERAL FUND OPERATING	0.11%	$ 2,186,786	$ 216	$ 88,644	$ 2,275,646
GENERAL FUND RESERVE	0.11%	$ 2,342,442	$ 213	$ (192)	$ 2,342,463
TOTAL - TEXPOOL		$ 4,529,228	$ 429	$ 88,452	$ 4,618,109
TOTAL GF ACCOUNTS		$ 4,710,563	$ 464	$ 106,341	$ 4,817,368
CAPITAL PROJECTS FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 28,103	$ -	$ 27	$ 28,130
TEXPOOL					
CAPITAL PROJECTS FUND 7	0.11%	$ 506,794	$ 23	$ (386,880)	$ 119,937
TOTAL CAPITAL PROJECTS		$ 534,897	$ 23	$ (386,853)	$ 148,067
INTEREST & SINKING FUND					
TEXPOOL					
INTEREST & SINKING	0.11%	$ 165,063	$ 17	$ 37,509	$ 202,589
TOTAL I&S ACCOUNTS		$ 165,063	$ 17	$ 37,509	$ 202,589
TOTAL CITY ACCOUNTS		$ 8,413,868	$ 877	$ (112,360)	$ 8,302,385
AGENCY FUND INVESTMENTS					
ESCONDIDO PID					
AMERICAN BANK	0.10%	$ 35,400	$ 2	$ (3,193)	$ 32,209
SUMMIT ROCK PID					
TEXPOOL	0.11%	$ 1,321,956	$ 121	$ 18,000	$ 1,340,077
TOTAL - SUMMIT ROCK		$ 1,321,956	$ 121	$ 18,000	$ 1,340,077
TOTAL AGENCY FUND ACCOUNTS		$ 1,357,356	$ 123	$ 14,807	$ 1,372,286

TAX COLLECTIONS			
2015 TAXES COLLECTED TO DATE	11/30/2015	$ 636,365	15.06%
2014 TAXES COLLECTED TO DATE	11/30/2014	$ 619,827	15.17%

The City of Horseshoe Bay Investment Portfolio is in compliance with the investment strategy of its Investment Policy and the relevant provisions of Chapter 2256 of the Public Funds Investment Act.

Stan R. Farmer
City Manager/Investment Officer

Larry O. Anderson
Finance Director/Investment Officer

CITY OF HORSESHOE BAY

ADMINISTRATION DEPARTMENT
MONTHLY FINANCIAL REPORT
AS OF NOVEMBER 30, 2015

Investment Report:

All account balances reflected are as November 30, 2015. The total of all City accounts was $8,302,385. Interest earned on all accounts totaled $877. The TexPool average interest rate for the month of November was .11% as compared to .03% for the month of November last year.

Utility Fund:
The total of the Utility Fund accounts was $3,134,361 comprised of $378,412 in the operating accounts at American Bank of Texas, and $2,755,949 in TexPool.

General Fund:
The total of the General Fund accounts was $4,817,368 comprised of $199,259 in the operating accounts at American Bank of Texas, and $4,618,109 in TexPool.

Capital Projects Fund:
The account balance of the Capital Projects Fund at TexPool was $148,067 and $28,130 at American Bank.

Interest and Sinking Fund:
The account balance of the Interest and Sinking Fund at TexPool was $202,589.

Agency Funds:
The Escondido PID account balance at American Bank of Texas was $32,209. The account balance of the Summit Rock PID account at TexPool was $1,340,077.

Tax Collections:
The 2015 taxes collected as of November 30, 2015 total $636,365. At a collection rate of 15.06%, as compared to 15.17% collected at this same time last year.

A copy of the November 30, 2015 Investment Report is attached for your review.

Operating Budget Reports:

All Budget Reports are as of November 30, 2015.

Utility Fund:
The budget reflects that the Utility Fund YTD revenues were $116,233.60 more than budgeted and the Utility Fund YTD expenses are under budget by $40,354.51.

General Fund:
The General Fund YTD revenues were $42,306.20 more than budgeted and the General Fund YTD expenses were under budget by $69,697.58.

Capital Projects Fund:
The Capital Projects Fund YTD revenues were $.41 less than budgeted and the Capital Projects Fund YTD expenses were under budget by $290.46.

Debt Service Fund:
The Debt Service Fund YTD revenues were $8,235.17 less than budgeted and the Debt Service YTD Expenses were zero.

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A copy of the Budget Summary for each Fund is attached for your review.

Human Resources:

Job Openings as of November 30, 2015:

- One (1) Part-Time Animal Control Officer
- One (1) Plant Operator

New Hires in November 2015 – One (1) Part-Time:

- Layne Thompson, Part-Time Firefighter

November 2015 Turnover: **Three** (3)

Headcount as of November 30, 2015:

- Full Time Employees: 73
- Part Time Employees: 15
- **Total Number of Employees:** 88

The following employees observed City anniversaries in November:

Name	Date	Yrs		Name	Date	Yrs		Name	Date	Yrs
Randy Lane	11/01/2007	8		Cody Layton	11/17/2008	7		Rocky Wardlow	11/2/2009	6
Joseph Lorette	11/13/2010	5		Steve Hawley	11/21/2012	3				

Safety:

Plant Operations provided a video training regarding Safety Data Sheet Compliance. The video provided information on how to properly ensure safety measures are taken for situations relative to City/Utilities operations.

The meeting was adjourned at 8:55 a.m.

Larry O. Anderson

Finance Director

SAFETY MEETING MINUTES
NOVEMBER 10, 2015
8:00 A.M.

Stan Farmer called the meeting to order at approximately 8:00 a.m. There were 50 employees in attendance. The meeting was hosted by Plant Operations who provided refreshments of breakfast tacos along with coffee, milk, and juice.

I. **ANNOUNCEMENTS**:

Recognized Council Members/Special Guests: No guests were in attendance.

Announced New Employees: Kimberly Martin, Admin (10/07); Aaron Watson, Field (10/19); Shelly Elliott, Utilities/Admin (10/26)

Vacancies: One (1) Part-Time Animal Control Officer

Recognized City Anniversaries: Stan announced the following anniversary dates during the month of November:

Name	Date	Yrs		Name	Date	Yrs		Name	Date	Yrs
Randy Lane	11/01/2007	8		Cody Layton	11/17/2008	7		Rocky Wardlow	11/2/2009	6
Joseph Lorette	11/13/2010	5		Steve Hawley	11/21/2012	3				

Recognized Birthdays: Stan recognized the following birthdays for the month of November:

Name	Date		Name	Date		Name	Date
Jeff Isom	3		Josh Wimberley	8		Carlos Almaguer	8
Brad Casey	10		David Vaughn	10		Richard Baum	15
Jason Graham	17		David Taylor	26		Joseph Lorette	28

Employee Announcements: Births/Marriages/Awards/Etc.

Miscellaneous Announcements:

- **Council Meeting**: (Park in Lower Lot) – The City Council Meeting is scheduled for November 17, 2015 at 3:00 p.m.
- **Next Holiday**: The next holiday – Thursday & Friday, November 26 & 27, 2015 for Thanksgiving.
- **Next Safety Meeting:** Tuesday, December 01, 2015, sponsored by Police Department.
- **Accidents**: Stan reviewed the accidents for the month of October.

Totals for Fiscal Year:	FY 2016:	FY 2015:
• Accidents Reported in October:	4	0
• Total Accidents YTD:	4	0
• Lost-Time Accidents YTD:	1	0

II. **PROGRAM:** Plant Operations provided a video training regarding Safety Data Sheet Compliance. The video provided information on how to properly ensure safety measures are taken for situations relative to City/Utilities operations.

III. **Other Announcements by Managers/Question and Answer Session:** Stan recognized several employees who had received compliments from residents, etc. – Terry DiSanto, Randy Lane, Tim Foran, Teresa Moore, Tom Kingery, Chip Leake, T.J. Cox, David Vaughn, Travis McRee and Barry Moore.

IV. **Door Prize Drawing:** After the program, 50 numbers were in the drawing pool. Numbers were drawn, and the lucky winners were #32, Chris Carter and #17, Jess Ramos. Each received a $20 gift card.

V. **ADJOURN:** There being no further business; the meeting was adjourned at 8:55 a.m.

Submitted by: Vicki Briggs, Human Resources Administrator

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

1 - Utility Fund

From 11/1/2015 Through 11/30/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1001	WATER - PRODUCTION	268,097.00	288,193.85	20,096.85	536,194.00	657,214.32	121,020.32	3,217,000.00	(2,559,785.68)	(79.57)%
REV	2001	WASTEWATER - TREATMENT	188,798.00	182,376.92	(6,421.08)	377,596.00	373,335.90	(4,260.10)	2,279,500.00	(1,906,164.10)	(83.62)%
REV	3001	SOLID WASTE - RECYCLING	67,145.00	67,078.59	(66.41)	134,290.00	133,427.77	(862.23)	805,750.00	(672,322.23)	(83.44)%
REV	4000	STANDBY	123.00	0.00	(123.00)	246.00	539.93	293.93	1,500.00	(960.07)	(64.00)%
REV	9999	INTEREST INCOME	300.00	329.73	29.73	600.00	641.68	41.68	3,750.00	(3,108.32)	(82.88)%
Total REV			524,463.00	537,979.09	13,516.09	1,048,926.00	1,165,159.60	116,233.60	6,307,500.00	(5,142,340.40)	(81.53)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	170,312.00	183,197.82	(12,885.82)	332,624.00	336,070.49	(3,446.49)	1,989,500.00	1,653,429.51	83.10%
EXP	1001	WATER - PRODUCTION	68,592.00	77,022.51	(8,430.51)	153,434.00	147,291.10	6,142.90	844,250.00	696,958.90	82.55%
EXP	1002	WATER - DISTRIBUTION	51,395.00	44,990.19	6,404.81	102,790.00	79,698.67	23,091.33	670,250.00	590,551.33	88.10%
EXP	2001	WASTEWATER - TREATMENT	24,892.00	28,874.09	(3,982.09)	49,784.00	45,659.25	4,124.75	312,750.00	267,090.75	85.40%
EXP	2002	WASTEWATER - COLLECTION	66,103.00	95,914.34	(29,811.34)	132,206.00	134,261.44	(2,055.44)	845,500.00	711,238.56	84.12%
EXP	3001	SOLID WASTE - RECYCLING	52,103.00	50,384.97	1,718.03	110,873.00	98,375.54	12,497.46	629,750.00	531,374.46	84.37%
Total EXP			433,397.00	480,383.92	(46,986.92)	881,711.00	841,356.49	40,354.51	5,292,000.00	4,450,643.51	(84.10)%
		Total 1 - Utility Fund	91,066.00	57,595.17	(33,470.83)	167,215.00	323,803.11	156,588.11	1,015,500.00	(691,696.89)	(68.11)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

2 - General Fund

From 11/1/2015 Through 11/30/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1000	ADMINISTRATION	44,975.00	48,297.71	3,322.71	89,950.00	94,472.56	4,522.56	551,000.00	(456,527.44)	(82.85)%
REV	5000	FIRE	19,758.00	23,396.42	3,638.42	39,516.00	44,429.37	4,913.37	242,500.00	(198,070.63)	(81.67)%
REV	6000	EMERGENCY SERVICE DISTRICT	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00	(7,500.00)	(83.33)%
REV	7000	TAX	375,125.00	377,035.47	1,910.47	750,250.00	752,753.04	2,503.04	4,727,500.00	(3,974,746.96)	(84.07)%
REV	8000	POLICE	200.00	1,926.03	1,726.03	400.00	3,940.16	3,540.16	2,750.00	1,190.16	43.27%
REV	9500	DEVELOPMENT SERVICES	7,579.00	5,128.00	(2,451.00)	15,158.00	16,484.00	1,326.00	91,500.00	(75,016.00)	(81.98)%
REV	9600	STREET MAINTENANCE	52,666.00	118,449.60	65,783.60	68,666.00	133,956.37	65,290.37	676,500.00	(542,543.63)	(80.19)%
REV	9800	MOWING & CLEARING	40,400.00	0.00	(40,400.00)	40,400.00	0.00	(40,400.00)	486,000.00	(486,000.00)	(100.00)%
REV	9999	INTEREST INCOME	200.00	501.51	301.51	400.00	1,010.70	610.70	2,500.00	(1,489.30)	(59.57)%
Total REV			541,653.00	575,484.74	33,831.74	1,006,240.00	1,048,546.20	42,306.20	6,789,250.00	(5,740,703.80)	(84.56)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	87,363.00	81,940.44	5,422.56	373,601.00	346,781.13	26,819.87	1,588,500.00	1,241,718.87	78.16%
EXP	5000	FIRE	134,627.67	140,748.69	(6,121.02)	269,255.34	276,396.29	(7,140.95)	1,725,500.00	1,449,103.71	83.98%
EXP	8000	POLICE	139,292.00	133,396.05	5,895.95	278,584.00	255,885.81	22,698.19	1,787,500.00	1,531,614.19	85.68%
EXP	9000	ANIMAL CONTROL	36,148.00	15,484.66	20,663.34	83,466.00	33,457.20	50,008.80	168,750.00	135,292.80	80.17%
EXP	9500	DEVELOPMENT SERVICES	25,486.00	22,191.38	3,294.62	52,472.00	46,428.33	6,043.67	323,250.00	276,821.67	85.63%
EXP	9600	STREET MAINTENANCE	14,998.00	13,910.00	1,088.00	29,996.00	20,797.00	9,199.00	230,000.00	209,203.00	90.95%
EXP	9800	MOWING & CLEARING	52,332.00	75,823.00	(23,491.00)	150,498.00	188,429.00	(37,931.00)	628,000.00	439,571.00	69.99%
Total EXP			490,246.67	483,494.22	6,752.45	1,237,872.34	1,168,174.76	69,697.58	6,451,500.00	5,283,325.24	(81.89)%
		Total 2 - General Fund	51,406.33	91,990.52	40,584.19	(231,632.34)	(119,628.56)	112,003.78	337,750.00	(457,378.56)	(135.42)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

7 - Capital Projects Fund

From 11/1/2015 Through 11/30/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	9999	INTEREST INCOME	20.00	22.55	2.55	40.00	39.59	(0.41)	250.00	(210.41)	(84.16)%
Total REV			20.00	22.55	2.55	40.00	39.59	(0.41)	250.00	(210.41)	(84.16)%
	50000	Expenses									
EXP	9700	STREET IMPROVEMENTS	8,361.00	8,251.51	109.49	16,722.00	16,431.54	290.46	109,500.00	93,068.46	84.99%
Total EXP			8,361.00	8,251.51	109.49	16,722.00	16,431.54	290.46	109,500.00	93,068.46	(84.99)%
		Total 7 - Capital Projects Fund	(8,341.00)	(8,228.96)	112.04	(16,682.00)	(16,391.95)	290.05	(109,250.00)	92,858.05	(85.00)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

8 - Debt Service Fund

From 11/1/2015 Through 11/30/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	7000	TAX	39,354.00	37,509.45	(1,844.55)	78,708.00	70,468.26	(8,239.74)	472,250.00	(401,781.74)	(85.07)%
REV	9999	INTEREST INCOME	12.00	16.52	4.52	24.00	28.57	4.57	150.00	(121.43)	(80.95)%
Total REV			39,366.00	37,525.97	(1,840.03)	78,732.00	70,496.83	(8,235.17)	472,400.00	(401,903.17)	(85.08)%
	50000	Expenses									
EXP	7000	TAX	0.00	0.00	0.00	0.00	0.00	0.00	724,750.00	724,750.00	100.00%
Total EXP			0.00	0.00	0.00	0.00	0.00	0.00	724,750.00	724,750.00	(100.00)%
		Total 8 - Debt Service Fund	39,366.00	37,525.97	(1,840.03)	78,732.00	70,496.83	(8,235.17)	(252,350.00)	322,846.83	(127.94)%
Report Difference			173,497.33	178,882.70	5,385.37	(2,367.34)	258,279.43	260,646.77	991,650.00	(733,370.57)	(73.95)%

CITY OF HORSESHOE BAY

INVESTMENT REPORT
AS OF DECEMBER 31, 2015

ACCOUNT	INTEREST RATE	11/30/2015	INTEREST	OTHER DEBITS/ CREDITS	12/31/2015
UTILITY FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 113,550	$ 46	$ 1,510	$ 115,106
UTILITY FUND OPERATING	0.30%	$ 264,862	$ 77	$ (188,328)	$ 76,611
TOTAL - AMERICAN BANK		$ 378,412	$ 123	$ (186,818)	$ 191,717
TEXPOOL					
LCMUD#1 CAPITAL RECOVERY	0.19%	$ 39,734	$ 6	$ (924)	$ 38,816
RATE STABILIZATION FUND	0.19%	$ 2,716,215	$ 428	$ 254,402	$ 2,971,045
TOTAL - TEXPOOL		$ 2,755,949	$ 434	$ 253,478	$ 3,009,861
TOTAL UF ACCOUNTS		$ 3,134,361	$ 557	$ 66,660	$ 3,201,578
GENERAL FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 32,010	$ -	$ 28	$ 32,038
GENERAL FUND OPERATING	0.30%	$ 147,291	$ 38	$ (123,575)	$ 23,754
GENERAL FUND LOT MOWING	0.05%	$ 11,069	$ 1	$ (7,894)	$ 3,176
PD ACCOUNT	0.10%	$ 8,889	$ 1	$ 1	$ 8,891
TOTAL - AMERICAN BANK		$ 199,259	$ 40	$ (131,440)	$ 67,859
TEXPOOL					
GENERAL FUND OPERATING	0.19%	$ 2,275,646	$ 398	$ 1,101,210	$ 3,377,254
GENERAL FUND RESERVE	0.19%	$ 2,342,463	$ 405	$ (247)	$ 2,342,621
TOTAL - TEXPOOL		$ 4,618,109	$ 803	$ 1,100,963	$ 5,719,875
TOTAL GF ACCOUNTS		$ 4,817,368	$ 843	$ 969,523	$ 5,787,734
CAPITAL PROJECTS FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 28,130	$ -	$ 1	$ 28,131
TEXPOOL					
CAPITAL PROJECTS FUND 7	0.19%	$ 119,937	$ 20	$ (117,530)	$ 2,427
TOTAL CAPITAL PROJECTS		$ 148,067	$ 20	$ (117,529)	$ 30,558
INTEREST & SINKING FUND					
TEXPOOL					
INTEREST & SINKING	0.19%	$ 202,589	$ 41	$ 165,214	$ 367,844
TOTAL I&S ACCOUNTS		$ 202,589	$ 41	$ 165,214	$ 367,844
TOTAL CITY ACCOUNTS		$ 8,302,385	$ 1,461	$ 1,083,868	$ 9,387,714
AGENCY FUND INVESTMENTS					
ESCONDIDO PID					
AMERICAN BANK	0.15%	$ 32,209	$ 6	$ 166,891	$ 199,106
SUMMIT ROCK PID					
TEXPOOL	0.19%	$ 1,340,077	$ 216	$ 61,600	$ 1,401,893
TOTAL - SUMMIT ROCK		$ 1,340,077	$ 216	$ 61,600	$ 1,401,893
TOTAL AGENCY FUND ACCOUNTS		$ 1,372,286	$ 222	$ 228,491	$ 1,600,999

TAX COLLECTIONS			
2015 TAXES COLLECTED TO DATE	12/31/2015	$ 2,110,922	49.97%
2014 TAXES COLLECTED TO DATE	12/31/2014	$ 2,283,619	55.89%

The City of Horseshoe Bay Investment Portfolio is in compliance with the investment strategy of its Investment Policy and the relevant provisions of Chapter 2256 of the Public Funds Investment Act.

Stan R. Farmer
City Manager/Investment Officer

Larry O. Anderson
Finance Director/Investment Officer

CITY OF HORSESHOE BAY

ADMINISTRATION DEPARTMENT
MONTHLY FINANCIAL REPORT
AS OF DECEMBER 31, 2015

Investment Report:

All account balances reflected are as December 31, 2015. The total of all City accounts was $9,387,714. Interest earned on all accounts totaled $1,461. The TexPool average interest rate for the month of December was .19% as compared to .04% for the month of December last year.

Utility Fund:
The total of the Utility Fund accounts was $3,201,578 comprised of $191,717 in the operating accounts at American Bank of Texas, and $3,009,861 in TexPool.

General Fund:
The total of the General Fund accounts was $5,787,734 comprised of $67,859 in the operating accounts at American Bank of Texas, and $5,719,875 in TexPool.

Capital Projects Fund:
The account balance of the Capital Projects Fund at TexPool was $2,427 and $28,131 at American Bank.

Interest and Sinking Fund:
The account balance of the Interest and Sinking Fund at TexPool was $367,844.

Agency Funds:
The Escondido PID account balance at American Bank of Texas was $199,106. The account balance of the Summit Rock PID account at TexPool was $1,401,893.

Tax Collections:
The 2015 taxes collected as of December 31, 2015 total $2,110,922. At a collection rate of 49.97%, as compared to 55.89% collected at this same time last year.

A copy of the December 31, 2015 Investment Report is attached for your review.

Operating Budget Reports:

All Budget Reports are as of December 31, 2015.

Utility Fund:
The budget reflects that the Utility Fund YTD revenues were $116,229.56 more than budgeted and the Utility Fund YTD expenses are under budget by $10,715.13.

General Fund:
The General Fund YTD revenues were $61,059.97 more than budgeted and the General Fund YTD expenses were under budget by $53,156.49.

Capital Projects Fund:
The Capital Projects Fund YTD revenues were $.11 less than budgeted and the Capital Projects Fund YTD expenses were under budget by $758.83.

Debt Service Fund:
The Debt Service Fund YTD revenues were $117,653.22 more than budgeted and the Debt Service YTD Expenses were zero.

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A copy of the Budget Summary for each Fund is attached for your review.

Human Resources Report:

DECEMBER 2015

Job Openings as of December 31, 2015:

- One (1) Plant Operator
- One (1) Field Operator

New Hires:

- Steven Boyd, Police Detective
- Austin Dunavant, Part-Time Animal Control Officer

Turnover:
One (1)
Total 2015: 26

Headcount as of December 31, 2015:

- Full Time Employees: 74
- Part Time Employees: 16
- **Total Number of Employees: 90**

The following employees observed City anniversaries in December:

Name	Date	Yrs		Name	Date	Yrs		Name	Date	Yrs
Brad Casey	12/16/2001	14		Michael Pope	12/8/2008	7		Travis McDaniel	12/27/2009	6
Linden Thorp	12/16/2012	3		Jessica Noaker	12/1/2014	1		Lewis Young	12/22/2014	1

Miscellaneous:

- Performance Appraisals were delivered to eligible employees, along with merit increases. Increases are effective in the January 15, 2016 paycheck.
- Year-end monetary awards were given to eligible employees in December (Article V, Section 3).

Safety:

Chip Leake provided a presentation about Scams & Frauds. The presentation was information in how to avoid becoming part of a scam and/or fraudulent situation.

The meeting was adjourned at 8:45 a.m.

Larry O. Anderson
Finance Director

SAFETY MEETING MINUTES
DECEMBER 01, 2015
8:00 A.M.

Stan Farmer called the meeting to order at approximately 8:00 a.m. There were 45 employees in attendance. The meeting was hosted by the Police Department who provided refreshments of breakfast tacos along with coffee, milk, and juice.

I. **ANNOUNCEMENTS**:

Recognized Council Members/Special Guests: No guests were in attendance.

Announced New Employees: Steve Boyd, Police (12/01)

Vacancies: One (1) Part-Time Animal Control Officer; One (1) Plant Operator; One (1) Field Foreman

Recognized City Anniversaries: Stan announced the following anniversary dates during the month of December:

Name	Date	Yrs		Name	Date	Yrs		Name	Date	Yrs
Brad Casey	12/16/2001	14		Michael Pope	12/8/2008	7		Travis McDaniel	12/27/2009	6
Linden Thorp	12/16/2012	3		Jessica Noaker	12/1/2014	1		Lewis Young	12/22/2014	1

Recognized Birthdays: Stan recognized the following birthdays for the month of December:

Name	Date		Name	Date		Name	Date
Joe Morris	04		Bobbi Havins	10		Terry DiSanto	28
Travis McRee	28						

Employee Announcements: Births/Marriages/Awards/Etc.

Miscellaneous Announcements:

- **Council Meeting**: (Park in Lower Lot) – The City Council Meeting is scheduled for December 15, 2015 at 3:00 p.m.
- **Next Holiday**: The next holiday – Thursday & Friday, December 24 & 25, 2015 for Christmas.
- **Next Safety Meeting:** Tuesday, January 5, 2016, sponsored by Field Operations.
- **Accidents**: Stan reviewed the accidents for the month of November.

Totals for Fiscal Year:	FY 2016:	FY 2015:
• Accidents Reported in November:	2	0
• Total Accidents YTD:	6	0
• Lost-Time Accidents YTD:	1	0

II. **PROGRAM:** Chip Leake provided a presentation about Scams & Frauds. The presentation was information in how to avoid becoming part of a scam and/or fraudulent situation.

III. **Other Announcements by Managers/Question and Answer Session:**

IV. **Door Prize Drawing:** After the program, 45 numbers were in the drawing pool. Numbers were drawn, and the lucky winners were #29, David Taylor and #34, Jami Bowles. Each received a $20 gift card.

V. **ADJOURN:** There being no further business; the meeting was adjourned at 8:45 a.m.

Submitted by: Vicki Briggs, Human Resources Administrator

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

1 - Utility Fund

From 12/1/2015 Through 12/31/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1001	WATER - PRODUCTION	194,097.00	192,683.04	(1,413.96)	730,291.00	849,897.36	119,606.36	3,217,000.00	(2,367,102.64)	(73.58)%
REV	2001	WASTEWATER - TREATMENT	188,798.00	190,838.90	2,040.90	566,394.00	564,174.80	(2,219.20)	2,279,500.00	(1,715,325.20)	(75.25)%
REV	3001	SOLID WASTE - RECYCLING	67,145.00	66,432.23	(712.77)	201,435.00	199,860.00	(1,575.00)	805,750.00	(605,890.00)	(75.19)%
REV	4000	STANDBY	123.00	0.00	(123.00)	369.00	539.93	170.93	1,500.00	(960.07)	(64.00)%
REV	9999	INTEREST INCOME	300.00	504.79	204.79	900.00	1,146.47	246.47	3,750.00	(2,603.53)	(69.42)%
Total REV			450,463.00	450,458.96	(4.04)	1,499,389.00	1,615,618.56	116,229.56	6,307,500.00	(4,691,881.44)	(74.39)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	178,308.00	215,589.43	(37,281.43)	510,932.00	551,659.92	(40,727.92)	1,989,500.00	1,437,840.08	72.27%
EXP	1001	WATER - PRODUCTION	78,129.00	83,136.33	(5,007.33)	231,563.00	230,427.43	1,135.57	844,250.00	613,822.57	72.70%
EXP	1002	WATER - DISTRIBUTION	66,200.00	46,626.69	19,573.31	168,990.00	126,325.36	42,664.64	670,250.00	543,924.64	81.15%
EXP	2001	WASTEWATER - TREATMENT	31,236.00	35,796.08	(4,560.08)	81,020.00	81,455.33	(435.33)	312,750.00	231,294.67	73.95%
EXP	2002	WASTEWATER - COLLECTION	80,908.00	86,690.30	(5,782.30)	213,114.00	220,951.74	(7,837.74)	845,500.00	624,548.26	73.86%
EXP	3001	SOLID WASTE - RECYCLING	54,301.00	50,882.55	3,418.45	165,174.00	149,258.09	15,915.91	629,750.00	480,491.91	76.29%
Total EXP			489,082.00	518,721.38	(29,639.38)	1,370,793.00	1,360,077.87	10,715.13	5,292,000.00	3,931,922.13	(74.30)%
		Total 1 - Utility Fund	(38,619.00)	(68,262.42)	(29,643.42)	128,596.00	255,540.69	126,944.69	1,015,500.00	(759,959.31)	(74.84)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

2 - General Fund

From 12/1/2015 Through 12/31/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1000	ADMINISTRATION	47,975.00	51,093.36	3,118.36	137,925.00	145,565.92	7,640.92	551,000.00	(405,434.08)	(73.58)%
REV	5000	FIRE	36,258.00	38,117.33	1,859.33	75,774.00	82,546.70	6,772.70	242,500.00	(159,953.30)	(65.96)%
REV	6000	EMERGENCY SERVICE DISTRICT	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00	(6,750.00)	(75.00)%
REV	7000	TAX	435,125.00	437,154.14	2,029.14	1,185,375.00	1,189,907.18	4,532.18	4,727,500.00	(3,537,592.82)	(74.83)%
REV	8000	POLICE	2,100.00	8,608.47	6,508.47	2,500.00	12,548.63	10,048.63	2,750.00	9,798.63	356.31%
REV	9500	DEVELOPMENT SERVICES	7,579.00	10,693.00	3,114.00	22,737.00	27,177.00	4,440.00	91,500.00	(64,323.00)	(70.29)%
REV	9600	STREET MAINTENANCE	79,013.00	80,483.32	1,470.32	147,679.00	214,439.69	66,760.69	676,500.00	(462,060.31)	(68.30)%
REV	9800	MOWING & CLEARING	0.00	0.00	0.00	40,400.00	0.00	(40,400.00)	486,000.00	(486,000.00)	(100.00)%
REV	9999	INTEREST INCOME	200.00	854.15	654.15	600.00	1,864.85	1,264.85	2,500.00	(635.15)	(25.40)%
Total REV			609,000.00	627,753.77	18,753.77	1,615,240.00	1,676,299.97	61,059.97	6,789,250.00	(5,112,950.03)	(75.31)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	108,600.00	113,065.51	(4,465.51)	482,201.00	459,846.64	22,354.36	1,588,500.00	1,128,653.36	71.05%
EXP	5000	FIRE	184,375.67	203,601.91	(19,226.24)	453,631.01	479,998.20	(26,367.19)	1,725,500.00	1,245,501.80	72.18%
EXP	8000	POLICE	194,290.00	196,714.10	(2,424.10)	472,874.00	452,599.91	20,274.09	1,787,500.00	1,334,900.09	74.67%
EXP	9000	ANIMAL CONTROL	28,175.00	20,298.05	7,876.95	111,641.00	53,755.25	57,885.75	168,750.00	114,994.75	68.14%
EXP	9500	DEVELOPMENT SERVICES	32,627.00	30,986.56	1,640.44	85,099.00	77,414.89	7,684.11	323,250.00	245,835.11	76.05%
EXP	9600	STREET MAINTENANCE	14,998.00	14,845.63	152.37	44,994.00	35,642.63	9,351.37	230,000.00	194,357.37	84.50%
EXP	9800	MOWING & CLEARING	332.00	427.00	(95.00)	150,830.00	188,856.00	(38,026.00)	628,000.00	439,144.00	69.92%
Total EXP			563,397.67	579,938.76	(16,541.09)	1,801,270.01	1,748,113.52	53,156.49	6,451,500.00	4,703,386.48	(72.90)%
		Total 2 - General Fund	45,602.33	47,815.01	2,212.68	(186,030.01)	(71,813.55)	114,216.46	337,750.00	(409,563.55)	(121.26)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

7 - Capital Projects Fund

From 12/1/2015 Through 12/31/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	9999	INTEREST INCOME	20.00	20.30	0.30	60.00	59.89	(0.11)	250.00	(190.11)	(76.04)%
Total REV			20.00	20.30	0.30	60.00	59.89	(0.11)	250.00	(190.11)	(76.04)%
	50000	Expenses									
EXP	9700	STREET IMPROVEMENTS	12,214.00	11,745.63	468.37	28,936.00	28,177.17	758.83	109,500.00	81,322.83	74.26%
Total EXP			12,214.00	11,745.63	468.37	28,936.00	28,177.17	758.83	109,500.00	81,322.83	(74.27)%
		Total 7 - Capital Projects Fund	(12,194.00)	(11,725.33)	468.67	(28,876.00)	(28,117.28)	758.72	(109,250.00)	81,132.72	(74.26)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

8 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	7000	TAX	39,354.00	165,213.28	125,859.28	118,062.00	235,681.54	117,619.54	472,250.00	(236,568.46)	(50.09)%
REV	9999	INTEREST INCOME	12.00	41.11	29.11	36.00	69.68	33.68	150.00	(80.32)	(53.54)%
Total REV			39,366.00	165,254.39	125,888.39	118,098.00	235,751.22	117,653.22	472,400.00	(236,648.78)	(50.09)%
	50000	Expenses									
EXP	7000	TAX	0.00	0.00	0.00	0.00	0.00	0.00	724,750.00	724,750.00	100.00%
Total EXP			0.00	0.00	0.00	0.00	0.00	0.00	724,750.00	724,750.00	(100.00)%
		Total 8 - Debt Service Fund	39,366.00	165,254.39	125,888.39	118,098.00	235,751.22	117,653.22	(252,350.00)	488,101.22	(193.42)%
Report Difference			34,155.33	133,081.65	98,926.32	31,787.99	391,361.08	359,573.09	991,650.00	(600,288.92)	(60.53)%

CITY OF HORSESHOE BAY

COMMUNITY SERVICES DEPARTMENT DIRECTOR'S REPORT

Water and Wastewater Flows: A comparison of gallons of Water Produced, Water Sold, Water Loss, Treated Sewer, Sewer Effluent Flows, and other details of monthly operation.

December 2015 (Nov 8 –Dec 7 Billing Cycle)	Dec-15	*Dec-14*
Water Produced for Sale:	**30.40** MG	***34.43*** *MG*
Known Leaks and Accounted Uses:	*3.767* MG	*4.066 MG*
Unknown Water Loss:	*2.53* MG	*2.09 MG*
Water Sold To Public:	**24.11** MG	***28.28*** *MG*
Maximum Daily Flow:	1.19 MG	*1.92 MG*
Average Daily Flow:	0.98 MG	*1.11 MG*
Total Water Production for Fiscal Year:	**160.10** MG	***124.63*** *MG*
*Percentage of LCRA Contract (Maximum Allowable Quantity – 725.00 MG)**	88.0%	*75.6%*

** Contract is based on calendar year, not fiscal year and excludes wholesale usage (Sandy Harbor, Oak Ridge and Deerhaven).*

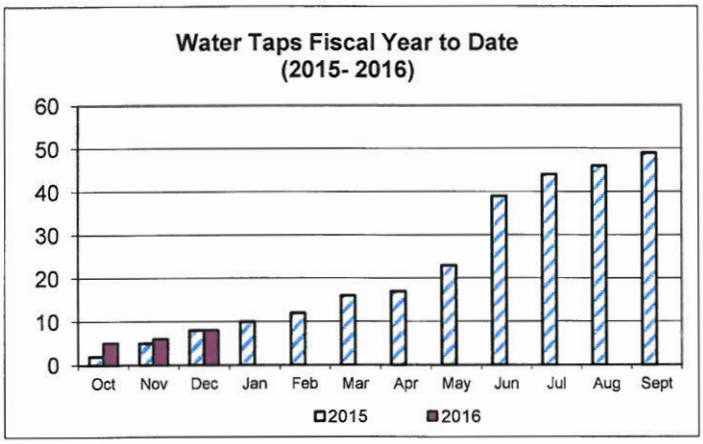
December 2015 Wastewater Treatment	Dec-15	*Dec-14*
Treated Wastewater:	**15.23** MG	***15.24*** *MG*
% Water Sold:	63%	*54%*
Maximum Daily Flow:	0.629 MG	*0.687 MG*
Average Daily Flow:	0.491 MG	*0.492 MG*
Total Wastewater Treated for Fiscal Year:	**48.68** MG	***46.94*** *MG*
Effluent Pumped to Golf Courses & Other Reuse Stites:	5.80 MG	*3.86 MG*
Year-to-Date Percent of Water Sold :	37%	*44%*

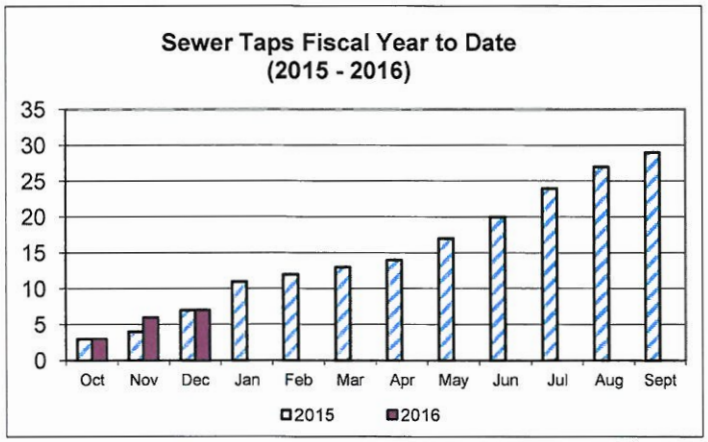
Average Wastewater Flow from Cottonwood Shores (for December 2015) was 69,000 gallons per day, which is 72% of the contract amount (96,000 gallons per day).

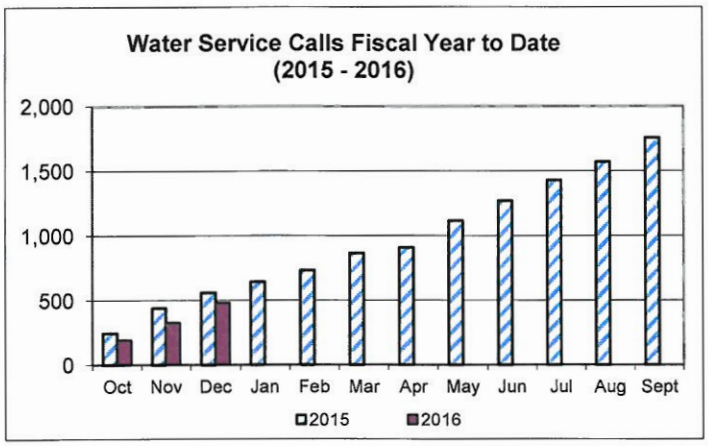
	O-15	N-15	D-15	J-16	F-16	M-16	A-16	M-16	J-16	J-16	A-16	S-16	YTD
Raw Water (MG)	**78.66**	**62.79**	**41.27**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**182.72**
Water Produced (MG)	**72.28**	**57.42**	**30.40**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**160.10**
Known Leaks And Accounted Uses (MG)*	**10.64**	**5.26**	**3.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**19.67**
Water Loss (MG)*	**1.81**	**5.24**	**2.53**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.57**
Water Loss %	*2.5%*	*9.1%*	*8.3%*										*6.0%*
Water Sold (MG)	**59.83**	**46.92**	**24.11**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**130.86**
Treated Wastewater (MG)	**17.35**	**16.10**	**15.23**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**48.68**
Treated Wastewater as % of Water Sold	*29%*	*34%*	*63%*										*37%*

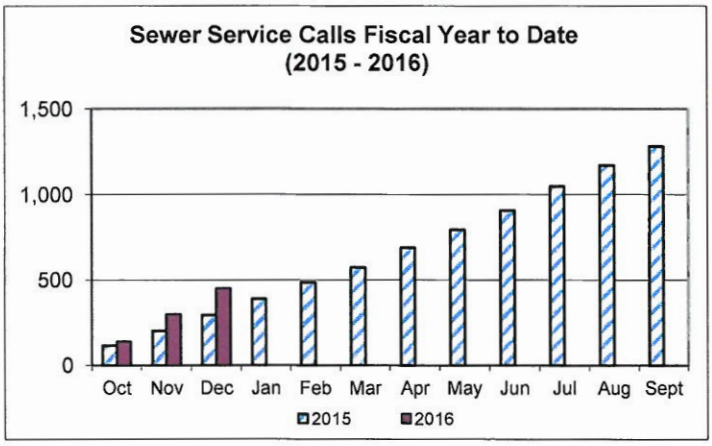
*** October Known Leaks included two large volume line leaks (one which was in an unihabited area that ran for a long period) and extensive flushing to maintain Chlorine levels.**

CITY OF HORSESHOE BAY

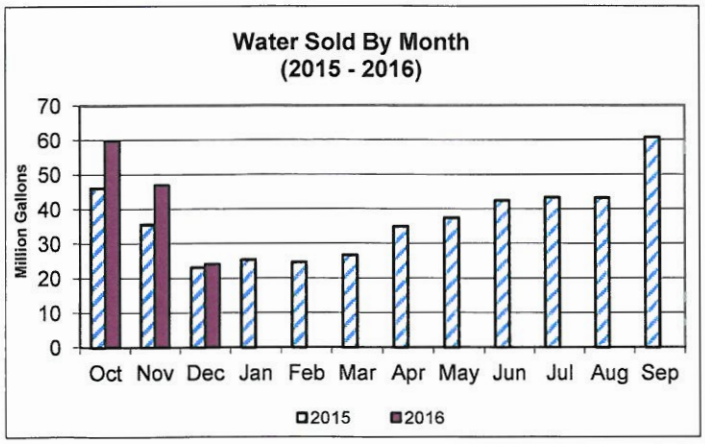


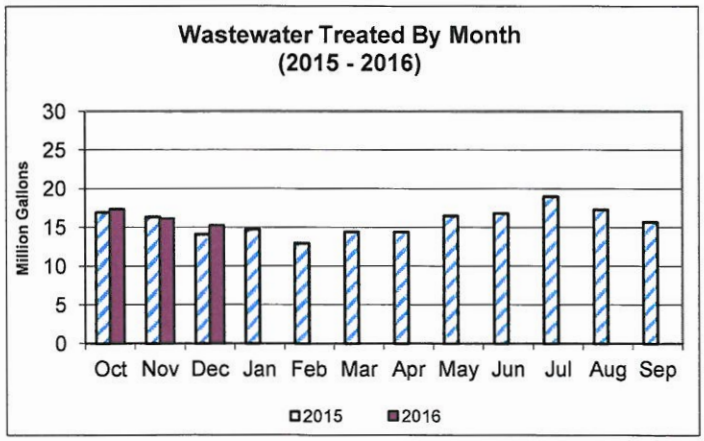






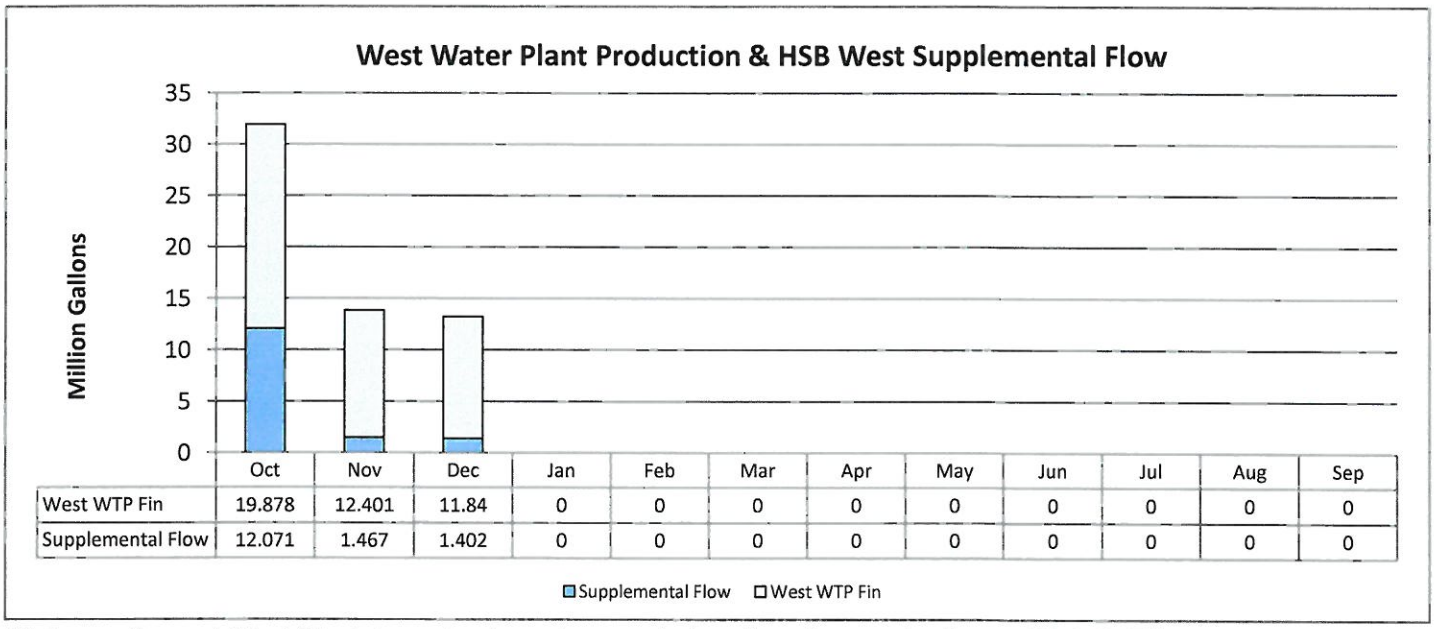
↑ Differecne in 2015 to 2016 adjustment in accounting multiple meter work activities as single workorders





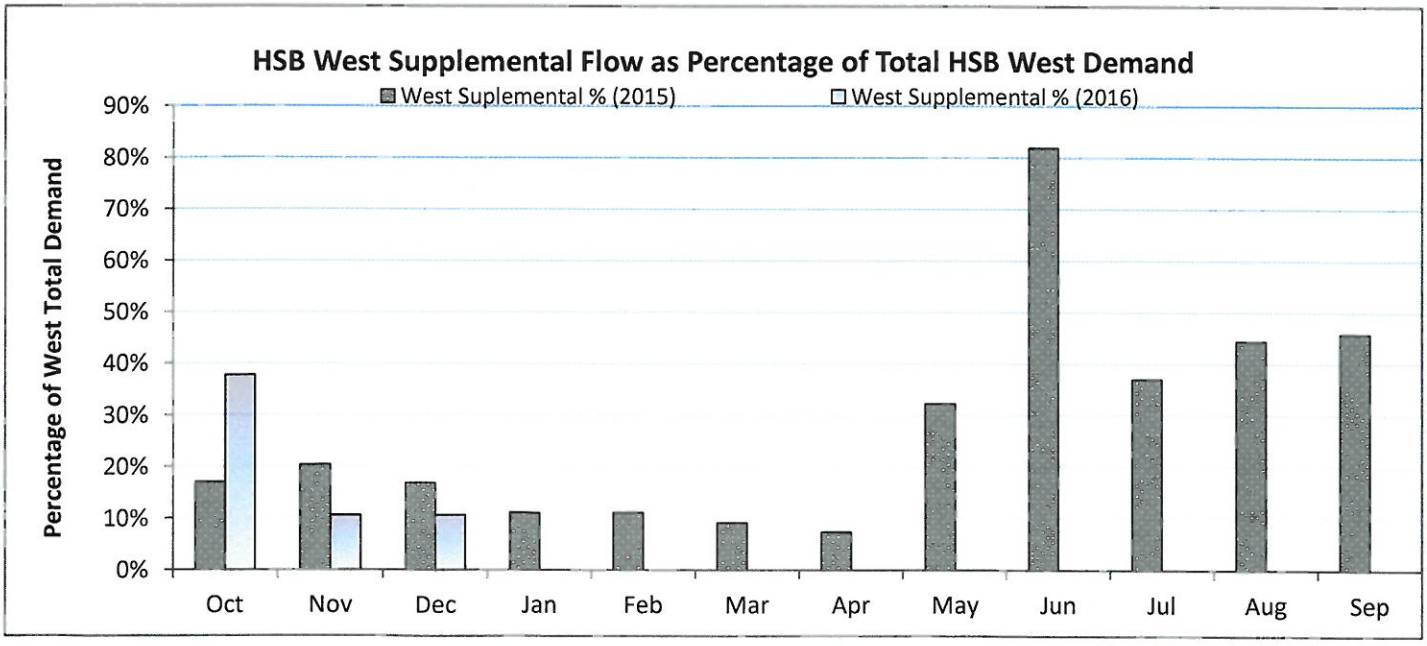
All Water Sold and Wastewater Treatment Sold is based the billing cycle and not calendar dates.

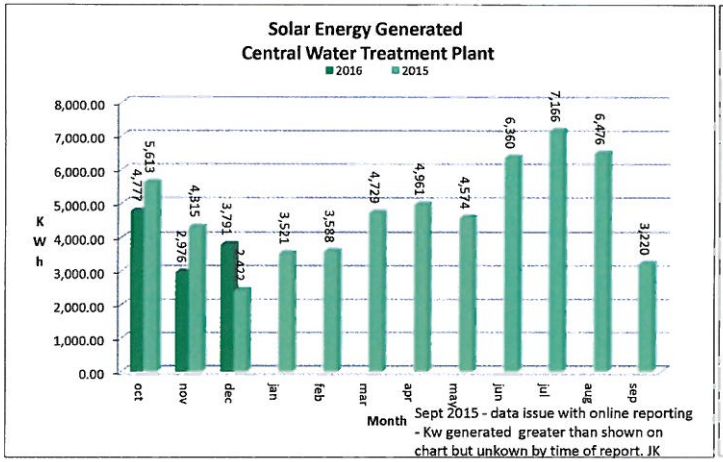
CITY OF HORSESHOE BAY

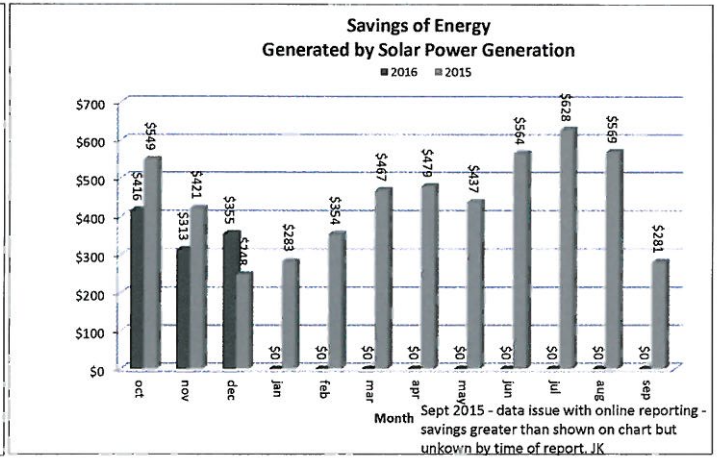


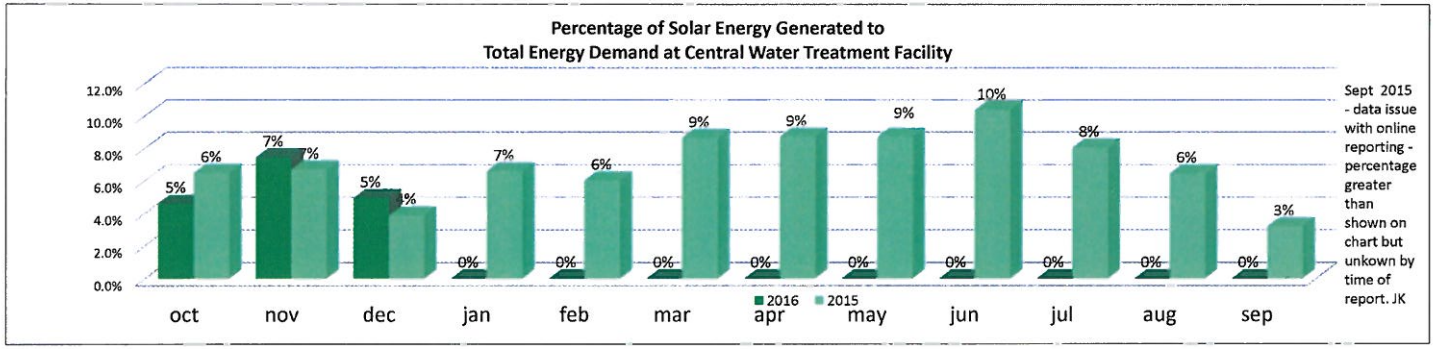
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
West WTP Fin	19.878	12.401	11.84	0	0	0	0	0	0	0	0	0
Supplemental Flow	12.071	1.467	1.402	0	0	0	0	0	0	0	0	0

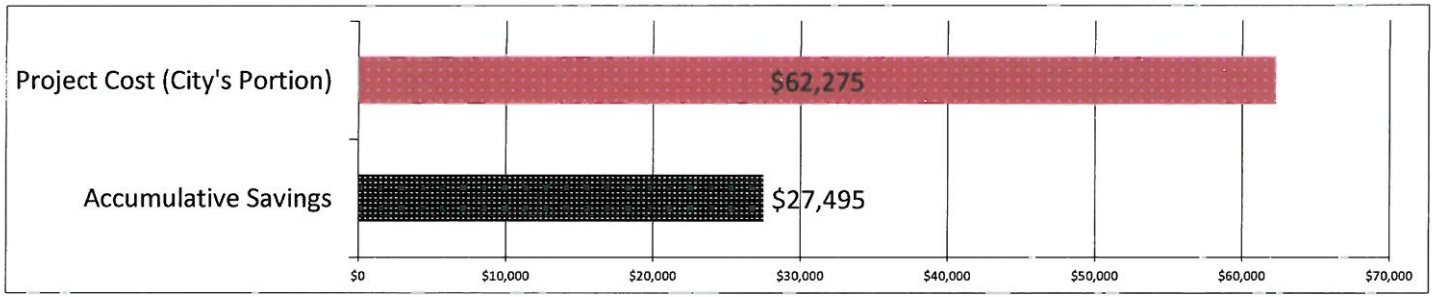
*February flows at West Plant down due to replacement of section of raw water line on Water's Edge.




Solar Energy Generated
Central Water Treatment Plant
2016
2015
8,000.00
7,000.00
6,000.00
5,000.00
4,000.00
3,000.00
2,000.00
1,000.00
0.00
K W h
4,777
5,613
2,976
4,815
3,791
2,022
3,521
3,588
4,729
4,961
4,574
6,360
7,166
6,476
3,220
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month
Sept 2015 - data issue with online reporting - Kw generated greater than shown on chart but unkown by time of report. JK


Savings of Energy
Generated by Solar Power Generation
2016
2015
$700
$600
$500
$400
$300
$200
$100
$0
$416
$549
$313
$421
$355
$248
$0
$283
$0
$354
$0
$467
$0
$479
$0
$437
$0
$564
$0
$628
$0
$569
$0
$281
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month
Sept 2015 - data issue with online reporting - savings greater than shown on chart but unkown by time of report. JK


Percentage of Solar Energy Generated to
Total Energy Demand at Central Water Treatment Facility
12.0%
10.0%
8.0%
6.0%
4.0%
2.0%
0.0%
5%
6%
7%
7%
5%
4%
0%
7%
0%
6%
0%
9%
0%
9%
0%
9%
0%
10%
0%
8%
0%
6%
0%
3%
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
2016
2015
Sept 2015 - data issue with online reporting - percentage greater than shown on chart but unkown by time of report. JK


Project Cost (City's Portion)
$62,275
Accumulative Savings
$27,495
$0
$10,000
$20,000
$30,000
$40,000
$50,000
$60,000
$70,000

CITY OF HORSESHOE BAY

Summary of Community Services Department Activities for December FY2016

Summary of tasks below are in conjunction with routine tasks performed by staff in providing water treatment, water distribution, wastewater collection, wastewater treatment, garbage, recycling, GIS mapping, utility billing and customer services.

Management Activities

Advertised for Plant Operator Position made vacant in late November. Interviews will be held in late December and Position will be filled in January.

Researched new server technology and equipment. Working on replacement on aging server equipment and software platforms that are seven years old.

Finalized data collected for City's sewer system model and Summit Rock Lift Station design. Met with Engineer on 90 % plans and specifications.

Met with Engineer and reviewed 90% drawings for Summit Rock Lift Station construction. Revised treatment capacities to include two new high density developments.

West Water Plant expansion design oversight. Work with Engineer on equipment specifications and submittals. Prepare info for Engineering Design Report to TCEQ.

Oversight of migration of GIS parcel and Utilities data layers into GIS database. Research new in-house servers for data storage for City asset management and GIS software.

Work with Developers to evaluate feasibility and layout of utilities to Synergy Village Development project. Met with Developer and Engineer on design.

Work with Developers to evaluate feasibility and layout of utilities to Tuscan Village and Siena Cove Development project. Review of planned utility sizing and route options.

Met with Deerhaven WSC's engineer on water meter construction in conjunction with water line project in Deerhaven. Reconstruction of Deerhaven meter setup off Apache Tears.

Continue to seek out utility bill and water loss issues. Zero and high usage accounts are being screened for accuracy or meter failures. Performed data logs on over 40 meters.

Worked with Assistant Fire Chief to update Fire Hydrant facilities GIS updates and assets management. Continue to repair out of service or need repair hydrants to 100% goal.

Oversight of utility construction for the Golden Bear Development. Reviewed revised plans and provided comment. Oversight of utilities installation. 90% complete.

Met with Cottonwood Mayor and Staff on request to expand their wastewater entitlement. Began revising contract for Council review and approval at future meeting.

Worked with GIS Manager and ESRI regional Staff on licensing options for moving software to new in-house servers for data storage. Replacing old servers due to age.

Worked with Contract IT vendor (Onsite Computer) on licensing options for moving software to new in-house servers for data storage. Replacing old servers due to age.

Met with City Manager on Server Upgrade Plans and updating GS system to new Governmental Model and Applications available

Oversight of part time seasonal GIS Intern workload. Managing workload and provided direction and coordination with other departments on updating City's GIS system.

Completed employee evaluation process. Met with employees on merit evaluations and discussed strengths and weakness - expectations for improvements over next year.

Attended POA President's meeting. Provided insight into operations and utilities issues.

Inspected Drained High Storage #1 (750,000 gallon tank) as per TCEQ requirement. Noted structural and paint degradation and prepare for routine project budget in FY 17.

Met with Zeecon manager and installation crew at both West Elevated Tank and Summit Rock Tank for installation of internet equipment.

Prepare bidding documents for City's Landscaping contract for City Hall, Demonstration Garden, Fire and Police grounds and Central Water Plant.

Operational Projects

Meter replacement program - 28 meter replacements and 8 new taps since beginning of beginning of Fiscal Year.

System chlorine flushing and customer assistance for water quality issues - tracking chlorine and ammonia levels in distribution system. Switched back to Chloramine disinfectant.

Final walk through and payment of Applehead POA water line relocation project Reviewed and approved pay applications of concrete work performed.

Repaired 6 water mainline leaks and 1 sewer leaks in November. All water leaks were small leaks and located at service connections.

Working with Water Conservation Officer on Rebate program preparation for FY 2016. Developing forms and data to train irrigators

Developed an article on a new website available for customers to better understand customer's water usage and what to look for to ensure proper operation of irrigation system.

Met with Vendor and Contractor on South Lift Station rehab project. Met with staff on City's responsibilities and project scope. Setting up purchases for materials needed.

Oversight of Effluent Pond aeration system operation and multi-month biological treatment of effluent sludge at bottom of the ponds to increase capacity.

Drained and Cleaned 750,000 High Storage Tank reservoir and prepared for installation of level controls. Preparation for draining and cleaning 1,300,000 High Tank for cleaning.

Calibrated Central Plant Chlorine detection and dosage measure equipment. Tested alarms to ensure correct operation.

Large Capital Projects

Met with Engineer on construction and treatment equipment specifications for West Water Treatment Plant expansion. Worked on revised budget and timing of bidding.

Met with Staff on Summit Rock Lift station design - finalize data collection for model design. Reviewed 90% drawings and provided input on ongoing design.

Met with Engineer on Airport Sewer Extension project to discuss project scope and design. Staff collecting main system pressures of existing system at proposed connection.

Met with Developers on Gynergy and Tuscan Village projects for design considerations and review of Sewer model data report.

Training Activities

Safety training with Field Operations crew.

David Taylor training Rick Williams on Automatic Meter Reading

Dan McGraw prepared and presented PowerPoint for safety meeting. Field Ops, January 5, 2016

Training Troy Buchanan on Automatic Meter Reading

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

DECEMBER 2015 ACTIVITY REPORT

Meetings with the following:

1. Bill Bush regarding the Enclave Replat for signatures, and changes in utility locations;
2. Judith Crane regarding possible substandard building at 105 Star #4;
3. George Valerian regarding possible side yard Variance on the street side for Lot W7065 at the corner of Hi Fault and Silver Hill;
4. George Green regarding permit for replacement exterior lighting at 612 Port, and about the annexation;
5. Stan Farmer and Rex Baker regarding the annexation process;
6. Tom and Kathleen Clark regarding Air BnB weekend/one night rental and about a boat dock permit at 625 N. Horseshoe Bay Blvd. N.
7. Glen Salem regarding a permit for the lower deck at 402 Lighthouse Dr.;
8. Edwin Lofton regarding setbacks for two odd-shaped lots;
9. Rae Loki regarding directional signs for the Escape West townhouses;
10. Jeff Mcspadden regarding the map of the City's ETJ; his property is in both ours and Marble Falls ETJ; and he wants Marble Falls to take his entire property into their ETJ, although it is adjacent to Horseshoe Bay South;
11. Dick Shiefer regarding opposition to annexation of his property, and PEC's plans for hi voltage power lines being placed along the entire length of Highway 71 in HSB;

Other Meetings I attended:

1. Planning and Zoning Commission;
2. Long Range Planning Committee;
3. POA Presidents' Forum;
4. Senior Staff Meeting;
5. Municipal Court;
6. Long Range Planning Committee;
7. Development Services staff meeting;

Other Activity:

1. Attended a FEMA webinar regarding new floodplain regulations;
2. Prepared the base flood elevation (BFE) for Michelle Walker for Lot No. 207 on Creek Lane In Pecan Creek;
3. Filed the Municipal Court Order regarding 2101 27th St.;

Code Enforcement Officer Activities from 10/01/15 (Fiscal Year) To Date Summary:

- Red Tags Issued: 6
- Certified Letters Sent: 30
- Regular Letters Sent/Posted: 30
- Citations and Court Summons Issued: 1
- Total Vehicles Removed: 9
- Letters for Yard Lights/Addresses: 0
- Development Services Director Minor Plats approved: 1

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

DECEMBER 2015 ACTIVITY REPORT

Building Permits

Completed Application Received	ATS Review Completed	Date Issued To Customer	Type	Address	Owner
11-20-15	11-24-15	12-02-15	Fence	1216 Mountain Dew	Robison
11-10-15	11-16-15	12-02-15	Residential	120 Azalea Loop	Boyd
08-20-15	08-26-15	12-02-15	Residential	212 Lasso	Classen
11-19-15	11-24-15	12-03-15	Residential	112 Jade	Millsap
11-18-15	11-24-15	12-03-15	Residential	325 Parallel Circle	Millsap
11-20-15	11-24-15	12-03-15	Residential	607 Hi Stirrup	Lofton
11-03-15	12-03-15	12-04-15	Deck	1301 Thataway	Boswell
10-15-15	10-26-15	12-04-15	Residential	101 Harbor Light	Seidlits
11-30-15	12-03-15	12-07-15	Pool	619 HSB N Blvd	Anderson
11-30-15	12-03-15	12-07-15	Bathroom Remodel	1807 Fault Line Dr	Mason
12-01-15	12-11-15	12-16-15	Deck/Arbor	3305 Douglas Dr.	Hill
11-25-15	12-16-15	12-17-15	Deck/Dock/Pool	402 Lighthouse Dr.	Kehoe
12-04-15	12-15-15	12-18-15	Remodel	301 Wennmohs	Papermaster
12-08-15	12-16-15	12-22-15	Residential	1502 Hi Circle S	Landblock, LLC
12-08-15	12-16-15	12-22-15	Residential	1307 Mountain Leather	Landblock, LLC
12-03-15	12-11-15	12-22-15	Residential-Duplex	3402 W SH 71	Brown
12-08-15	12-16-15	12-23-15	Residential	106 Cactus Corner	Landblock, LLC
12-15-15	12-23-15	12-28-15	Staircase	1100 Cape Terrace #703	McMillan
12-15-15	12-17-15	12-28-15	Pool	153 Applehead Island Dr	Gutzman
11-10-15	11-12-15	12-29-15	Fence	814 Broken Arrow	Drake
12-09-15	12-17-15	12-30-15	Remodel	601 Sorrell Court	Burk

Residential Permits	FY 13	FY 14	FY 15	FY 16
October	3	3	9*	2*
November	0	5	3	2
December	3	6	6*	11
January	2	1	3	
February	4	2	2	
March	2	1	2	
April	3	2*	2	
May	3	2	7	
June	2*	11	6	
July	2	4*	5	
August	3*	3	4	
September	3	7	5*	
Yearly Total	**30**	**47**	**54**	**15**

*Indicates one Single-family permit in the ETJ

Department Activity Report	December
House Plans Submitted	10
Residential Permits	11
Plan Reviews - 1 Commercial	23
ATS Inspections	67
Garage Sale Permits Issued	0
Variances	0
Mobile Homes	0
Plat/Replat (Incl. Minor Plats)	1
CUP	0
Amendments	0
Requests for information	640

MONTHLY RESIDENTIAL PERMIT TRACKING
12/31/2015

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. of Months Left on Permit	Permit Expires
1	2401 Saddle Gun-2nd Repermit-Note 1	4B	Horseshoe Bay South	10/21/2015-Repermit	2/11/2014	1	1/21/2016
2	312 Nattie Woods-Repermit-Note 2	12	Summit Rock	12/15/2015-Repermit	8/7/2013	1.5	2/15/2016
3	316 Nattie Woods-Repermit-Note 2	12	Summit Rock	12/15/2015-Repermit	5/15/2014	1.5	2/15/2016
4	104 Estate Dr.- Note 3	7	Peninsula	10/15/2015-Repermit	11/25/2014	4.5	4/15/2016
5	126 Rock N Robyn - Note 4	11	The Trails	6/25/2014	10/21/2015	0	12/25/2015
6	115 Cross Bow	4A	Horseshoe Bay	9/4/2014	5/20/2015	2	3/4/2016
7	213 Lighthouse Dr.	4A	Horseshoe Bay	9/16/2014	5/18/2015	2.5	3/16/2016
8	908 Trails Parkway	11	The Trails	9/23/2014	7/9/2015	2.5	3/23/2016
9	444 La Serena Loop	9	Escondido	9/25/2014	10/12/2015	3	3/25/2016
10	159 La Serena Loop	9	Escondido	9/30/2014	9/10/2015	3	3/30/2016
11	307 Outcrop	3	Horseshoe Bay West	10/2/2014	9/25/2015	3	4/2/2016
12	129 Applehead Island	1	Applehead Island	10/9/2014	11/17/2015	3	4/9/2016
13	1020 Red Sail	4A	Horseshoe Bay	10/10/2014	4/22/2015	3	4/10/2016
14	112 Alexis Lane	11	The Trails	10/17/2014	6/22/2015	3.5	4/17/2016
15	113 La Bonita	9	Escondido	11/5/2014	10/12/2015	4	5/5/2016
16	101 Lachite	3	Horseshoe Bay West	12/11/2014	5/14/2015	5	6/11/2016
17	101 Beauty Berry	12	Summit Rock	12/17/2014	7/15/2015	6	7/13/2016
18	128 Plaza Escondido	9	Escondido	1/29/2015	10/19/2015	7	7/29/2016
19	300 High Pointe Ln.	12	Summit Rock	2/11/2015	9/15/2015	7	8/11/2016
20	116 Nattie Woods	12	Summit Rock	2/11/2015	9/9/2015	7	8/11/2016
21	104 Amethyst	3	Horseshoe Bay West	3/19/2015	9/8/2015	8.5	9/19/2016
22	1109 Fault Line Dr.	3	Horseshoe Bay West	4/10/2015	10/9/2015	9	10/10/2016
23	128 Nightshade	12	Summit Rock	4/30/2015	11/20/2015	10	10/30/2016
24	433 La Serena Loop	9	Escondido	5/1/2015	9/24/2015	10	11/1/2016
25	311 B Horseshoe Bay North Blvd. N.	4A	Horseshoe Bay	5/21/2015	10/26/2015	10.5	11/21/2016
26	116 Los Puertas	9	Escondido	5/26/2015	11/6/2015	11	11/26/2016
27	403 Rio	4A	Horseshoe Bay	5/28/2015	None Requested	11	11/28/2016
28	106 Blanco Ct.	6	Pecan Creek	6/5/2015	10/6/2015	11	12/5/2016

MONTHLY RESIDENTIAL PERMIT TRACKING
12/31/2015

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. of Months Left on Permit	Permit Expires
29	120 Tee Off	4A	Horseshoe Bay	6/10/2015	10/12/2015	11	12/10/2016
30	601 Mountain Leather	3	Horseshoe Bay West	6/16/2015	None Requested	11.5	12/16/2016
31	201 Mountain Leather	3	Horseshoe Bay West	6/16/2015	8/27/2015	11.5	12/16/2016
32	157 La Serena Loop	9	Escondido	6/17/2015	10/19/2015	11.5	12/17/2016
33	109 Lost Nugget	3	Horseshoe Bay West	6/18/2015	11/25/2015	11.5	12/18/2016
34	2126 Chameleon	4B	Horseshoe Bay South	7/17/2015	10/30/2015	12.5	1/17/2017
35-36	416 Hi Circle West-Note 5	4A	Horseshoe Bay	7/20/2015	11/10/2015	12.5	1/20/2017
37	1202 Sun Ray	3	Horseshoe Bay West	7/28/2015	8/28/2015	13	1/28/2017
38	311 C Horseshoe Bay North Blvd. N.	4A	Horseshoe Bay	7/31/2015	11/17/2015	13	1/31/2017
39	627 Passion Flower	12	Summit Rock	8/5/2015	11/4/2015	13	2/5/2017
40	110 Kelley Lane	11	The Trails	8/18/2015	11/17/2015	13.5	2/18/2017
41	109 Gillespie Court	6	Pecan Creek	8/20/2015	11/25/2015	13.5	2/20/2017
42	1113 Mountain Leather	3	Horseshoe Bay West	8/25/2015	11/6/2015	14	2/25/2017
43	813 Trails Parkway	11	The Trails	9/3/2015	11/17/2015	14	3/3/2017
44	212 Nattie Woods	12	Summit Rock	9/11/2015	11/3/2015	14	3/11/2017
45	3340 W SH 71	ETJ	N/A	9/14/2015	None Requested	14	3/14/2017
46	155 La Serena Loop	9	Escondido	9/21/2015	None Requested	14.5	3/21/2017
47	303 Emerald Way	3	Horseshoe Bay West	9/28/2015	10/29/2015	15	3/28/2017
48	135 Wilderness Dr. E	ETJ	N/A	10/14/2015	None Requested	15	4/14/2017
49	100 Gallop	3	Horseshoe Bay West	10/20/2015	11/4/2015	15.5	4/20/2017
50	212 Lasso	4A	Horseshoe Bay	NYI			
51	105 Plaza Escondido	9	Escondido	11/3/2015	None Requested	16	5/3/2017
52	301 The Trails Parkway	11	The Trails	NYI			
53	801 Silver Hill	3	Horseshoe Bay West	11/4/2015	11/16/2015	16	5/4/2017
54	101 Harbor Light	4A	Horseshoe Bay	NYI			
55	Gemstone	2	Applehead	NYI			
56-71	Tuscan Dr.-Note 7	3	Horseshoe Bay West	NYI			
72	120 Azalea Loop	12	Summit Rock	12/2/2015	None Requested	17	6/2/2017

MONTHLY RESIDENTIAL PERMIT TRACKING
12/31/2015

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. of Months Left on Permit	Permit Expires
73	112 Jade	3	Horseshoe Bay West	12/3/2015	12/15/2015	17	6/3/2017
74	325 Parallel Circle	3	Horseshoe Bay WEst	12/3/2015	None Requested		
75	607 Hi Stirrup	4A	Horseshoe Bay	12/3/2015	12/9/2015	17	6/3/2017
76	1502 Hi Circle South	4A	Horseshoe Bay	12/22/2015	None Requested	18	6/22/2017
77	1307 Mountain Leather	3	Horseshoe Bay West	12/22/2015	None Requested	18	6/22/2017
78-79	3402 W SH 71-Note 5	ETJ	N/A	12/22/2015	None Requested	18	6/22/2017
80	106 Cactus Corner	3	Horseshoe Bay West	12/23/2015	None Requested	18	6/23/2017
81	709 Sky Hawk	3	Horseshoe Bay West	NYI			
82	1501 Azure	4A	Horseshoe Bay	NYI			
83	1126 Mountain Leather	3	Horseshoe Bay West	NYI			

NOTES

1 - Contractor notified that Repermit will expire on 1/21/16

2 - Contractor was granted 2 month Repermit from Council on 12/15/15

3- Contractor was granted Repermit on 10/15/15 for 6 months

4 - Contractor notified of expiring Repermit

5 - Duplex

7 - 16 townhouse units - last phase of The Enclave

NYI - Not Yet Issued. Permit is ready for pick-up by builder/contractor.

City of Horseshoe Bay

OFFICE OF COURT ADMINISTRATION

DECEMBER 2015 OFFICIAL MUNICIPAL COURT ACTIVITY REPORT

	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	YTD
New Cases Filed	**36**	**26**	**31**										**93**
Fined													
A. Bond Forfeited	0	0	0										**0**
B. Fined	25	22	23										**70**
C. Cases Dismissed	3	4	3										**10**
Disposition of Trial													
Trial by Judge - Guilty	0	0	0										**0**
Trial by Judge -N Guilty	0	0	0										**0**
Trial by Jury - Guilty	0	0	0										**0**
Trial by Jury - N Guilty	0	0	0										**0**
Cases Dismissed													
A. After Driver Safety Course	4	4	0										**8**
B. After Deferred	7	1	4										**12**
C. After Proof Fin. Respons.	2	1	0										**3**
D. Compliance Dismissal	0	1	4										**5**
Comm. Serv. Ordered	0	0	1										**1**
Cases Appealed	0	0	0										**0**
Juvenile/Minor Activity													
A. TCC	0	0	0										**0**
B. ABC	0	0	0										**0**
C. DUI	0	0	0										**0**
D. H&S Offenses filed	0	0	0										**0**
H. Non-Traffic Offenses	0	0	0										**0**
Arrest Warrants:													
A. Class C. Misdemeanors	44	0	35										**79**
B. Felonies	0	0	0										**0**
													0
TOTAL REVENUE	**$ 8,480**	**$ 11,211**	**$ 10,576**										**$ 30,267**

CITY OF HORSESHOE BAY

FIRE DEPARTMENT
December 2015 FY ACTIVITY REPORT

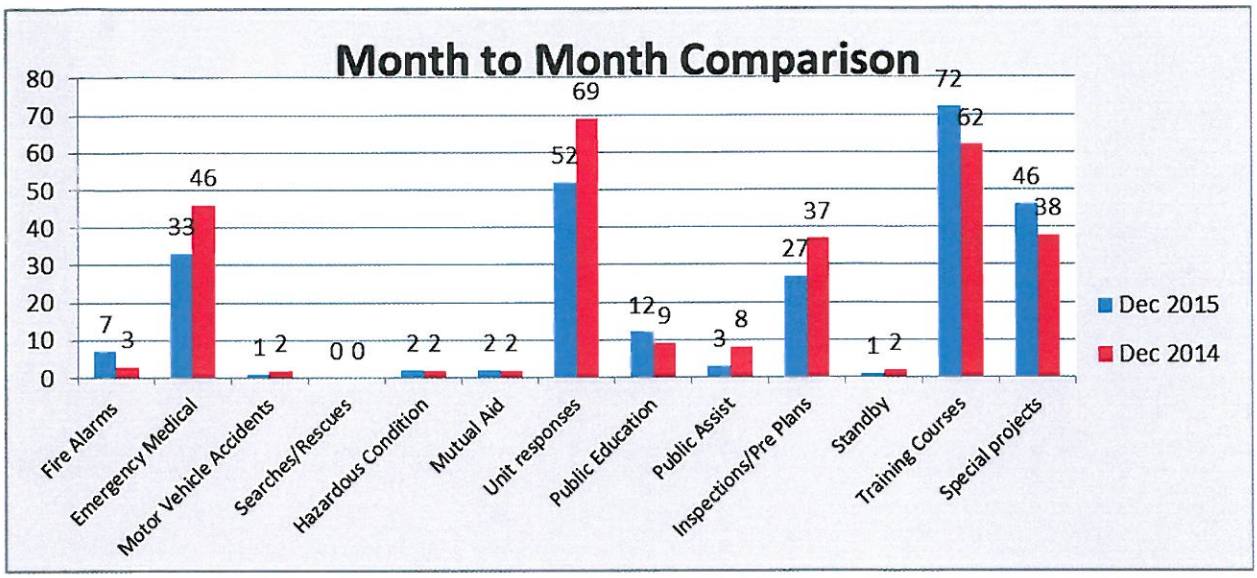
Meetings Attended – Chief Morris and Assistant Chief Black attended multiple meetings in December to include:
Meeting with "Big Dawg Pyrotechnics" to discuss feasibility of indoor pyrotechnic show at resort, Met with Texas Commission on Fire Protection Inspector, P.O.A. President's Meeting, Meeting with Director of Marble Falls Area EMS, ESD 1& ESD 4 Monthly Meetings, Monthly Safety Meeting, City Council Meeting.

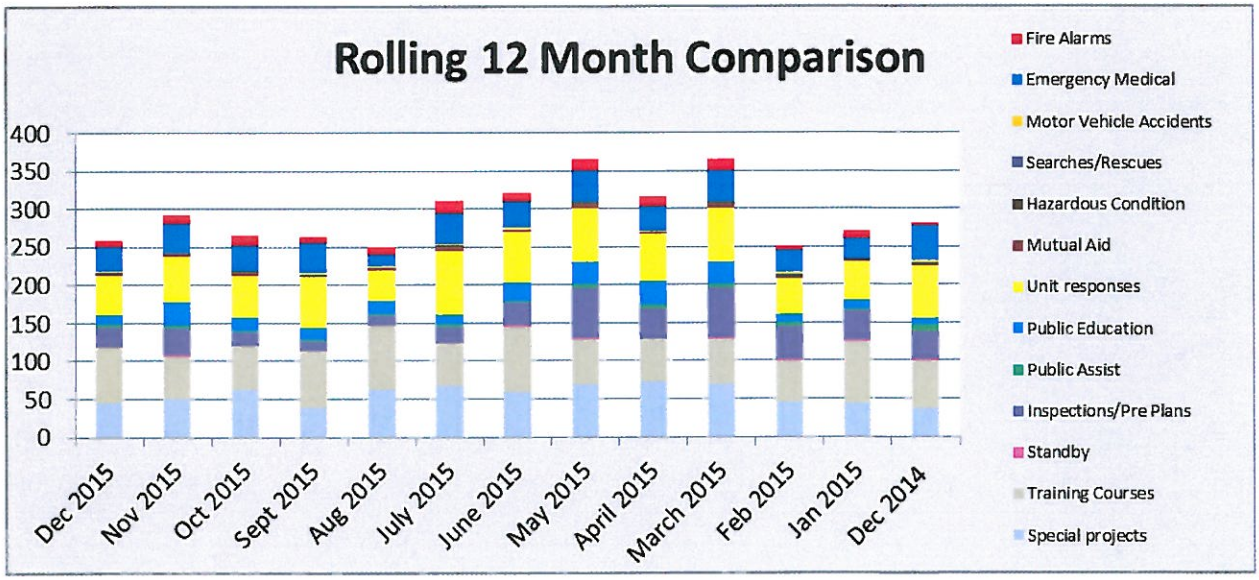
Community Events attended –HSB Business Alliance monthly coffee, POA Christmas Event, Star Republican Women's Luncheon.
Notable Training – Vehicle Rescue Class

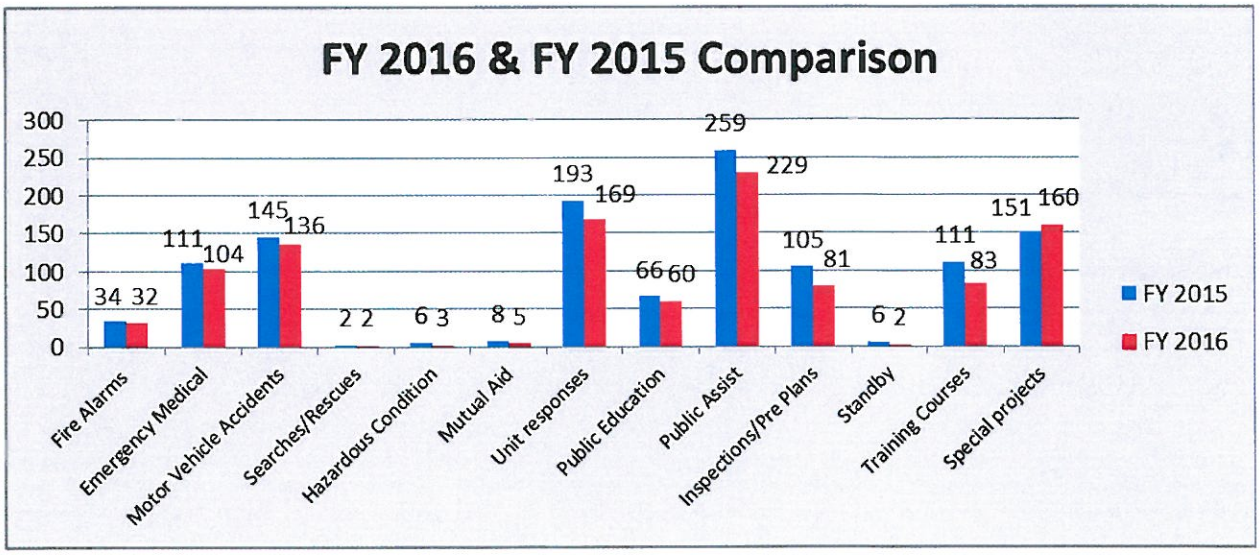
Other – Completed Department Annual Evaluations

OPERATIONS	Dec 2015	Dec 2014	FYTD 2016	FYTD 2015
Fire Alarms (all types- buildings, vehicles, etc.)	7	3	32	36
Emergency Medical	33	46	104	114
Motor Vehicle Accident	1	2	1	6
Searches and/or Rescue	0	0	2	0
Hazardous Condition	2	2	3	1
Mutual Aid	2	2	8	4
Number of unit responses	52	69	169	214
Public Education/Relations	12	9	60	74
Public Service or Assistance	3	8	8	16
Inspections/Pre Plans	27	37	81	133
Standby Public Safety	1	2	2	3
Training programs/contact hours	72	62	185/540	256/1029
Spec. projects/staff hrs. (i.e. spec. meetings & other work details)	46	38	160/563	463/1076
Totals	212	280	557	1320

Monthly Response Time: 6.6 minutes


Month to Month Comparison
80
70
60
50
40
30
20
10
0
7 3
33 46
1 2
0 0
2 2
2 2
52 69
12 9
3 8
27 37
1 2
72 62
46 38
Fire Alarms
Emergency Medical
Motor Vehicle Accidents
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Inspections/Pre Plans
Standby
Training Courses
Special projects
Dec 2015
Dec 2014


Rolling 12 Month Comparison
400
350
300
250
200
150
100
50
0
Dec 2015
Nov 2015
Oct 2015
Sept 2015
Aug 2015
July 2015
June 2015
May 2015
April 2015
March 2015
Feb 2015
Jan 2015
Dec 2014
Fire Alarms
Emergency Medical
Motor Vehicle Accidents
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Inspections/Pre Plans
Standby
Training Courses
Special projects


FY 2016 & FY 2015 Comparison
300
250
200
150
100
50
0
34 32
111 104
145 136
2 2
6 3
8 5
193 169
66 60
259 229
105 81
6 2
111 83
151 160
Fire Alarms
Emergency Medical
Motor Vehicle Accidents
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Inspections/Pre Plans
Standby
Training Courses
Special projects
FY 2015
FY 2016

CITY OF HORSESHOE BAY

POLICE DEPARTMENT
December 2015 FY ACTIVITY REPORT

During the month of December 2015 there were thirty-six (36) new cases reported to our department. The December cases consisted of twenty-three (23) misdemeanor cases, five (5) felony cases, eight (8) non-criminal cases, five (5) traffic accidents, and eighteen (18) arrests. The department cleared eighteen (18) new and old Horseshoe Bay cases in the month of December. Thirty-two (32) residents requested home security watches during December. Also local businesses, amenities, and construction sites continued to be checked thoroughly on a daily basis. Overall, the department responded to five hundred sixty (560) calls for service, including twenty-five (25) alarms for the month of December.

During the month of December, 2015, nineteen (19) new cases were assigned to CID for follow up investigation. Eleven (11) of those cases were a misdemeanor grade, five (5) cases were a felony level and three (3) investigations were non-criminal in nature. Those include investigations such as Missing Persons, and Animal Bites. A total of sixty-seven (67) persons were interviewed by investigators. These interviews resulted in twenty-three (23) witness/victim statements and seven (7) confession statements. CID cleared six (6) active cases during the month. CID assisted the Patrol Division in covering three (3) Patrol Shifts during the month.

OPERATIONS	DEC 2015	DEC 2014	FYTD 2016	FYTD 2015
Police Assists Fire Dept / EMS	1	3	9	7
Dispatch Utility Assist	1	2	3	11
Dispatch For Service	560	608	1621	1984
Home Security Watches	32	35	65	84
Citations	26	42	86	156
Warnings	120	123	320	438
Verbal Warnings	78	58	193	131
Alarms	25	15	60	52
Arrest	18	5	45	23
Traffic Accidents	5	7	13	17
Felony Cases	5	7	12	15
Misdemeanor Cases	23	9	65	37
Non-Criminal Cases	8	8	20	27
Total Reports (New)	36	24	97	79
Cases Cleared (Old & New)	18	22	55	90
Education	75	44	146	246
Code Enforcement	66	79	177	228

Monthly Response Time: 4.79 minutes

CITY OF HORSESHOE BAY

ANIMAL CONTROL
December 2015 FY ACTIVITY REPORT

The Animal Control Person handled approximately sixty-three (63) calls within the month of December. Fifty (50) of the calls were dispatched through either the Horseshoe Bay Police Department or Marble Falls Police Department, while thirteen (13) of the calls were initiated by the Animal Control Officer.

The above information reflects the number of calls handled, but does not include the number of times traps were checked and did not have an animal in them. Police officers assisted or were assisted by the A.C.O. in five (5) of the calls for the month of December.

OPERATIONS	DEC 2015	DEC 2014	YTD 2016	YTD 2015
Buck Carcasses	3	4	9	5
Doe Carcasses	4	18	10	25
Fawn Carcasses	0	0	8	1
Other Carcasses	10	16	13	47
Total Carcasses	17	38	40	78
Cat related calls	8	0	11	9
Dog related calls	8	17	19	35
Total Other calls	41	104	131	205
Total Calls	74	159	201	327

Item # 10

CITY OF HORSESHOE BAY

DECEMBER 15, 2015

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Larry O. Anderson, Finance Director

RE: Presentation of City Quarterly Financial Report

Larry Anderson, Finance Director will have a PowerPoint presentation at the meeting.

Enclosures: None

Item # 11

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

Re: Update Regarding Street Improvement Plan

Attached is the sixth report for the Highlands/Clayton Nolan Project area.

Enclosures: Highlands Area Spreadsheet

Report Regarding Highlands Area
January 7, 2015

Cost Information	Total	Per Mile
Aaron Concrete, 7.7 miles	3,355,483	435,777
Change Order #1	87,830	
Aaron Concrete, present total commitment	3,443,313	447,184
Engineering, surveying, misc. etc.	409,000	53,117
Estimated Concrete Over/Under	8,300	
Additional Concrete Curbing	17,000	
Material Haul Off	0	
Base Material	-37,850	
Portland Cement	-65,550	
Asphalt for Side Street Tie-ins	7,275	
Total known costs to date:	**3,781,488**	**491,102**

Construction Status

DONE--Clean up remains still

Change Order #1: Four Island Removals and adding Muleshoe and remainder of Tailwind Streets

Item # 12

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

Re: Discuss, Consider and Take Action Regarding Mausoleum Road Improvement

The City and POA are working together to improve this road and parking area at the mausoleum. Currently, the City is still planning to install a new improved road over the current road. The quote from Aaron Concrete is now $134,558, for the road. Initially it was $130,000; however, due to remobilization. With the addition of the improving the parking lot (City owned) there is a cost of $4,800 for 1.5" of asphalt paving overlay, for a total of $139,258.

The POA is taking responsibility for purchasing and installing another cattle guard at the entrance to the parking lot and a metal removable bollard to stop vehicles from driving down the concrete path to mausoleum. The POA still needs to sign agreements to relinquish responsibility of easement over the road and take responsibility for the concrete path to mausoleum.

Enclosures: None

Item # 13

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Rocky Wardlow, Police Chief

Re: Discuss, Consider and Take Action Regarding Open and Concealed Carry and Firearm Signage

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Current changes in Texas law allows the open carry of a handgun by a licensed handgun holder but also specifies certain locations where either open or concealed carry can be prohibited, provided that certain and specific signage written in both English and Spanish is posted.

Among the locations identified are the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551 of the Government Code. The meetings and/or workshops of the Horseshoe Bay City Council are indeed open meetings subject to Chapter 551 of the Texas Government Code. Thus, the council may choose to prohibit open and/or concealed carry of a handgun during meetings identified in Chapter 551, provided that signage prescribed by statute is posted at the public entrance into the council chambers.

In addition, the council has the ability to choose whether to prohibit firearms, specifically long rifles and/or shotguns regardless whether the person is licensed handgun holder or not, at certain locations such as municipal parks and/or a public meeting of a municipal or other governmental body with the posting of a notice at the public entrance that guns or firearms are not allowed.

Council has the ability to consider prohibiting any or all of the below:

- **A licensed handgun holder from entering the council chambers while in session, if a holder is carrying a handgun <u>openly</u>.**
- **A licensed handgun holder from entering the council chambers while in session, if a holder is carrying a handgun <u>concealed</u>.**
- **Any person from entering the council chambers while in session with a <u>long rifle/shotgun</u>.**
- **Any person from entering a <u>municipal park with a long rifle/shotgun</u>.**

The posting of appropriate signage applicable to the decision of council is required.

Council may make a motion for any of the above singularly or one motion combining any of the above options.

This discussion will involve the following statutes and Texas Attorney General Opinion:
Texas Penal Code 30.06
Texas Penal Code 30.07
Texas Penal Code 46.03
Texas Penal Code 46.035
Texas Government Code Chapter 551
Texas AG Opinion #KP-0049
Local Government Code Chapter 229

Enclosures: None

Item # 14

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Manager

RE: Discuss, Consider and Take Action Regarding Request by The Bible Church of The Lakes for a Variance from Section 3.06.016(5) of the Sign Ordinance to Allow an Exempt Freestanding Sign that Exceeds the Maximum Size Requirement of 16 Square Feet (24101 Highway 71 E. in the ETJ)

This request is for the City Council to grant a Variance from Sec. 3.06.016(5) of the Sign Ordinance to allow a freestanding sign for The Bible Church of the Lakes that exceeds the maximum size requirement for an exempt freestanding sign of 16 feet. The sign the Church erected to replace the previous freestanding sign on the property is 70.4 square feet.

The City Council may grant a Variance upon affirmative written findings as to the following elements:

1. The unusual shape or topography of the property in question or some other significant factor prevents signage allowable under the provisions of this Ordinance from adequately identifying the business or other activity located on the subject property. The applicant states "The objective of the sign is to inform those passing by of the dates and times for Church services, to present Church messages and to recognize and honor those responsible for the freedom we enjoy. The posted speed limit on Highway 71 in this area is 70 miles per hour, so additional size is needed to present a message which can be quickly read by passing drivers. Highway 71 has significant elevation changes in both directions from the property, so a larger sign is needed." Staff's review found no issue with these items.

2. The Variance is not contrary to the public interest. The applicant states "There are no homes or other structures in the area to be affected by the light from the sign, which will be turned off from midnight until dawn every day. The light will not be flashing, blinking or traveling." Staff's review includes the attached e-mail which states that the high-lumen LED-lighted sign is a safety concern for drivers and is destructive to the peaceful character of the area.

3. Due to special conditions, a literal enforcement of the Ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement. The applicant states "The Church attempted to use the previous sign frame for a new same size (non-LED) replacement sign, but was not able to because the existing frame was not able to support the new sign. Replacement of the old sign which was 54 square feet with the similar sized 70.4 square foot LED sign eliminates a significant risk associated with manual changing of the letters using an extension ladder on unlevel ground or from ladders on a pick-up truck, and also will consume less electricity." Staff found no issue with this.

4. The spirit and purpose of the Ordinance will be observed and the design guidelines set forth in this Ordinance are substantially met and substantial justice will be done. <u>The applicant states</u> "The sign replaces an existing lighted sign on the same location, of substantially the same size and displaying the same type of information as planned for the new sign." <u>Staff found</u> no issue with this.

Staff is aware of objections to the request – including the attached e-mail. However, positive modifications have been made since the sign was first installed. These include less brightness and turning the sign off from midnight to dawn. Based on the above analysis, staff recommends approval of the requested Variance.

Enclosures: New Church Sign
Previous Church Sign
E-mail Objecting to the New Sign

The
Bible Church of the Lakes
The Bible Church
of the Lakes
ible Church
12/30/2015

The Bible Church
of the Lakes
SUNDAY WORSHIP
9:30AM STUDY
WED 6:30PM

Subject: FW: Blinded By The LIGHT !!!

From: Bob Davis (rdavis@sblendingcenter.com)

To: davidpope8@verizon.net;

Date: Thursday, January 7, 2016 10:02 PM

David – very good response from James Stuart below. Makes me feel a LOT better. Bob

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From: Bob Davis [mailto:rdavis@sblendingcenter.com]
Sent: Thursday, January 07, 2016 10:01 PM
To: 'James Stuart'
Cc: i.socgonzalez@gmail.com
Subject: RE: Blinded By The LIGHT !!!

Hi James – and thanks so much for getting back with me – I very much appreciate your response.

I totally agree with your comments "that is in both of our interests" and "let's use it to best advantage". Very well stated!

I do hope your urgent family medical issues have been resolved satisfactorily – a tough way to start off the new year.

We will certainly be keeping you and your family in our thoughts and prayers.

And lastly James – we would LOVE to have to stop by our church sometime for one of our Sunday services. I think you would really enjoy our Pastor – he is outstanding. He is in the Book of John during our 9:30 service – a major winner.

Thanks again,

Bob

From: James Stuart [mailto:jamesgstuart@yahoo.com]
Sent: Thursday, January 07, 2016 9:24 PM
To: Bob Davis
Cc: i.socgonzalez@gmail.com
Subject: Re: Blinded By The LIGHT !!!

Hello Bob,

Sorry not to get back to you sooner; ...I've been busy attending to several urgent family medical issues.

I think there is opportunity to harvest some positive visibility and attention from this issue.

I actually enjoy "Roadside Pulpit" messages, and using a programmable electronic sign to deliver them is a reasonable technology.

I did mean eveything I stated in my email, and the local community was negatively impacted by the 'sign start-up'.

Note that I also wrote my letter in support of my friend Soc Gonzales' efforts on the same issue.

This is a matter of appropriate sensitivities. A message board that is visible to motorists - but not *NUCLEAR* in it's invasive brightness - would be fine in my opinion.

We are all increasingly infringed by various uncivilized technologies; ...pushy, loud, and road-raging tailgaters; ...etc.; ...but we can choose to take more peaceful paths; ...and contribute to making our neighborhoods friendlier places to live.

I think that is both of our interests.

Sorry for the commotion, but let's use it to best advantage.

Best regards,

Jim Stuart

Deerhaven

From: Bob Davis <rdavis@sblendingcenter.com>
To: jamesgstuart@yahoo.com
Cc: i.socgonzalez@gmail.com
Sent: Thursday, January 7, 2016 10:40 AM
Subject: FW: Blinded By The LIGHT !!!

Good morning James – Bob Davis here with The Bible Church of the Lakes.

I / we want to let you know that we are very sorry for the issues our sign has caused you. The last thing we want to is offend anyone in our community in any way.

The primary use of our use has been, and will always be, to inform those driving by of our service times and to deliver good spiritually related messages. I obviously don't know if you are a Christian or not, but our goal is to help motivate Christians and encourage them to grow & mature in God's Word – the Bible. We were having difficulty changing the messages, as it had to be done from tall latter and required quite a bit of time. And considering the age of our Deacon group and congregation, we felt it would be much easier and safer to have a sign we could very readily change from our computer inside our church.

We just put our sign up James and have not had a chance to complete the installation of the software and the related webinar training sessions to get our sign properly adjusted for delivering the church schedules and messages we normally display. And they will be done so on a good schedule (not 24 hours) and in a manner that should not offend those driving by.

In hindsight, I certainly would have hoped that you would have contacted us directly about your complaints, rather than immediately sending out emails to neighbors, city officials, newspapers, etc. It would have given us a chance to sit down with you to give you an understanding of the purpose of our sign and our plans for making it very presentable to our community. The only people that are exposed to our sign are those driving by – which is normally a pretty quick drive by. There is not one immediate neighbor or home that is exposed to our sign on a continual basis.

Again, we apologize for any problems our sign may have caused you James and we are and will be doing everything possible to assure that our messages are being displayed in a non-offensive manner.

Thank you – I hope you and your family had a wonderful Christmas – and Happy New to you!

Bob

Robert E. Davis
The Bible Church of the Lakes
P.O. Box 8190
Horseshoe Bay, TX 78657-8190
(830) 596-0100 Church
(830) 385-1133 Cell
Phil 4:6-7 Prov 16:3

From: James Stuart [mailto:jamesgstuart@yahoo.com]
Sent: Sunday, January 03, 2016 10:50 PM
To: commpct1@co.llano.tx.us
Cc: i.socgonzalez@gmail.com; bmark@zeecon.com; carternyc@msn.com; info@hillcountrymagazine.com; info@hillcountrycurrent.com; thenews@verizon.net; news@blanconews.com; mcnnews@hctc.net; jcrecordcourier@verizon.net; thebeacon@nctv.com; mark.henry@highlandernews.com; frank@highlandernews.com
Subject: Blinded By The LIGHT !!!

Peter R. Jones
Llano Precinct 1 Commissioner
commpct1@co.llano.tx.us

Dear Mr. Jones

I'm writing to complain about the recently installed **SIGN** in front of **The Hill Country Bible Church** on **Highway 71** at **Country Road 311**.

This explosively high-lumen **LED**-lighted business signal is an egregious example of ugliness, a safety concern for drivers, and is violently destructive to the peaceful character of Llano County.

At night this **SIGN** is as distractively bright as an exploding vehicle, and even in daylight it is offensive to the eye from sun-up to sunset (**see attached photos**).

I've been a full time resident of Horseshoe Bay for three years. I moved here from Austin in part to escape such Hellish **light pollution** insults, ***and to enjoy the celebrated dark skies of the Hill Country***. As my home is in **Deerhaven** I now am confronted by this God-Awful atrocity every day, and can't believe this type of **SIGN** is allowed at this location.

The similar new sign at **Sandstone Mountain Ranch** is equally disgusting, but at least that one is located on an uncongested stretch of the roadway.

Please exercise whatever authority and/or influence you can muster to have this sign removed, and to prevent any further such intrusions along Highway 71 in Llano County.

You can contribute significantly to preserving the unique quality of our lives; ...or fail in that responsibility.

Thanks for your consideration,

James Stuart

302 Fawn Ridge Road
Horseshoe Bay, Texas 78657
703-403-6159

Bible Church

Item # 15

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Manager

RE: Discuss, consider and take action regarding the Preliminary Plat of Gynergy Villas at Horseshoe Bay, a 63 lot R-4 townhouse subdivision, with two new streets, a clubhouse, a swimming pool, a water feature and several Common Areas, including a Common Area for a 40,100 cubic foot retention pond on a 10.95 acre tract (On the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision)

This preliminary plat is for a 63 villa townhouse lot subdivision in Zone 3 Horseshoe Bay West zoned R-4 Multi-Family Residential with minimum house sizes of 1,536 square feet for the 3 bedroom Plan A villa units, 1,259 square feet for the 2 bedroom Plan B units and 1,265 square feet for the 2 bedroom Plan C end units. It is located on the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision. This subdivision plat is technically a replat, as the property is part of Tract VV of Horseshoe Bay Plat No. 37.1. But because of its size and the amount of utility and road infrastructure required, the application is being considered as a subdivision plat rather than a replat. The applicant is the owner of the property - Lake LBJ Improvement Corporation – who is applying for this subdivision on behalf of developer Gynergy, Inc. of California.

Two new private streets will be created – Integrity Way and Sanntarra Drive. The project will include a clubhouse, a swimming pool, a water feature and several Common Areas, including a Common Area for a 40,100 cubic foot retention pond required for the project. The developer is in the process of contacting the owners of the existing pond on the adjacent property to the north, near the southwest end of the property to inquire about the possibility of using the existing pond for their retention pond in place of constructing a new pond on the Gynergy property, which is their first choice for retention.

The following items need to be addressed before approval of the preliminary plat:

1. Change all references of replat to plat;
2. Need name, address and telephone number for the subdivider/record title owner;
3. Add date of preparation of the plat;
4. Add square footage for all lots that are not rectangular;
5. Provide building setback labels and widths;
6. Provide the drainage area in acres;

7. Add a Note that the round circles represent trees, and eliminate the number associated with each;
8. Change the beginning of Note #3 to read: All property…;
9. Add Note #6 to read: All water and wastewater services are under a Utilities Service Agreement with the City of Horseshoe Bay;
10. Why are Rusty Wayne Drake's and Caron Lee Drake's names included in the Declarant Signature Block?;
11. Include more land area to the west of this property on the Vicinity Map, so that the subject property is in the middle of the Map;
12. Change replat to subdivision in the 5th line of the Owner's Signature Block;
13. Change they to he in the 3rd line of the Owner's Notary Public Signature Block;
14. Add a Note or show the easement for this property to be able to use the existing pond on the Hughes property for stormwater detention when obtained;
15. Add Private Street below both street names;
16. What does the small square between Lot Nos. 23 & 24 represent?;
17. Label all Common Areas including those that are not lots;
18. Define how parking requirements in the R-4 Classification are met, and label parking areas not on the numbered lots

Future requirements:

1. Add and label fire hydrants.
2. Will brick pavers support the load of a fire truck?
3. Are the radii for the hammerhead sufficient for a fire truck?
4. Where will post office boxes be located?
5. Will the project be gated? If so, a Knox Switch will need to be provided.
6. The streets will need to be asphalt with standup curb and gutters to direct stormwater to the pond for treatment, and the HOA will be responsible for all street repairs due to any utility work.

The surveyor has been made aware of these items.

Staff has determined this application to be administratively complete for forwarding to the City Council for review. Don Sherman has been authorized by Lake LBJ Improvement Corp. to act on its behalf.

A copy of an aerial photograph, a Zoning Map, the preliminary plat, and a copy of the Summary and an elevation of a 3-unit building are included in the Council's agenda packet. Original copies of the preliminary plat and all supporting information for this application are available for review in Development Services.

The Planning and Zoning Commission held a Special Meeting on January 13, 2016 to consider this request at the applicant's request. The Planning and Zoning Commission's recommendation will be presented at the Council meeting.

Staff is not aware of any objections to this Preliminary Plat and recommends approval with the 24 items noted above.

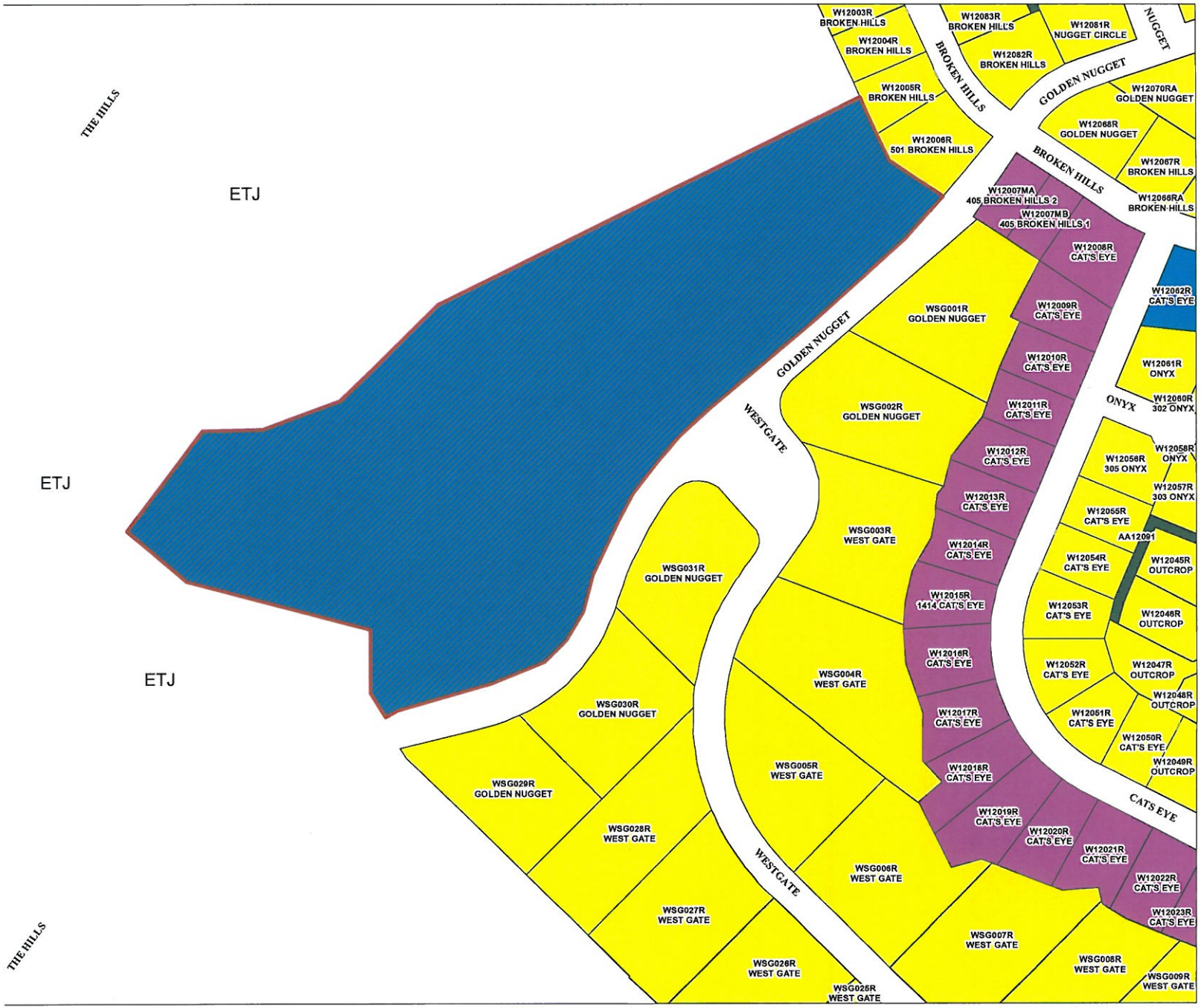
Enclosures: Aerial Photograph
Zoning Map
Preliminary Plat
Gynergy Summary and Elevation of a 3-Unit Villas Building

PRELIMINARY
SUBDIVISION PLAT
GYNERGY VILLAS
AT HORSESHOE BAY
PLAT W 37.2

N

0 75 150 300 Feet

PRELIMINARY
SUBDIVISION PLAT
GYNERGY VILLAS
AT HORSESHOE BAY
PLAT W 37.2



ZONING

- SUBDIVISION PLAT
- A1 RECREATION
- C2 COMMERCIAL
- GH GARDEN HOME
- GUI INSTITUTIONAL, GOVT
- M1 MOBILE HOME
- R1 SINGLE FAMILY RESIDENTIAL
- R2 DUPLEX
- R4 MULTI-FAMILY TOWNHOME
- R6 MULTI-FAMILY TOWNHOME
- LAKE

N

0 75 150 300 Feet

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION BEING THE OWNER OF 10.95 ACRES PORTION OF 84.6143 ACRES AS SHOWN ON HORSESHOE BAY WEST, PLAT NO. W37.1, TRACT "VV" RECORDED IN VOLUME 8, PAGE 96 OF THE LLANO COUNTY PLAT RECORDS CONVEYED IN VOLUME, 222, PAGE 292 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS DO HEREBY REPLAT SAME TO BE KNOWN AS "HORSESHOE BAY WEST PLAT NO. W37.2, GYNERGY VILLAS AT HORSESHOE BAY 10.95 ACRES OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505 LLANO COUNTY, TEXAS" BEING A REPLAT OF THE NORTH 10.95 ACRES OF TRACT "VV" AS SHOWN ON THE PLAT OF HORSESHOE BAY WEST PLAT NO. W37.1 RECORDED IN VOLUME 8, PAGE 96, PLAT RECORDS OF LLANO COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO ALL PUBLIC UTILITY PROVIDERS THE USE OF THE EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

_____
SAM J. TARBET, PRESIDENT
P.O. BOX 7752
HORSESHOE BAY, TX. 78657
(830) 598-2553

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM J. TARBET, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT WAS FILED UNDER AND PURSUANT TO THAT CERTAIN DECLARATION DATED JULY 5, 1971, RECORDED IN VOLUME 177 PAGES 279 ET. SEQ. OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, AND RECORDED IN VOLUME 189 PAGES 637 ET. SEQ. OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, AND THOSE CERTAIN SUPPLEMENTAL AND AMENDED DECLARATION OF RESERVATIONS RECORDED RESPECTIVELY IN VOLUME 180 PAGES 725 ET. SEQ. VOLUME 194 PAGES 422 ET. SEQ., VOLUME 207 PAGES 50 ET. SEQ., VOLUME 399 PAGES 272 ET. SEQ., VOLUME 399 PAGES 278 ET. SEQ., AND VOLUME 401 PAGES 249 ET. SEQ. OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, AND RECORDED RESPECTIVELY IN VOLUME 193 PAGES 643 ET. SEQ., VOLUME 210 PAGES 240 ET. SEQ., VOLUME 223 PAGES 771 ET. SEQ., AND VOLUME 508 PAGES 825 ET. SEQ., OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, AND ALL LAND INCLUDED AND COVERED BY THIS PLAT IS HEREBY COMMITTED TO THE DECLARATION AND ALL AMENDMENTS THEREON, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR ALL PURPOSES.

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: THAT LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, A CORPORATION ORIGINATING AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED PRESIDENT, SAM J. TARBET AND HORSESHOE BAY RESORT, LTD, DECLARANT, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED VICE CHAIRMAN/PRESIDENT, RON LYNN MITCHELL, DO HEREBY JOIN WITH RUSTY WAYNE DRAKE AND CARON LEE DRAKE IN THE DEDICATION OF THE ATTACHED PLAT OF "HORSESHOE BAY WEST PLAT NO. W37.2, GYNERGY VILLAS AT HORSESHOE BAY 10.95 ACRES OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505 LLANO COUNTY, TEXAS" BEING A REPLAT OF THE NORTH 10.95 ACRES OF TRACT "VV" AS SHOWN ON THE PLAT OF HORSESHOE BAY WEST PLAT NO. W37.1 RECORDED IN VOLUME 8, PAGE 96, PLAT RECORDS OF LLANO COUNTY, TEXA , AS THE OFFICIAL PLAT OF SAME.

IN WITNESS WHEREOF, LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY SAM J. TARBET, ITS SAID PRESIDENT AND HORSESHOE BAY RESORT, LTD. HAS CAUSED THE PRESENTS TO BE SIGNED BY RON LYNN MITCHELL, ITS SAID VICE CHAIRMAN/PRESIDENT ON THIS _____DAY OF _____, 2016.

LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION

_____
SAM J. TARBET, PRESIDENT

HORSESHOE BAY RESORT, LTD.

_____
DECLARANT BY: RON LYNN MITCHELL
VICE CHAIRMAN/PRESIDENT

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAM J. TARBET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THE SAME WAS FOR THE ACT OF SAID CORPORATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RON LYNN MITCHELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THE SAME WAS FOR THE ACT OF SAID CORPORATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF LLANO:

I, MARCI HADELER, COUNTY CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS THIS_____DAY OF_____, 2016, AT_____O'CLOCK _.M. AND WAS DULY RECORDED THIS_____DAY OF_____, 2016, AT _____O'CLOCK _.M. IN VOLUME_____PAGE_____ OF THE LLANO COUNTY PLAT RECORDS.

WITNESS MY HAND THIS _____DAY OF _____, 2016.

_____
MARCI HADELER, COUNTY CLERK, LLANO COUNTY, TEXAS

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362

STATE OF TEXAS:
COUNTY OF LLANO:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF HORSESHOE BAY, TEXAS ON THE _____ DAY OF _____, 2016 AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

BY: _____ DATE: _____
ERIC W. WINTER, DEVELOPMENT SERVICES MANAGER

STATE OF TEXAS:
COUNTY OF LLANO:

THIS PLAT HAS BEEN SUBMITTED TO THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS AT ITS MEETING ON THE _____DAY OF _____, 2016, AND IS DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CHAPTER 10 SUBDIVISION REGULATIONS AND THE CODE OF ORDINANCES OF THE CITY OF HORSESHOE BAY, TEXAS.

BY: _____
STEPHEN T. JORDAN MAYOR, CITY OF HORSESHOE BAY, TEXAS

ATTEST:

_____
TERESA L. MOORE, CITY SECRETARY

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS; THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF THE CITY OF HORSESHOE BAY, TEXAS SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

STATE OF TEXAS
DONALD SHERMAN
1877
LAND SURVEYOR

12/24/15
DATE

DONALD SHERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

VICINITY MAP

DEVELOPMENT PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND /OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES ON ANY PORTION OF THE TRACT SHOWN HEREON. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

NOTES:

1.) THE BASIS OF BEARINGS OF THIS SUBDIVISION IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83.

2.) EACH LOT SHALL BE SERVED BY A CENTRAL WATER AND SEWER SYSTEM CONTROLLED BY THE CITY OF HORSESHOE BAY, TEXAS

3.) A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X" DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE FLOOD AS RECORDED IN LLANO COUNTY CITY OF HORSESHOE BAY "FIRM" MAP NO. 48299C 0525C DATED MAY 2, 2012.

4.) THE OWNER(S) WILL BE RESPONSIBLE FOR THE RELOCATION OF THE WATER/SEWER SERVICE AND/OR HOLD THE CITY OF HORSESHOE BAY, TEXAS HARMELESS FOR ANY MAINTENANCE OF SAME.

5.) THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF TRACT "VV" OF HORSESHOE BAY WEST, PLAT NO. W37.1 RECORDED IN VOLUME 8 PAGE 96 OF THE LLANO COUNTY PLAT RECORDS.

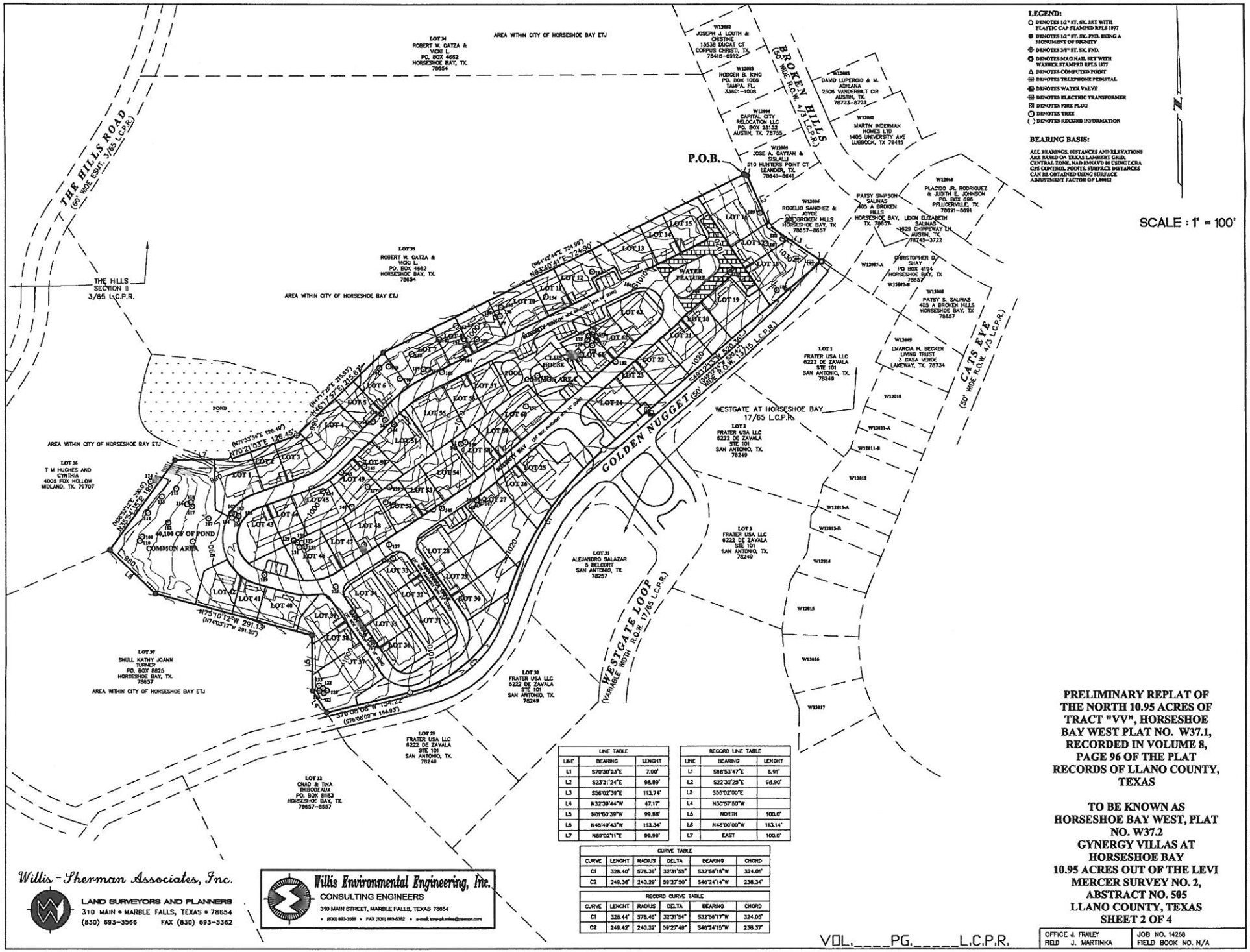
NOVEMBER 17, 2015

PRELIMINARY REPLAT OF THE NORTH 10.95 ACRES OF TRACT "VV", HORSESHOE BAY WEST PLAT NO. W37.1, RECORDED IN VOLUME 8, PAGE 96 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS

TO BE KNOWN AS HORSESHOE BAY WEST, PLAT NO. W37.2 GYNERGY VILLAS AT HORSESHOE BAY 10.95 ACRES OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505 LLANO COUNTY, TEXAS SHEET 1 OF 4

VOL._____PG._____L.C.P.R.

OFFICE D.WILIS FIELD J.MARTINKA	JOB NO. 14268 FIELD BOOK NO. N/A



PRELIMINARY REPLAT OF THE NORTH 10.95 ACRES OF TRACT "VV", HORSESHOE BAY WEST PLAT NO. W37.1, RECORDED IN VOLUME 8, PAGE 96 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS

TO BE KNOWN AS HORSESHOE BAY WEST, PLAT NO. W37.2 GYNERGY VILLAS AT HORSESHOE BAY 10.95 ACRES OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505 LLANO COUNTY, TEXAS SHEET 2 OF 4

The Product

The ***Gynergy Villas at Horseshoe Bay*** project will include the construction of twenty-one (21) triplexes for a total of sixty-three (63) homes. There are three models, Plan A, Plan B, and Plan C. The exterior of the units shown in this executive summary were designed for another Gynergy project and the exterior styling will be adapted to be consistent with the local market preferences. The marketing plan will include the construction of thee model homes that will be fully furnished and staged for optimum sales results.

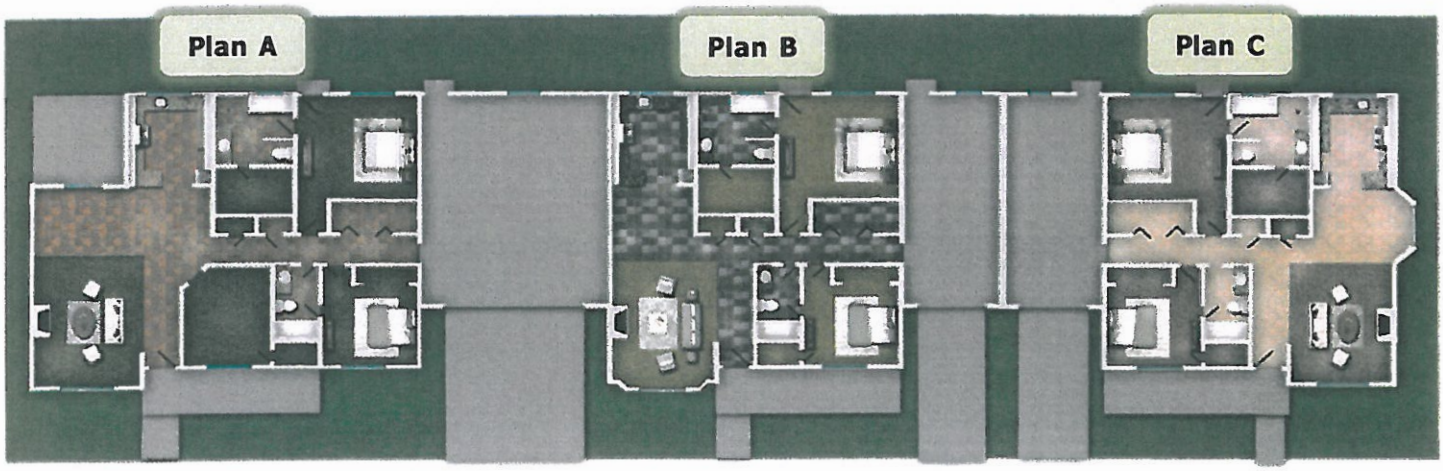
- **Plan A** is an end unit with three bedrooms with 1,536 square feet of living area. Plan A has a two-car garage. There will be 21 Plan A units.

- **Plan B** has two bedrooms with 1,259 square feet of living area. Plan B has a one-car garage. There will be 21 Plan B units.

- **Plan C** is an end unit with two bedrooms with 1,265 square feet of living area. Plan B has a one-car garage. There will be 21 Plan C units.

To be cost efficient, certain elements of the interior design, such as the kitchen and bathroom layouts, of all three plans are identical. Standard dimensions for certain rooms permits standardized designs for cabinet layouts, counter top sizing, and similar efficiencies. Variations in color selections, counter top material, cabinet style and finishes will provide customized appearances. Standard interior finishes, flooring, and appliances will be designed to meet market demands. Based on construction timing, units may be upgraded, at buyer's cost, to provide buyers with selection choices.

The drawing below shows the triplex configuration. On the following pages the individual model plans are shown to a larger scale.



Item # 16

CITY OF HORSESHOE BAY

JANUARY 19, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Manager

RE: Board of Adjustment Public Hearing, Discuss, Consider and Take Action Regarding Request for a Variance from Section 14.02.406(a)(5) of the Zoning Ordinance Which does not Allow Visible flat Roofs on any Building or Structure, to Allow Construction of a new Residence with a Visible flat roof on Lot No. 12027-A of Horseshoe Bay (402 Lighthouse Dr.)

The owner is requesting a Variance from Section 14.02.406(a)(5) of the Zoning Ordinance which does not allow visible flat roofs. The purpose of the Variance is to allow construction of a new residence with a visible flat roof at 402 Lighthouse Dr. The property is classified R-1 Single Family Residential and is vacant.

The Board of Adjustment can only grant a Variance after holding a public hearing on the request and finding that:

1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land. The applicant states that: "Due to the size and shape of the lot, the sole use of a pitched roof throughout would increase the visible massing and have an undesirable proportion and appearance not suitable to the lot. Reference attached Exhibit A images." Staff has no issue with this.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The applicant states that: "The current roof design is appropriate for a modern residential design which the client desires. It is also necessary in order to achieve a lower overall profile scale for the building." Staff has no issue with this.

3. Granting of the Variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. The applicant states: "Granting of the Variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area, as the Variance request is aesthetic in nature." Staff's review found that to be the case.

4. Granting of the Variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance. The applicant states: "Granting of the Variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance, as the Variance request is aesthetic in nature and presents a roof design profile that already exists on other homes in the neighborhood." Staff's review found that to be the case.

5. Granting of the Variance constitutes a minimal departure from this Ordinance. The applicant states: "Granting of the Variance constitutes a minimal departure from this Ordinance, because it would allow a more appropriate scale to the upper (roof) portion of the building massing.

Creating a more compact roofline is ideal for the compact nature of the lot location and size, and it creates visual continuity by referencing other flat roof/contemporary designs within the neighborhood." Staff has no issue with this.

6. The subject circumstances or conditions are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property. <u>The applicant states:</u> "The design is driven by the need to reduce the massing impact to a scale appropriate for the lot size and shape, and to fulfill the client's request for a modern home. Precedence for a visible flat roof has been established four houses down the street from the subject property at 213 Lighthouse Drive. Reference attached Exhibit B images." Staff's review found that the roof on 213 Lighthouse Dr. has a pitch of 1/2 inch in 12 inches, which is very close to being a visible flat roof.

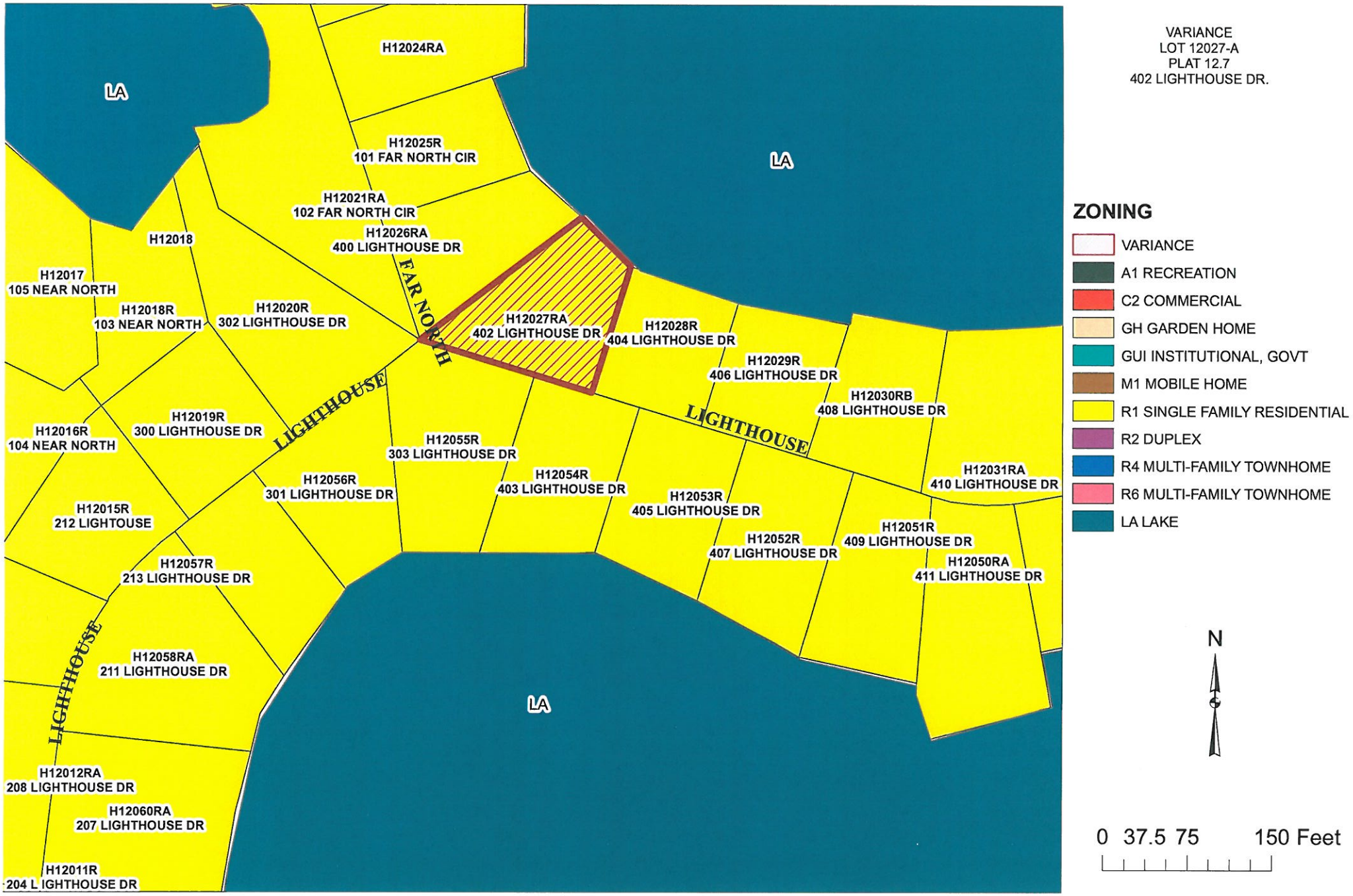
The Horseshoe Bay Architectural Control Committee has approved the Variance. Based on the above review, staff recommends approval of the attached Variance Approval Form.

Enclosures: **Aerial Photo**
Zoning Map
Exhibit A
Exhibit B
Elevation of Proposed Residence at 402 Lighthouse Dr. from ACC Approved Building Plan
Variance Approval Form

VARIANCE
LOT 12027-A
PLAT 12.7
402 LIGHTHOUSE DR.

N

0 37.5 75 150 Feet


VARIANCE
LOT 12027-A
PLAT 12.7
402 LIGHTHOUSE DR.
ZONING
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M1 MOBILE HOME
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LA LAKE
N
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LA
LA
LA
H12024RA
H12025R
101 FAR NORTH CIR
H12021RA
102 FAR NORTH CIR
H12026RA
400 LIGHTHOUSE DR
H12018
H12017
105 NEAR NORTH
H12018R
103 NEAR NORTH
H12020R
302 LIGHTHOUSE DR
FAR NORTH
H12027RA
402 LIGHTHOUSE DR
H12028R
404 LIGHTHOUSE DR
H12029R
406 LIGHTHOUSE DR
H12030RB
408 LIGHTHOUSE DR
LIGHTHOUSE
LIGHTHOUSE
H12019R
300 LIGHTHOUSE DR
H12016R
104 NEAR NORTH
H12055R
303 LIGHTHOUSE DR
H12056R
301 LIGHTHOUSE DR
H12054R
403 LIGHTHOUSE DR
H12053R
405 LIGHTHOUSE DR
H12031RA
410 LIGHTHOUSE DR
H12015R
212 LIGHTOUSE
H12052R
407 LIGHTHOUSE DR
H12051R
409 LIGHTHOUSE DR
H12050RA
411 LIGHTHOUSE DR
H12057R
213 LIGHTHOUSE DR
LIGHTHOUSE
H12058RA
211 LIGHTHOUSE DR
H12012RA
208 LIGHTHOUSE DR
H12060RA
207 LIGHTHOUSE DR
H12011R
204 LIGHTHOUSE DR

DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

512.472.4980 • 207 WEST 4TH STREET • AUSTIN, TX 78701 • WWW.DCARCH.COM

Project Name:

402 Lighthouse Drive (Lot 12027-A)

Date:

04 January 2016

Image Name:

Exhibit A - Roof (massing) Street View

DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

512.472.4980 • 207 WEST 4TH STREET • AUSTIN, TX 78701 • WWW.DCARCH.COM

Project Name:

402 Lighthouse Drive (Lot 12027-A)

Date:

04 January 2016

Image Name:

Exhibit A - Roof (massing) Rear View

DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

512.472.4980 • 207 WEST 4TH STREET • AUSTIN, TX 78701 • WWW.DCARCH.COM

Project Name:

402 Lighthouse Drive (Lot 12027-A)

Date:

04 January 2016

Image Name:

Exhibit B - Precedence: 213 Lighthouse Drive

GENERAL NOTES

1. CONTRACTOR TO COORDINATE STAGING AREAS
2. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
3. COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
4. NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
6. THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUANTITY/QUALITY IS TO BE PERFORMED OR FURNISHED.
7. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE LEFT SUBJECT TO DAMAGE OR THEFT.
9. PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER AND HEATING
10. PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
11. A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS FOR WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER AND ONE COPY TO THE ARCHITECT. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS
12. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
13. ALL PAINT COLORS TO BE SELECTED AT A LATER DATE, BY OWNER AND ARCHITECT
14. PROVIDE ARCHITECT W/SHOP DWGS. OF ALL MILLWORK
15. PROVIDE ARCHITECT & ENGINEER W/ SHOP DWGS. OF ALL STRUCT. STEEL WORK
16. ALL NEW & ORIGINAL CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR & INTERIOR PRIOR TO OWNERS OCCUPANCY.
17. LAYOUT PRIOR TO INSTALLATION FOR ARCH. APPROVAL
18. SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES AND FIXTURES; PAINT COLORS TO BE SELECTED AT A LATER DATE
19. CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT
20. ALL SUBCONTRACTORS SHALL REVIEW AND STUDY THE COMPLETE SET OF DRAWINGS TO PROVIDE PRICING PROPOSAL AND PRODUCE AND CONSTRUCT THEIR WORK
21. ALL WATER PROOFING, ROOFING, FLASHING AND SCUPPERS TO BE CONSTRUCTED ACCORDING TO INDUSTRY STANDARDS
22. ALL WINDOWS AND GLASS DOORS TO COMPLY WITH I.E.C. AND APPLICABLE CODES

SITE PLAN NOTES

1. TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIAL SHALL BE OPERATED OR STORED WITHIN THE FENCED-IN AREA. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS
2. CONTRACTOR TO VERIFY EXACT LOCATION OF HOUSE, AND RELATED STRUCTURES ON LOT ACCORDING TO THE SET OF DRAWINGS
3. ALL FINISH GRADES, DECKS, PAVED SURFACES, LANDSCAPED AREAS TO BE SLOPED AWAY FROM HOUSE OR TO AN APPROPRIATE DRAIN.
4. INSTALL PERIMETER FRENCH DRAINS ALONG BUILDING GRADE BEAM

ALTERNATES

CONTACTS

OWNER
DAVID AND ROBIN KEHOE
402 LIGHTHOUSE DRIVE
HORSESHOE BAY, TX 78657
PH: (806) 922-5405
E-MAIL: dckehoe@gmail.com
rdkehoe@gmail.com

ARCHITECT
DICK CLARK + ASSOCIATES
207 WEST 4TH STREET
AUSTIN, TX 78701
PH: (512) 473-4910
CONTACT: KIM POWER
E-MAIL: power@dcarch.com

STRUCTURAL ENGINEER
DELINEATIONS, INC.
518 MAIN STREET
MARBLE FALLS TX 78654
PH: (830) 693-9408
CONTACT: JEROME BUGEN
E-MAIL: jerome@delineations.com

GENERAL CONTRACTOR
GLENN SALEM CONSTRUCTION
300 THE HILLS ROAD
HORSESHOE BAY TX 78657
PH: (830) 798-6503
CONTACT: GLENN SALEM
E-MAIL: gsalem@hbtx.net

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A0.0 COVER SHEET / PROJECT DATA

A1.0 SITE PLAN
A1.1 GROUND FLOOR PLAN
A1.2 2nd FLOOR PLAN
A1.3 ROOF PLAN

A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS

A3.1 BUILDING SECTIONS
A3.2 BUILDING SECTIONS

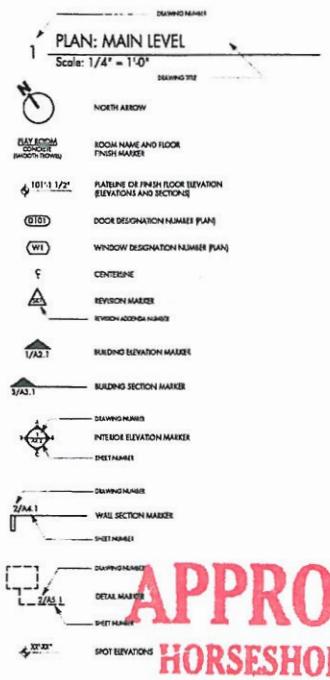
STRUCTURAL DRAWINGS

S1 FOUNDATION LAYOUT
S2 FOUNDATION DETAILS

PROJECT DATA

MAX. ALLOWABLE HEIGHT:	35'-0"
MAX. IMPERVIOUS COVER:	n/a
MAX. BUILDING COVERAGE:	50%
TOTAL SITE AREA:	14,924 SQ. FT.
TOTAL BLDG COVERAGE ALLOWED:	7,462 SQ. FT.
TOTAL BLDG COVERAGE PROPOSED:	6,510 SQ. FT.
	43.6%
BUILDING SQUARE FOOTAGES:	
GARAGE	813 SQ. FT.
LEVEL 1	3,544 SQ. FT.
LEVEL 2	2,153 SQ. FT.
TOTAL CONDITIONTED AREA:	5,697 SQ. FT.

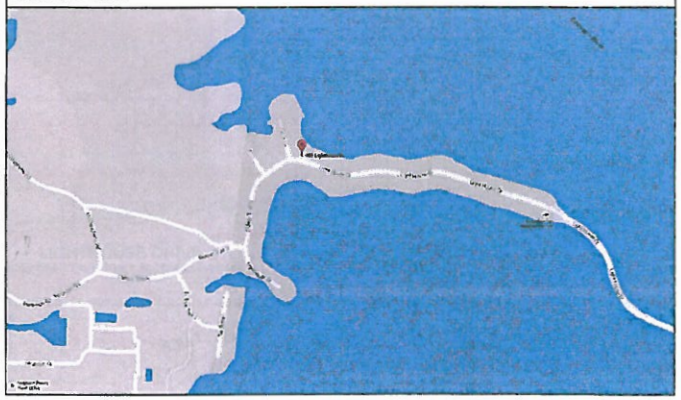
ARCHITECTURAL SYMBOLS



APPROVED
HORSESHOE BAY
ARCHITECTURAL COMMITTEE
BY 11/23/15

SCHEMATIC DESIGN RENDERING

VICINITY MAP



GRAPHIC LEGEND

2 X STUD WALL

2X STUD WALL W/ STONE

HOSE BIB
DROP
TREE TRUNKS

NOTES:

- GRAPHIC REPRESENTATION OF WALLS ILLUSTRATE THE FRAMING OF THE WALL UNLESS NOTED OTHERWISE - FOR INTERIOR AND EXTERIOR WALL FINISHES, REVIEW ELEVATIONS, INTERIOR ELEVATIONS & SECTIONS
- VERIFY ALL DIMENSIONS IN FIELD

07 WEST 4TH STREET • AUSTIN, TX 78701

NOTES

SEAL

11/18/2015

PROJECT

KEHOE RESIDENCE
402 LIGHTHOUSE DRIVE
HORSESHOE BAY, TX 78657

DRAWN BY
KP, MS, JE

SET ISSUE
11.19.2015 PERMIT SET

REVISIONS

SHEET TITLE
COVER SHEET

SHEET
A0.0

CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONNECTION WITH THIS PROJECT

City of Horseshoe Bay Zoning Variance VA 2016-1

On the 19th day of January, 2016, the foregoing application of David and Robin Kehoe for a Variance with regard to the property described in said application, known as Lot No. H12027-A of Horseshoe Bay Plat No. H12.7, and the requested Variance allowing for a new residential building to be constructed with a flat roof, was heard and considered by the City Council of Horseshoe Bay, Texas. Said application having been found to be in compliance with all other requirements of the City's Zoning Ordinance and a public hearing having been conducted, said application is hereby approved and the following findings are made and incorporated into the minutes of the meeting at which the Variance from Section 14.02.406(a)(5) was granted:

1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the City's Zoning Ordinance would deprive the applicant of the reasonable use of the land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of the Zoning Ordinance;
5. Granting of the variance constitutes a minimal departure from the Zoning Ordinance;
6. The subject circumstances or conditions are not self-imposed, based solely on economic gain or loss, or generally affect most properties in the vicinity of the property.

APPROVED on this, the 19th day of January, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

STATE OF TEXAS §

COUNTY OF LLANO §

The foregoing instrument was acknowledged before me this 19th day of January, 2016, by Stephen T. Jordan, known to me to be the Mayor of the City of Horseshoe Bay.

Teresa L. Moore, Notary Public
My commission expires 09-10-19