CITY OF HORSESHOE BAY

COUNCIL MEETING

MAY 17, 2016

3:00 P.M.

CITY OF HORSESHOE BAY

NOTICE OF PUBLIC MEETING

AGENDA

May 17, 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, May 17, 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, state your name and address and comments 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. Staff Recognition:
   a. Service Awards:
      i. Keith Payne – 15 Year Service Award
   b. Introduction of New Employee
      i. Stefani Wright – Finance Department
6. Presentation of Proclamation Expressing Support of Central Texas–Gateway To The Hill Country Beautification Project
7. 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 Parcels Located in the City's Extraterritorial Jurisdiction into the City Limits
8. Discuss, Consider and Take Action Regarding a Request from the Horseshoe Bay POA to Defer Payment Due the City in Order to Commence Landscaping the Boulevard on Clayton Nolan Between the Two Ponds
9. Items to be removed from the Consent Agenda: *(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.)*
10. Consent Agenda Items:
    a. Approve Minutes of the April 19, 2016 Regular Meeting
    b. Approve Hiring of Employee Related to Existing Employee
    c. Approve Amendment to the Building Permit Article to Require that Building Permit Plans be Submitted in Digital Format Prior to Issuance of a Certificate of Occupancy
    d. Approve Budget Amendment to Return Receptionist Customer Clerk I Position to Full-Time from Current Part-Time Status
    e. Approve Budget Amendment to Purchase Replacement Vehicle for Community Services Department

11. Monthly Statistical Departmental Data Reports
    a. City Manager; Administration; Community Services; Development Services; Fire Dept.; and Police Dept.
12. Presentation by Matt Weatherly with Public Sector Personnel Consultants Regarding City Salary Survey
13. Discuss, Consider and Take Action Regarding a Resolution Expressing Intent to Finance Expenditures to be Incurred
14. Discuss, Consider and Take Action Regarding a Resolution Relating to the Giving of Notice of Intention to Issue City of Horseshoe Bay, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016; and Declaring an Effective Date
15. Public Hearing, Discuss, Consider and Take Action Regarding the Proposed Exhibit K Hidden Coves Planned Development, Rezoning the 10.43 acre Hidden Coves Subdivision from C-2 General Commercial, R-4 Multi-Family Residential and A-1 Recreational to Mixed Use Garden Home Lake Area Planned Development (MU-GH-LA PD). The Project Consists of a Total of 21 lots, 18 of Which Will Have Single Family Garden Homes, two That Will Have a Total of 37 Boat Slips, and one Large lot for 18 Additional Units in a Possible Second Phase Based on Market Demand, for a Total of 36 Units (10.43 Acre Area on the East Side of Fault Line Dr., Across From Nichola Gay, North and South of Diagonal Dr., and North of Lost Echo)
16. Discuss, Consider and Take Action Regarding How to Improve Communication of Events in the City with Residents and Property Owners
17. Update on Personnel Matters to Include the Deliberation of the Various Duties of All Department Directors
18. Adjournment

Teresa L. Moore, TRMC
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

Item # 6

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

RE: Presentation of Proclamation Expressing Support of Central Texas–Gateway to the Hill Country Beautification Project

The attached Proclamation is to show the City's support in a beautification project at the intersection of Hwy 281 and Hwy 71 cloverleaf area. The cities of Marble Falls and Burnet as well as Burnet County have done similar proclamations showing their support.

Enclosures: Proclamation
Map

PROCLAMATION

CENTRAL TEXAS – GATEWAY TO THE HILL COUNTRY BEAUTIFICATION PROJECT

WHEREAS, the City of Horseshoe Bay, established 2005, population excess of 6,000, is located within Burnet and Llano counties in Texas which are among the twenty-five counties Texas Parks and Wildlife has defined as the Counties of Texas Hill Country. The City of Horseshoe Bay borders with the City of Marble Falls and Cottonwood Shores to the North, to the East Blanco County to the South and Llano other communities in Llano County to the West; and

WHEREAS, the City of Horseshoe Bay is linked to international, national and state highway Systems which intersect in Burnet County via Texas Highway 281 (North and Southbound), Texas Highway 71 (East and West Bound); and

WHEREAS, the intersection of Texas Highways 281 and 71 serves as a Central Texas threshold to Hill Country counties from major population centers North, East, and South of the region and serves as the major traffic thoroughfare for commuters, tourists and business transportation all vital to the economies of Hill Country communities in the region and is a major access route for all travelers to the City of Horseshoe Bay and it's resort communities; and

WHEREAS, the City of Horseshoe Bay, and all Hill Country region communities, depend on the major economic contribution of seasonal wildflower, hunting, Highland Lakes and resort recreational activities which attracts thousands annually to all communities within the multi-county Hill Country region; and

WHEREAS: The TXDOT highway intersection of median, easement and cloverleaf section comprise approximately 1,306,800 square feet (30 acres) of grassy areas and native tree clusters; and

WHEREAS, a citizen volunteer effort proposed a highway beautification project to TXDOT in October 2015 to include (Phase 1) vegetation management – tree trimming, underbrush removal, brush and dead growth removal to allow highlight of stately native trees, and (Phase 2) abundant wildflower seeding in Fall 2016 and Fall of 2017; and

WHEREAS, for the purpose of this citizen proposed beautification project, this state highway intersection is hereby designated the ***Central Texas - Gateway to the Hill Country.***

WHEREAS, the Texas Department of Transportation (TXDOT) Burnet and Johnson City Districts in Burnet and Blanco Counties have full jurisdiction on the management and maintenance of State Highways 281 and 71 are petitioned to support this beautification project; and

WHEREAS: TXDOT, Johnson City District, Blanco County, elected in January 2016 to initiate Phase 1, vegetation management, to be continued to completion as TXDOT manpower and equipment schedules allow; and

WHEREAS: under the terms of a TXDOT Landscape Partnership agreement, the volunteer citizen group, hereby known as ***Citizens for Scenic Texas Highways*** will as "DONOR" raise funds from individuals, businesses and major employers in the region to purchase wildflower seed mixes to include Bluebonnet, Indian Paint Brush and Indian Blanket wildflowers; and

WHEREAS, DONOR will purchase wildflower seed mixes to be delivered to TXDOT for planting by TXDOT maintenance crews in Fall of 2016 and Fall F017 to assure years of seasonal abundant displays of wildflower color in medians, easements and cloverleaf sections this state highway intersection; and

WHEREAS: the ***Central Texas - Gateway to the Hill Country Beautification Project*** will enhance the region and serve as a welcome to thousands of commuters and tourists who travel these roadways and make a critical contribution to the economic base of the multi county Hill Country region.

FURTHERMORE, let it be known that the City of Horseshoe Bay, in Llano and Burnet counties supports the ***Central Texas – Gateway to the Hill Country Beautification Project*** and encourages TXDOT to support and facilitate its implementation to completion. Citizens of the City of Horseshoe Bay are encouraged to support this and all state and county agendas that assure safe and beautiful roadways.

NOW THEREFORE, I, Mayor Stephen T. Jordan, do hereby proclaim support for the ***Central Texas – Gateway to the Hill Country Beautification Project.***

ISSUED THIS, THE 17th DAY OF May, 2016.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

Vital Pet Hope
Animal Clinic
Bobbi
Lanford Equipment
281
71
92,000 sf
104,000 sf
188,000 sf
17,000 sf
53,000 sf
206,000 sf
53,000 sf
91,000 sf
19,000 sf
20,000 sf
155,000 sf
192,000 sf
144,000 sf
Google

Item # 7

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

Re: 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 Parcels Located in the City's Extraterritorial Jurisdiction into the City Limits

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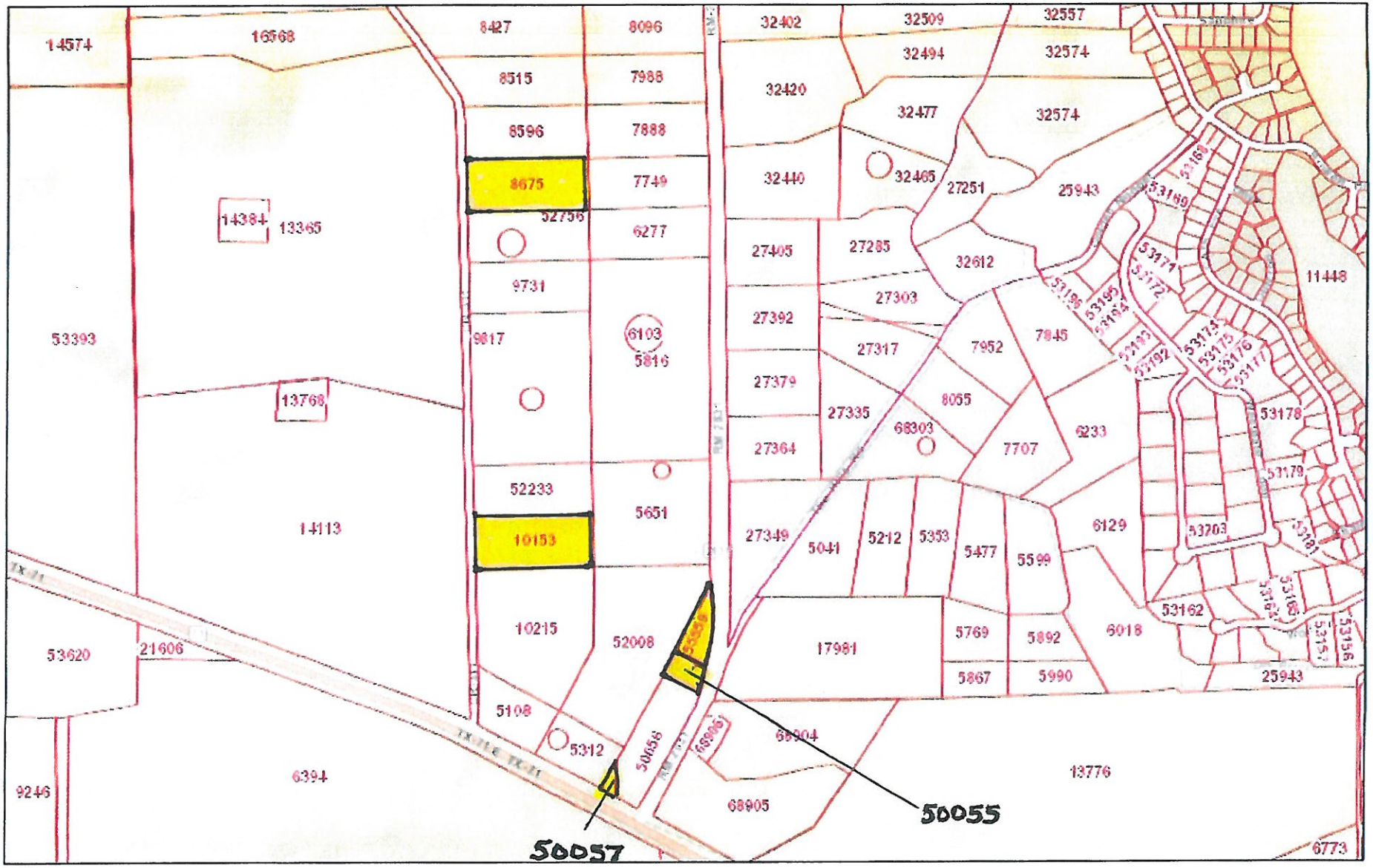
The first public hearing to annex the 5 properties in Quail Ridge that were not noticed correctly during the last annexation was held at the April 19, 2016 Council meeting.

The second public hearing will be at this Council meeting.

The final approval has to be completed before July 18, 2016 and will be on the June 21 Council meeting agenda for consideration.

Enclosures: Annexation Map showing five properties

Map Title



March 10, 2016

Parcels

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:11,304

0 0.075 0.15 0.3 mi

0 0.15 0.3 0.6 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

Llano Central Appraisal District & BIS Consulting - www.bisconsultants.com
This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.

Item # 8

CITY OF HORSESHOE BAY

MAY 17, 2016

To: City Council

From: Mayor Jordan

RE: Discuss, Consider and Take Action Regarding a Request from the Horseshoe Bay POA to Defer Payment Due the City in Order to Commence Landscaping the Boulevard on Clayton Nolan between the Two Ponds

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Mayor Jordan has been in discussions with HSBPOA President Sam Morrison and Ron Mitchell regarding this matter and will update the Council.

The Mayor requested information of these two gentlemen to include here for the Council; however, that information has still not arrived as of the time the packet was generated. Any information received prior to the meeting will be sent to Council.

Enclosures: None

Item # 10a

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Teresa L. Moore, City Secretary

RE: Minutes of the April 19 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 April 19, 2016, 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: Malcolm McQueen, Pastor at the Church at 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: There were no public comments.

5. Staff Recognition:
   a. Introduction of New Employees
      i. Mike Kelly-Police Officer
      ii. Richard Ciolfi-Police Officer

   Police Chief Rocky Wardlow introduced the two new Horseshoe Bay Police Officers.

6. Presentation of Proclamation to HSB POA for Horseshoe Bay Earth Day April 22, 2016: Mayor Jordan presented the Proclamation to Sam Morrison Horseshoe Bay POA President. Mr. Morrison reported Diane Jones had organized a group to clean up the Mausoleum property. He added this year the POA is sponsoring a day of education, celebration and action in support of the environment to be held at Quail Point on Friday, April 22, 2016.

7. 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 Parcels Located in the City's Extraterritorial Jurisdiction into the City Limits: Mayor Jordan convened a public hearing at 3:20 p.m. He asked if there were any comments. There were none and he adjourned the public hearing.

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 March 15, 2016 Public Meeting, the March 29, 2016 Public Workshop and the March 30, 2016 Joint Public Meeting with the Planning and Zoning Commission
   b. Approval of Interlocal Agreement with Llano County for Street Paving and Improvements

   Mayor Pro Tem Haydon made a motion to approve the consent agenda, seconded by Council Member Pope. Motion passed unanimously (5-0).

10. Monthly Statistical Departmental Data Reports:
    a. City Manager, Administration, Community Services, Development Services, Fire Department, Police Department

    City Manager Stan Farmer reported the Long Range Planning survey was complete with over 1,300 responses. There will be Town Hall meetings May 3, 6:00 to 8:00 p.m. and May 11, 3:00 to 5:00 p.m. and encouraged citizens to come and give their input. Mr. Farmer said the Deer Study group is waiting on additional information prior to reporting their findings to Council. Mr. Farmer reported he is working with Tony Plumlee on possibly reconfiguring the intersection at RR 2831 and Golden Nugget and they would be meeting with TxDOT representatives in order to get their input on possible design. Mr. Farmer reported he would be touring the lake within the next two weeks to revisit areas affected by milfoil last year to determine if the growth warrants treatment this year. Mr. Farmer said LCRA employees, as part of their LCRA Steps Forward volunteer initiative, spent a day working on the banks of Slick Rock creek area by Martin Park cleaning up the damage done by recent flooding. A certificate of appreciation was given to the workers by City staff. He reported new mulch had been installed in the playground area and new horseshoe pits were constructed just outside the fenced area by City staff. Mr. Farmer said Police Chief Rocky Wardlow and he had attended the annual National Rifle Association event and accepted a donation on behalf of the City for the Police Department. Council Member Gray asked if the process for qualifying for the Rain Barrel Rebate Program had been clarified. Mr. Farmer reported that it had.

14. Update on West Water Plant Expansion Project: Community Services Director Jeff Koska updated the Council on the status and remainder of the process for completion of the expansion of the West Water Plant. He reported this expansion would retrofit this plant to the same membrane filtration technology that was installed in the Central Water Plant which

the same membrane filtration technology that was installed in the Central Water Plant which is becoming the industry standard. The membrane technology allows for a higher level of treatment and is highly automated. Once completed the plant would double current capacity to produce 2 million gallons per day and the plant could be expanded to 3+ million gallons per day by adding additional membrane units. After the completion of the bidding process Mr. Koska reported he hoped to bring a recommendation to the Council for the General Contractor and request that Council award the contract at the July meeting with completion of the project in June 2017.

11. Presentation of Quarterly City Financial Report: Finance Director Larry Anderson reported to the Council the balances and percentages in the budget vs actual expenses through the second quarter of the fiscal year. All balances were in line with expectations for this period of time.

12. Discuss, Consider and Take Action Regarding Awarding the Bid for Annual Seal Coating Project for Areas North and South of Highway 2147: City Manager Farmer reported the bid process for this project was completed with only one vendor bidding. Alpha Paving Industries' bid was $323,257 for the area north of 2147 and $431,413 for the area south of 2147. This contractor has done the City's seal coating projects for the last two years. Mr. Farmer recommended Council award the bid to Alpha Paving Industries, LLC. Mayor Pro Tem Haydon made the motion to award the bid to Alpha Paving Industries, LLC, seconded by Council Member Pope. Council Member Gray asked if there were funds in the budget for this project. Mr. Farmer stated there was money in the budget. Motion passed unanimously (5-0).

13. Discuss, Consider and Take Action Regarding Fire Engine Replacement: Fire Chief Joe Morris requested approval from the Council to authorize the City Manager to execute the agreement with Government Capital for financing of the two Fire Engines after discounts in the amount of $986,872, stating once the funds are secured from Government Capital the committee can begin the build process with Ferrara Fire Apparatus, Inc. with an estimated delivery date of both engines in January 2017. Council Member Pope recommended the first payment be set up for May 2017 instead of October 2017 with 10 annual payments. Mayor Pro Tem Haydon made the motion to approve the resolution authorizing the City Manager, with the concurrence of the City Attorney, to execute the agreement as stated with Government Capital Corporation with the first payment scheduled for May 2017, seconded by Council Member Gray. Motion passed unanimously (5-0).

15. Public Hearing, Discuss, Consider and Take Action Regarding Approval of the Preliminary and Final Plat of Trails End Section One-B and Section Two-B, a Replat of Trails End Sections One-A and Two-A. The purpose of the Replat is to Combine Each lot with a Portion of Common Area to Create Larger Lots for all Lots in Trails End Subdivision. (700 Block of Trails Parkway and the 100 Block of Christine Circle in The Trails): Mayor Jordan convened the public hearing at 4:20 p.m. and asked if there were any comments. There were none and he adjourned the public hearing. Development Services Director Eric Winter reviewed the plats reporting there were 13 items noted that needed to be corrected on the final plat. Mayor Pro Tem Haydon made the motion to approve the plat on a preliminary and final basis contingent on correction of the 13 items, seconded by Council Member Pope. Council Member Gray asked if all of the affected property owners had approved this change.

agreed and had paid the necessary money to transfer ownership of the greenbelt areas to the property owners. Motion passed unanimously (5-0).

16. Consider, Discuss and Take Action Regarding the Preliminary Plat and Final Plat of Hidden Coves, a 21 Lot Subdivision With 19 Garden Home Lots, Including 1 Garden Home Lot For Future Development and 2 LA Lake Area Lots as Part of the Hidden Coves Planned Development Which Will be Requested for Rezoning to Mixed Use Garden Home Lake Area Planned Development - MU-GH-LA PD. (10.43 Acre Area Located in the 2600 Block of Faultline Dr., the 2400 Block of Diagonal Dr. and the 300 Block of Lost Echo): Property owner Sam Boyd explained the configuration of the plat of this new development to the Council and answered questions. He said average lot size was 60' by 160' and it was going to be an upscale development with waterfront and water access lots. Mr. Winter confirmed the Planning and Zoning Commission recommended approval of both the preliminary and final plat. Mayor Pro Tem Haydon made the motion to approve the plat on a preliminary and final basis, seconded by Council Member Pope. Motion passed unanimously (5-0).

17. Discuss, Consider and Take Action Regarding a Request by Summit Rock Communities for Variances from Section 3.06.015(d) of the Sign Article to allow Placement of a Model Home Sign on Lot 16 in The Grove at Summit Rock for Approximately 6 Months and to Move the Same Sign to Lot 30 in the Grove, and then to Another Lot in the Grove Until all Lots are Built Out -3 to 5 years (602 Summit Rock Blvd., 101 Grove Ct. and All Other Lots in The Grove at Summit Rock): Summit Rock representative Ron Mitchell reported to the Council that this variance request was due to special conditions necessary to market houses in The Grove, a master planned community within Summit Rock. Council discussed the need to review the sign ordinance to determine if changes were needed in order to not have to approve variances for master planned communities' signage. Council Member Gray made the motion to approve the variance contingent on it being the only variance granted prior to the modification of the sign ordinance as discussed, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0).

18. Discuss, Consider and Take Action Regarding Resolution to Direct City Prosecutor to File Petition with Municipal Court for Removal of Substandard Structure (Lot No. W19045 in the 2900 Block of Deep Canyon in Horseshoe Bay West): Development Services Director Eric Winter reported this case came to Council to begin the process to remove a 40 foot international shipping container from this lot explaining the Council's primary role was to determine if there was sufficient documentation provided to warrant requesting that Municipal Court issue an Order for Removal of the structure. After discussion Council Member Pope made the motion to approve the resolution directing the City Prosecutor to file a petition with Municipal Court for removal of this substandard structure, seconded by Mayor Pro Tem Haydon. Motion passed unanimously (5-0).

19. Adjournment: Mayor Pro Tem Haydon made the motion to adjourn at 5:11 p.m., seconded by Council Member Pope. Motion passed unanimously (5-0).

APPROVED this 17th day of May, 2016.

CITY OF HORSESHOE BAY, TEXAS

_____
Stephen T. Jordan, Mayor

ATTEST:

_____
Teresa L. Moore, TRMC
City Secretary

Item # 10b

CITY OF HORSESHOE BAY

MAY 17, 2016

TO: Mayor and City Council

THRU: Stan R. Farmer, City Manager

FROM: Larry O. Anderson, Finance Director

RE: Approve Hiring of Employee Related to Existing Employee

The current Personnel Policy of the City of Horseshoe Bay places restrictions on "Employment of Related Persons" (Section 6, page 7). Although the policy does not specify any degrees of consanguinity for spouses, I am informing and asking for authorization from the City Council to hire an employee's spouse as a Project Administrator. Jami Bowles previously held this position and it is a Finance Department position. The City of Horseshoe Bay employee is Richard Baum, Code Enforcement Officer and his wife's name is Lezley. The Policy reads as follows:

> *No individual may be employed by the City who is related to an existing employee within the first or second degree of consanguinity or the first or second degree of affinity unless failure to do so would create a hardship in personnel recruitment. In this event, approval for hiring must be authorized by the City Council.*

The two spouses have worked together in the past at a former employer and would be in the same capacity with the City of Horseshoe Bay. These two would NOT be employed in the same department. We have not found that there were any issues at that previous employer and feel confident the City would not experience any conflicts.

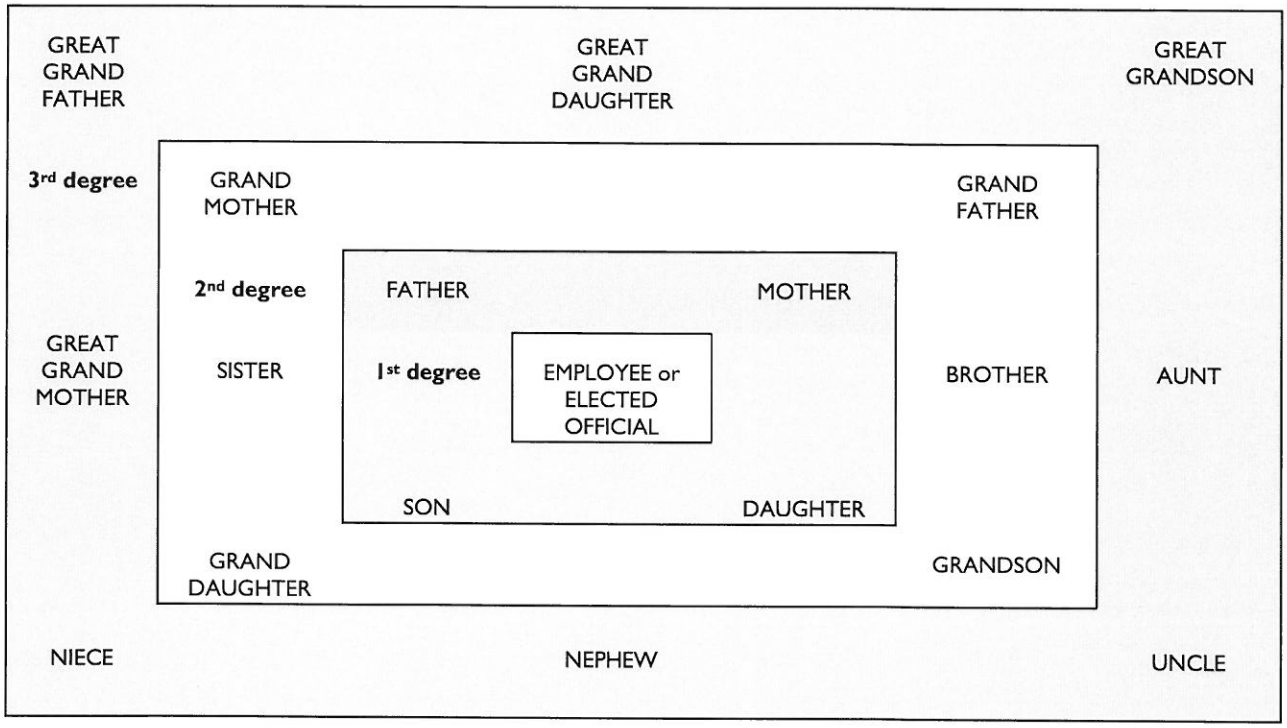
Based upon the above-described situation, the Staff is recommending that the City Council authorize the employment of Lezley Baum, contingent upon the candidate meeting all of the requirements of employment (background check) as specified by the City of Horseshoe Bay.

Enclosures: ARTICLE XII. APPENDICES Appendix A Nepotism Charts

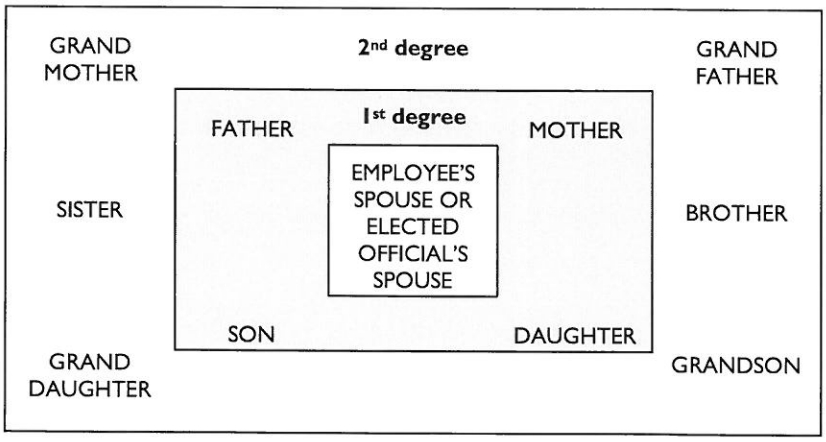
ARTICLE XIII. APPENDICES

Appendix A Nepotism Charts

Three degrees of Consanguinity



Two degrees of Affinity: (In-laws)



(Validated with the TX Government Code, Section 573.023, 573.024, 573.025)

Item # 10c

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Amendment to the Building Permit Article to Require That Building Permit Plans be Submitted in Digital Format Prior to Issuance of a Certificate of Occupancy

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In order to reduce the volume of stored records of new residential and commercial building plans, the attached amendment to Article 3.03 Building Permits, Sections 3.03.009(a) and (b) would require that prior to issuance of a Certificate of Occupancy, the applicant must submit a copy of the ATS-approved building plans in digital format to the Development Services Department. Requiring digital copies of plans will reduce the amount of storage space required for storage of building plan records and improve the storage process.

Staff is not aware of any objections to this amendment and recommends approval.

Enclosures: Building Permit Article Amendment

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD_____

BUILDING PERMIT ARTICLE AMENDMENT REQUIRING SUBMISSION OF RESIDENTIAL AND COMMERCIAL BUILDING PLANS IN DIGITAL FORMAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.03 BUILDING PERMITS, SECTION 3.03.009 NO OCCUPANCY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A COMPLIANCE INSPECTION, SUBSECTIONS (a) and (b); AND PROVIDING FOR SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

WHEREAS, pursuant to Texas Local Government Code Chapter 214 the City Council is authorized to establish procedures to adopt certain building codes, establish local amendments to such codes, and provide for the administration and enforcement of the code; and

WHEREAS, the City Council finds it to be in the best interest of the City to require that building plans for new residential and commercial buildings be submitted in digital format prior to issuance of a Certificate of occupancy; and

WHEREAS, the City Council of Horseshoe Bay finds that amending Chapter 3 Building Regulations, Article 3.03 Building Permits, Section 3.03.009 No occupancy prior to issuance of a certificate of occupancy or a compliance inspection, Subsections (a) and (b) requiring submission of building plans in digital format prior to issuance of a Certificate of Occupancy is in the best interests of the City and is necessary and proper for the good government;

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

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. AMENDMENT OF CHAPTER 3 BUILDING REGULATIONS, SECTION 3.03 BUILDING PERMITS

(a) Amendment of Chapter 3 Building Regulations, Article 3.03 Building Permits, Section 3.03.009 No occupancy prior to issuance of a certificate of occupancy or a compliance inspection, Subsections (a) and (b)

Subsections (a) and (b) are hereby amended to read as follows, and current Subsection (b) and all following Subsections are renumbered accordingly:

(a) A certificate of occupancy is required prior to utilities being turned on and a new residential dwelling or commercial building being occupied. No city utilities will be turned on and the building or unit cannot be occupied until the certificate of occupancy is provided to utilities customer service.

(b) The certificate of occupancy does not require a separate application, and will be issued by the development services department after the building inspector has completed a final inspection of the premises finding that it meets all requirements, and after the development services department receives a digital copy of the ATS-approved building plans.

III. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

V. EFFECTIVE DATE

This Ordinance shall be and become effective from and after its date of passage and publication as may be required by governing law.

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this 17th day of May, 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 # 10d

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Jeff Koska, Community Services Director

RE: Approve Budget Amendment to Return Receptionist Customer Clerk I Position to Full-Time from Current Part-Time Status

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In 2013, the full time receptionist position was made vacant by the employee and it was suggested to make the position a part-time position until an increase in workload required it to be full-time position. At the time new applicants for service were at an all-time low and workloads could be handled by the existing single Utility Billing Clerk and the Utility Billing Supervisor. In the last six months it has become increasingly harder to complete essential functions of the front office area due to expanding new applications and call volumes. On several occasions resources from other departments have been required to assist in covering calls when employees have been sick, at lunch, or on vacation. It is anticipated the administrative workload quantity will increase with the growth of residents and as the City expands its services to citizens. Staff is requesting to expand the position to its original full-time role as soon as possible to meet growing demands.

The budget impact for the remainder of FY2016 will be minimal and can be absorbed in other line items.

Staff is requesting Council to authorize the revision of FY 2016 Budget Amendment Ordinance to return the Receptionist Customer Clerk I Position to full time status beginning on May 23, 2016.

Enclosure: FY 2016 Budget Amendment Ordinance
Customer Service Clerk I Job Description (Reception Position)

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD _____

UTILITY FUND BUDGET AMENDMENT

AN ORDINANCE OF THE CITY OF HORSESHOE BAY APPROVING AND ADOPTING AN AMENDMENT TO THE UTILITY FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING ON SEPTEMBER 30, 2016

WHEREAS, on September 15, 2015, the City Council of the City of Horseshoe Bay (Council) adopted Ordinance ORD 15-09-15B approving a budget for the current fiscal year beginning October 1, 2015, and ending September 30, 2016; and

WHEREAS, the City Council finds and determines it is prudent to amend the Budget due to unforeseen conditions that have occurred in the City; and

WHEREAS, circumstances have arisen during the fiscal year which have, or will require the expenditure of additional funds in some of the line items in the budget, and for which there is more than adequate funding in other line items of the budget; and

WHEREAS, the City Council now finds it in the best interest of the City of Horseshoe Bay and its residents to amend the adopted budget for the Utility Fund, as set forth below

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

I.

That the City Council of the City of Horseshoe Bay hereby approves the Utility Fund budget amendment for the current fiscal year beginning October 1, 2015, and ending September 30, 2016, as follows.

Amending the approved City Staff for Customer Services/Support from 3 full-time and 1 part-time employees to 4 full-time employees.

II.

This Ordinance shall take effect and be in force from and after its approval and publication, as may be required by law.

III.

Should any part of this Ordinance be declared invalid, for any reason, such invalidity shall not affect the remainder of this Ordinance.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this 17th day of May, 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

CITY OF HORSESHOE BAY
JOB DESCRIPTION

Title:	**Customer Service Clerk I**	**Salary Level:**	**36**
Department:	**Community Service Administration**	**FLSA:**	**Non-Exempt**

Functions:

In accordance with established policies and practices, performs the functions of City telephone receptionist and the clerical functions and computer operations necessary to support the billing and collecting functions of the City Utility Customer Services Staff as assigned.

Organization:

Reports to Customer Service Supervisor for daily work priorities and any direction required in method or content of work pertaining to City Utility and Administrative Services.

Performance evaluation made by Customer Service Supervisor.

Reports To: Customer Service Supervisor

Supervises: 0

Responsibilities and Duties:

- Responsible for giving excellent customer service to all public visitors (clients, customers, vendors, etc.), determining their needs, and directing to the appropriate individual or department. Interfaces with public on new services, billing and collection matters, and complaints.
- Answers and transfers all phone calls to the appropriate person/department. Takes and transmits all messages when necessary. Updates and maintains the customer files for the Voice Mail/Telemarketing Computer System.
- Prepares work orders and requests for work to be performed by field personnel.
- Performs clerical functions relating to new services, record keeping, billing and collection, payment processing, and other related functions in support of City Utility Services Staff as assigned.
- Prepares reports and types correspondence concerning Utility Services and/or other administrative services as assigned.
- Performs two-way radio dispatching, filing, inventory maintenance, office housekeeping, and outside office errands as assigned.
- Cross-trains with Customer Service Clerk II to become a backup for that position.
- Operates all office equipment including computer, computer terminal, printers, calculator,

typewriter, postage meter, copy machine, multi-line telephone system, two-way dispatch radio, etc.

- Performs other clerical and administrative functions as assigned.

Physical Requirements:

- Ability to use eyes, ears, hands and fingers.
- Ability to lift, push, or pull 50 lbs.
- Ability to sit and stand for long periods of time.
- Ability to stoop, bend, squat, twist, and stretch.
- Ability to reach out with the body, arms and /or legs.
- Ability to reach above shoulder level with arms.
- Applicant must pass a post-offer, pre-employment physical examination and drug screening.

Position Personnel Qualification:

- Must possess a strong desire to interface with customers and the public with a cheerful, positive manner both in person and on the telephone.
- Must have a High School diploma or GED
- Must have a minimum of one (1) year education and/or experience in general office related duties and receptionist duties related to interfacing with the public.
- Must be able to operate office machines and computer equipment.
- Must be proficient in office related computer software (Word, Excel, etc.)
- Must possess good organizational skills.
- Must be able to work independently and to accurately perform written and oral procedures applicable to assigned duties.
- Must possess a valid Texas Class C Driver's License.
- Must have an acceptable driving record.

Item # 10e

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Jeff Koska, Community Services Director

RE: Approve Budget Amendment to Purchase Replacement Vehicle for Community Services Department

---

Vehicle Unit 73 is a 2009 1.25-ton utility work truck utilized in the Field Operations division that has continually had issues with both the engine and the chassis over the past five years. It is now known that this year's vehicle has major mechanical and engine issues. Over the past five years the City has had this vehicle's engine replaced once and front end rebuilt twice plus several other minor repairs and paid out over $15,000 for past repairs. The Vehicle is currently un-drivable and facing over $5,000 in repairs to the engine injectors system. Even though the truck has low mileage (58,000 miles), Staff now considers the vehicle a "lemon" due continued mechanical issues and was planned for replacement in the FY2017 budget.

As the repair costs are pending over $5,000 and the vehicle was targeted for replacement next year, staff would like the Council to consider authorizing the purchase of a new 1.25-ton truck chassis. The Utility Staff will salvage the Utility Bed off the replaced vehicle and replace it on the new truck chassis.

The budget impact for the replacement vehicle will be approximately $30,000 less any trade in value for the scrapped vehicle. Funds are available from the Utility Fund Wastewater Extension Sewer CIP Project that was canceled due to unanticipated expense for rock excavation. Enclosed is the proposed Budget Amendment to transfer funds to cover the additional cost for the failed vehicle.

Staff is requesting Council to authorize purchase of a replacement 1.25-ton truck chassis to replace the Vehicle Unit 73 to be funded by a budget amendment for a line item transfer within the FY2016 Utilities CIP Budget.

Enclosure: Budget Amendment

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD _____

UTILITY FUND BUDGET AMENDMENT

AN ORDINANCE OF THE CITY OF HORSESHOE BAY APPROVING AND ADOPTING AN AMENDMENT TO THE UTILITY FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING ON SEPTEMBER 30, 2016

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WHEREAS, the City Council finds and determines it is prudent to amend the Budget due to unforeseen conditions that have occurred in the City; and

WHEREAS, circumstances have arisen during the fiscal year which have, or will require the expenditure of additional funds in some of the line items in the budget, and for which there is more than adequate funding in other line items of the budget; and

WHEREAS, the City Council now finds it in the best interest of the City of Horseshoe Bay and its residents to amend the adopted budget for the Utility Fund, as set forth in Exhibit "A", based on the review and analysis provided by the Finance Director.

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

I.

That the City Council of the City of Horseshoe Bay hereby approves the Utility Fund budget amendment for the current fiscal year beginning October 1, 2015, and ending September 30, 2016, attached hereto as Exhibit A.

II.

This Ordinance shall take effect and be in force from and after its approval and publication, as may be required by law.

III.

Should any part of this Ordinance be declared invalid, for any reason, such invalidity shall not affect the remainder of this Ordinance.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this 17th day of May, 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

EXHIBIT A

City of Horseshoe Bay

UTILITY FUND
FY2016 BUDGET AMENDMENT

May 17, 2016

Fund	Account Code	Dept. Code	Account Title	Current Budget	Budget Amendment	Revised Budget
	EXPENDITURES					
1	14136	076	Wastewater Mainline Extensions	150,000	(30,000)	120,000
1	14167	061	Replace Units 85 & 78 Service Trucks	65,000	30,000	95,000
	TOTAL EXPENDITURES			**215,000**	**0**	**215,000**

Item # 11

CITY OF HORSESHOE BAY

MAY 17, 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
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

April

1. Attended Senior Executive Institute of Leadership in Virginia
2. Conducted Employee Safety Meeting
3. Lunch with Mike Walsh
4. Attended NRA Event for City and received Grant
5. Conducted several Leadership Meetings with senior staff
6. Met with Patty Gillian
7. Lunch with rep from Progressive Waste
8. Attended City Council Meeting
9. Employee breakfast with Development Services
10. Attended STAR Women Fundraiser
11. Employee breakfast with Police Dept
12. Lunch Meeting with Dr. Craig and Partner
13. Met with Cottonwood Shores Mayor and HSB Mayor and staff
14. Met with Walker Partners Engineers
15. Lunch with Kent O'Brien local engineer
16. Attended TXDOT Rural TIP meeting in Mason
17. Attended Llano Co Code Enforcement meeting at Llano Annex
18. Other Various meetings with staff and misc activities

March

1. Met with Assistant Police Chief and Detective Ramos
2. Attended HSB Sports Club
3. Met with Jerry Gray
4. Conducted four Staff Meetings
5. Breakfast with Field Staff
6. Attended Several Long Range Planning Committee
7. Attended American Planning Association Big Six Meeting at State Capital
8. Conducted Employee Safety Meeting
9. Met with VGI representative
10. Met with Cottonwood Shores representatives
11. Attended Meet & Greet Event at Fire Station 2
12. Conference Call with Matt Weatherly
13. Three breakfast meetings with Fire Dept Shifts
14. Conference Call with Eric Winter & Map Maker Rep
15. Conducted Deer Study Group Meeting
16. Met with Judge Cunningham & Commissioner Jones
17. Met with David Pope, Mayor and Larry Anderson
18. Attended TXDOT meeting with Mayor and District and Area Representatives
19. Breakfast with Plant operators
20. Attended Police Dept and Finance/Administration lunch hosted by PD
21. Conducted Plan review meeting for Free Reign Condo project

22. Conducted Interview for Accounting Supervisor
23. Attended Council Workshop
24. Attended Land Use Workshop
25. Met with new resident about internet subject
26. Met with Mike Walsh & Eric Winter

February

1. Conducted Employee Safety Meeting
2. Conference Call with City Attorney
3. Attended P&Z Mtg
4. Toured Lake LBJ with LCRA rep regarding Milfoil
5. Conference Call with PEC regarding Internet Project
6. Attended Long Range Planning Committee
7. Conducted Deer Study Group Meeting
8. Met with Trails POA members regarding roads
9. Attended Dinner with former State Representative & Mayor Jordan
10. Conducted a Staff Meeting
11. Met with Jason Caraway of Spanish Trails
12. Lunch with Fire Chief
13. Conference Call with Impact Fee Consultant
14. Conference Call with Survey Consultant
15. Attended City Council Meeting
16. Met with Ted Burget, Diana Wright, Jeff K, Eric W, and Mayor
17. Conducted a Staff Meeting
18. Met with Councilman Gray regarding Draft of Sign Ordinance Amendment
19. Attended HSB Business Alliance mtg at Fire Station
20. Met with Councilman Gray regarding Draft of Sign Ordinance Amendment
21. Met with Bob Rapp and Dick Heilman of Oak Ridge
22. Met with Lori Brix regarding learning about library opportunities
23. Conducted Deer Study Group Meeting
24. Lunch with Mike Hodge Marble Falls City Manager
25. Attended Marble Falls Chamber of Commerce Annual Banquet as guest of First Capital Bank of Texas
26. Met with Reagan Lambert

January

1. Met with Fire Chief
2. Conducted Employee Safety Meeting
3. Conducted a Staff Meeting
4. Conducted a Development Review Committee Mtg with Senior Staff
5. Attended P&Z Mtg
6. Conducted Conference Call with City Attorney for Annexation
7. Attended Long Range Planning Committee
8. Met with Jayne Mortenson of HC Builders Assoc for Breakfast mtg
9. Hosted Mike Hodge City Manager of MFs for lunch in HSB
10. Met with a representative for a rancher to answer questions on Dev Agreement
11. Attended City Council Workshop
12. Met with rancher to answer questions on Dev Agreement
13. Conducted a Stakeholder Interview for the Long Range Planning Committee (Mike Widler)

14. Conducted a Tour of City Utility facilities for 2 new Councilmembers
15. Wife and I hosted Mike Hodge City Manager of MFs & Wife for dinner at Yacht Club
16. Met with a Consultant with Eric Winter for Long Range Planning Committee
17. Met with Sue Breland a Survey Consultant for Long Range Planning Committee
18. Attended City Council Meeting
19. Met with Councilman Gray
20. Attended and entered the Chili cook-off dinner at Church at HSB
21. Attended Meeting with US Representative Mike Conoway
22. Attended Long Range Planning Committee
23. Conducted Conference Call with Eric Winter with Consultant for Long Range Planning Committee
24. Met with a representative of local wireless internet provider VGI
25. Met with a property owner of land along 311 & 2831
26. Rode around with an owner of several mobile homes in HSB South seeing improvements
27. Conducted a Stakeholder Interview for the Long Range Planning Committee (Ray Gill)
28. Met with Councilman Lambert and a local resident that has insight for Internet discussion
29. Attended ESD Meeting and spoke in support of ESD offer to purchase AEDs for PDs Patrol cars
30. Wife & I attended/invited to a dinner with First Capital Bank of Texas representatives at Yacht Club
31. Met with Jayne Mortenson of HC Builders Assoc. & Justin MacDonald a Regional Builder and Builder Representative for Texas nation-wide
32. Attended 2nd Annual HC Home Builders event at La Quinta
33. Met with Jan and Roy Busse regarding the Gynergy Project

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 APRIL 30, 2016

ACCOUNT	INTEREST RATE	3/31/2016	INTEREST	OTHER DEBITS/ CREDITS	4/30/2016
UTILITY FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 117,470	$ 33	$ 166	$ 117,669
UTILITY FUND OPERATING	0.30%	$ 390,366	$ 75	$ 123,998	$ 514,439
TOTAL - AMERICAN BANK		$ 507,836	$ 108	$ 124,164	$ 632,108
TEXPOOL					
LCMUD#1 CAPITAL RECOVERY	0.34%	$ 36,073	$ 10	$ (924)	$ 35,159
RATE STABILIZATION FUND	0.34%	$ 1,672,096	$ 442	$ (596,524)	$ 1,076,014
TOTAL - TEXPOOL		$ 1,708,169	$ 452	$ (597,448)	$ 1,111,173
TOTAL UF ACCOUNTS		$ 2,216,005	$ 560	$ (473,283)	$ 1,743,282
GENERAL FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 29,602	$ -	$ (1,874)	$ 27,728
GENERAL FUND OPERATING	0.30%	$ 85,882	$ 29	$ 101,232	$ 187,143
GENERAL FUND LOT MOWING	0.05%	$ 12,632	$ 1	$ (8,290)	$ 4,343
PD ACCOUNT	0.10%	$ 8,893	$ 1	$ (1)	$ 8,893
TOTAL - AMERICAN BANK		$ 137,009	$ 31	$ 91,067	$ 228,107
TEXPOOL					
GENERAL FUND OPERATING	0.34%	$ 4,331,102	$ 1,158	$ (313,103)	$ 4,019,157
GENERAL FUND RESERVE	0.34%	$ 2,342,901	$ 651	$ (651)	$ 2,342,901
TOTAL - TEXPOOL		$ 6,674,003	$ 1,809	$ (313,754)	$ 6,362,058
TOTAL GF ACCOUNTS		$ 6,811,012	$ 1,840	$ (222,687)	$ 6,590,165
CAPITAL PROJECTS FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 28,130	$ -	$ -	$ 28,130
TEXPOOL					
CAPITAL PROJECTS FUND 7	0.34%	$ 4,125	$ 11	$ (1)	$ 4,135
HORSESHOE CREEK TR FUND 6	0.34%	$ 22,900	$ 6	$ -	$ 22,906
TOTAL CAPITAL PROJECTS		$ 55,155	$ 17	$ (1)	$ 55,171
INTEREST & SINKING FUND					
TEXPOOL					
INTEREST & SINKING	0.34%	$ 269,573	$ 76	$ 3,162	$ 272,811
TOTAL I&S ACCOUNTS		$ 269,573	$ 76	$ 3,162	$ 272,811
TOTAL CITY ACCOUNTS		**$ 9,351,745**	**$ 2,493**	**$ (692,809)**	**$ 8,661,429**
AGENCY FUND INVESTMENTS					
ESCONDIDO PID					
AMERICAN BANK	0.05%	$ 16,697	$ 1	$ (2,651)	$ 14,047
SUMMIT ROCK PID					
TEXPOOL	0.34%	$ 1,534,286	$ 425	$ -	$ 1,534,711
TOTAL - SUMMIT ROCK		$ 1,534,286	$ 425	$ -	$ 1,534,711
TOTAL AGENCY FUND ACCOUNTS		**$ 1,550,983**	**$ 426**	**$ (2,651)**	**$ 1,548,758**

TAX COLLECTIONS			
2015 TAXES COLLECTED TO DATE	4/30/2016	$ 4,097,980	97.06%
2014 TAXES COLLECTED TO DATE	4/30/2015	$ 3,983,694	97.58%

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 APRIL 30, 2016

Investment Report:

All account balances reflected are as of April 30, 2016. The total of all City accounts was $8,661,429. Interest earned on all accounts totaled $2,493. The TexPool average interest rate for the month of April was .34% as compared to .05% for the month of April last year.

Utility Fund:
The total of the Utility Fund accounts was $1,743,282 comprised of $632,108 in the operating accounts at American Bank of Texas, and $1,111,173 in TexPool.

General Fund:
The total of the General Fund accounts was $6,590,165 comprised of $228,107 in the operating accounts at American Bank of Texas, and $6,362,058 in TexPool.

Capital Projects Fund:
The account balance of the Capital Projects Fund at TexPool was $27,041 and $28,130 at American Bank.

Interest and Sinking Fund:
The account balance of the Interest and Sinking Fund at TexPool was $272,811.

Agency Funds:
The Escondido PID account balance at American Bank of Texas was $14,047. The account balance of the Summit Rock PID account at TexPool was $1,534,711.

Tax Collections:
The 2015 taxes collected as of April 30, 2016 total $4,097,980. At a collection rate of 97.06 %, as compared to 97.58% collected at this same time last year.

A copy of the April 30, 2016 Investment Report is attached for your review.

Operating Budget Reports:

All Budget Reports are as of April 30, 2016.

Utility Fund:
The budget reflects that the Utility Fund YTD revenues were $37,281.83 more than budgeted and the Utility Fund YTD expenses are under budget by $285,582.54.

General Fund:
The General Fund YTD revenues were $77,386.64 less than budgeted and the General Fund YTD expenses were under budget by $286,294.86.

Capital Projects Fund:
The Capital Projects Fund YTD revenues were $25.36 less than budgeted and the Capital Projects Fund YTD expenses were under budget by $4,677.62.

Debt Service Fund:
The Debt Service Fund YTD revenues were $184,755.85 more than budgeted and the Debt Service YTD Expenses were zero.

.

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

Human Resources Report:

APRIL 2016

Job Openings as of April 30, 2016:
- Dispatcher - 1
- Police Officer - 1
- Project Administrator - 1
- Accounting Supervisor - 1

New Hires:
- Austin Henley, Field Operator – 04/11/16
- Richard Ciolfi, Police Officer – 04/18/16

Internal Transfers:
- None

Turnover:
April: 2
Total 2016: 5
Total FY 2015 - 2016: 9

Headcount as of April 30, 2016:
- Full Time Employees: 75
- Part Time Employees: 14
- **Total Number of Employees: 89**

The following employees observed City anniversaries in April:

Dept.	Name	Date	Yrs		Dept.	Name	Date	Yrs
Fire	Terry White	04/01/2013	3		Fire	Jeff Isom	04/10/2002	14
Police	Jay Bauman	04/24/2000	16					

Miscellaneous:
- Contracted with Skillscope for 360° Feedback. Implementation planned for early May.
- Presented Violence in the Workplace training for all City employees, in partnership with Police Department.
- Continual review of policies to identify if/where updates are necessary, as well as new policies that may be needed.

Safety:

Accident Totals for Fiscal Year:	FY 2016:	FY 2015:
Accidents Reported in April:	3	0
Total Accidents YTD:	11	4
Lost-Time Accidents YTD:	1	0

Barry Moore gave a presentation on Violence in the Workplace that included statistics and what to look for to avoid and respond to violent situations. Barry showed a realistic video that dramatized a violence in the workplace situation. The purpose of the video was to demonstrate best practices in how to react in such a situation. Run, hide, fight! Suggestions were made to work with your department on an exit strategy, practice like you would a fire drill, have a code word to alert co-workers that you need help. In addition to awareness and prevention tools, Barry reiterated the City's policy on Violence in the Workplace and our zero tolerance position toward such behaviors.

Larry O. Anderson
Finance Director

SAFETY MEETING MINUTES
TUESDAY, APRIL 12, 2016
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:

Announced New Employees: Chris Lawrence (Field Operator – 03/14); Michael Kelly (Police Officer – 03/28); Austin Henley (Field Operator – 04/11)

Vacancies: One (1) Dispatcher

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

Dept.	Name	Date	Yrs		Dept.	Name	Date	Yrs
Fire	Terry White	04/01/2013	3		Fire	Jeff Isom	04/10/2002	14
Police	Jay Bauman	04/24/2000	16					

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

Dept.	Name	Date		Dept.	Name	Date
Police	Garth Davis	27		Fire	Josh Nail	30

Employee Announcements: Births/Marriages/Awards/Etc.

Miscellaneous Announcements: Eric Winter (Dev Svcs) thanked the Fire Department for their assistance in setting up the large printer. He also announced they would be playing basketball at Quail Point after work for anyone who wants to join.

- **Council Meeting**: (Park in Lower Lot) The next City Council Meeting is scheduled for April 19, 2016 at 3:00 p.m.
- **Next Holiday**: The next holiday – Monday, May 30, 2016 for Memorial Day.
- **Next Safety Meeting:** Tuesday, May 3, 2016, sponsored by the Fire Department.
- **Accidents**: Stan reviewed the accidents for the month of March.

Totals for Fiscal Year:	FY 2016:	FY 2015:
• Accidents Reported in March:	0	1
• Total Accidents YTD:	8	4
• Lost-Time Accidents YTD:	1	0

II. **PROGRAM:** Barry Moore gave a presentation on Violence in the Workplace that included statistics and what to look for to avoid and respond to violent situations. Barry showed a realistic video that dramatized a violence in the workplace situation. The purpose of the video was to demonstrate best practices in how to react in such a situation. Run, hide, fight! Suggestions were made to work with your department on an exit strategy, practice like you would a fire drill, have a code word to alert co-workers that you need help. In addition to awareness and prevention tools, Barry reiterated the City's policy on Violence in the Workplace and our zero tolerance position toward such behaviors.

III. **Other Announcements by Managers/Question and Answer Session:** Atta-Boys/Girls: Lewis Young (Field); Bill Teeter (Field); Jeff Koska, Steve Hawley and Plant Operators; Ben Bales & Cody Layton (Plant). Terry DiSanto and Jeff Koska (as well as on behalf of Rob Parsley) commended the Fire Department and EMS for their quick response and attentive care during the accident on April 1, 2016.

IV. **Door Prize Drawing:** After the program, 45 numbers were in the drawing pool. Numbers were drawn, and the lucky winners were #17, Teresa Moore and #31, Larry Anderson. Each received a $20 gift card.

V. **ADJOURN:** There being no further business; the meeting was adjourned at approximately 8:50 a.m.

Submitted by: Vicki Briggs, Human Resources Administrator

TEXPOOL - MONTHLY EXPENSE TRANSFERS

Apr-16

ACCOUNT	ACCOUNT #	AMOUNT	PURPOSE
GENERAL FUND	7894300001		
		200,000.00	A/P & PAYROLL
		180,000.00	A/P & PAYROLL
STREET SIGN FUND	7894300002		ACCOUNTS PAYABLE
LLANO CO MUD-CAPITAL RESERVE	7894300003		
		923.71	CAPITAL PAYMENT
CAPITAL PROJECTS	7894300004		
		4,143.61	PAY ROLL
		1,081.56	ACCOUNTS PAYABLE
		3,454.65	PAY ROLL
		546,635.61	ACCOUNTS PAYABLE
		1,320.90	ACCOUNTS PAYABLE
HORSESHOE CREEK TRAIL PARK	7894300006		
			ACCOUNTS PAYABLE
RATE STABILIZATION FUND	7894300008		
		5,000.00	ACCOUNTS PAYABLE
		40,895.00	ADMIN FEES
		546,635.61	ACCOUNTS PAYABLE
		5,000.00	ACCOUNTS PAYABLE
		597,530.61	
GENERAL OPERATING RES	7894300009		
		651.18	MONTHLY INTEREST
SUMMIT ROCK	7894300011		
INTEREST & SINKING	7894300012		

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

1 - Utility Fund

From 4/1/2016 Through 4/30/2016

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	223,222.00	215,709.03	(7,512.97)	1,627,056.00	1,651,744.88	24,688.88	3,217,000.00	(1,565,255.12)	(48.65)%
REV	2001	WASTEWATER - TREATMENT	190,882.00	192,958.19	2,076.19	1,281,238.00	1,292,147.56	10,909.56	2,279,500.00	(987,352.44)	(43.31)%
REV	3001	SOLID WASTE - RECYCLING	67,145.00	67,607.56	462.56	470,015.00	469,391.83	(623.17)	805,750.00	(336,358.17)	(41.74)%
REV	4000	STANDBY	123.00	83.53	(39.47)	861.00	1,837.53	976.53	1,500.00	337.53	22.50%
REV	9999	INTEREST INCOME	300.00	517.19	217.19	2,100.00	3,430.03	1,330.03	3,750.00	(319.97)	(8.53)%
Total REV			481,672.00	476,875.50	(4,796.50)	3,381,270.00	3,418,551.83	37,281.83	6,307,500.00	(2,888,948.17)	(45.80)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	173,086.00	153,147.15	19,938.85	1,185,049.00	1,177,837.68	7,211.32	1,989,500.00	811,662.32	40.79%
EXP	1001	WATER - PRODUCTION	78,129.00	43,574.47	34,554.53	497,852.00	433,803.83	64,048.17	844,250.00	410,446.17	48.61%
EXP	1002	WATER - DISTRIBUTION	66,450.00	31,680.99	34,769.01	379,795.00	274,793.14	105,001.86	670,250.00	395,456.86	59.00%
EXP	2001	WASTEWATER - TREATMENT	28,736.00	20,254.20	8,481.80	196,391.00	177,375.79	19,015.21	312,750.00	135,374.21	43.28%
EXP	2002	WASTEWATER - COLLECTION	80,908.00	40,908.17	39,999.83	488,695.00	416,730.74	71,964.26	845,500.00	428,769.26	50.71%
EXP	3001	SOLID WASTE - RECYCLING	54,301.00	49,883.84	4,417.16	365,953.00	347,611.28	18,341.72	629,750.00	282,138.72	44.80%
Total EXP			481,610.00	339,448.82	142,161.18	3,113,735.00	2,828,152.46	285,582.54	5,292,000.00	2,463,847.54	(46.56)%
		Total 1 - Utility Fund	62.00	137,426.68	137,364.68	267,535.00	590,399.37	322,864.37	1,015,500.00	(425,100.63)	(41.86)%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

2 - General Fund

From 4/1/2016 Through 4/30/2016

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	43,975.00	47,940.32	3,965.32	331,795.00	341,294.49	9,499.49	551,000.00	(209,705.51)	(38.05)%
REV	5000	FIRE	19,758.00	29,454.52	9,696.52	159,706.00	172,283.06	12,577.06	242,500.00	(70,216.94)	(28.95)%
REV	6000	EMERGENCY SERVICE DISTRICT	750.00	750.00	0.00	5,250.00	5,250.00	0.00	9,000.00	(3,750.00)	(41.66)%
REV	7000	TAX	361,985.00	362,740.96	755.96	2,720,435.00	2,723,907.62	3,472.62	4,727,500.00	(2,003,592.38)	(42.38)%
REV	8000	POLICE	0.00	6.00	6.00	2,500.00	12,685.02	10,185.02	2,750.00	9,935.02	361.27%
REV	9500	DEVELOPMENT SERVICES	7,579.00	8,230.00	651.00	68,771.00	69,614.00	843.00	91,500.00	(21,886.00)	(23.91)%
REV	9600	STREET MAINTENANCE	39,500.00	39,558.55	58.55	521,679.00	522,614.49	935.49	676,500.00	(153,885.51)	(22.74)%
REV	9800	MOWING & CLEARING	0.00	(130.00)	(130.00)	121,200.00	(130.00)	(121,330.00)	486,000.00	(486,130.00)	(100.02)%
REV	9999	INTEREST INCOME	200.00	1,871.11	1,671.11	2,400.00	8,830.68	6,430.68	2,500.00	6,330.68	253.22%
Total REV			473,747.00	490,421.46	16,674.46	3,933,736.00	3,856,349.36	(77,386.64)	6,789,250.00	(2,932,900.64)	(43.20)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	149,968.00	140,247.87	9,720.13	1,213,067.00	1,155,924.73	57,142.27	1,840,750.00	684,825.27	37.20%
EXP	5000	FIRE	184,375.67	141,191.49	43,184.18	1,036,655.02	1,025,726.80	10,928.22	1,725,500.00	699,773.20	40.55%
EXP	8000	POLICE	194,290.00	128,972.16	65,317.84	1,080,990.00	960,087.76	120,902.24	1,787,500.00	827,412.24	46.28%
EXP	9000	ANIMAL CONTROL	8,175.00	8,230.93	(55.93)	138,373.00	108,852.65	29,520.35	168,750.00	59,897.35	35.49%
EXP	9500	DEVELOPMENT SERVICES	32,918.00	22,986.72	9,931.28	192,100.00	168,289.14	23,810.86	323,250.00	154,960.86	47.93%
EXP	9600	STREET MAINTENANCE	26,832.00	22,192.60	4,639.40	109,743.00	97,231.08	12,511.92	230,000.00	132,768.92	57.72%
EXP	9800	MOWING & CLEARING	12,500.00	12,566.00	(66.00)	263,828.00	232,349.00	31,479.00	628,000.00	395,651.00	63.00%
Total EXP			609,058.67	476,387.77	132,670.90	4,034,756.02	3,748,461.16	286,294.86	6,703,750.00	2,955,288.84	(44.08)%
		Total 2 - General Fund	(135,311.67)	14,033.69	149,345.36	(101,020.02)	107,888.20	208,908.22	85,500.00	22,388.20	26.19%

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.

April 2016 (Mar 11 – Apr 12 Billing Cycle)	Apr-16	*Apr-15*
Water Produced for Sale:	**37.43** MG	***34.39*** *MG*
Known Leaks and Accounted Uses:	*2.402* MG	*4.822 MG*
Unknown Water Loss:	*3.31* MG	*3.41 MG*
Water Sold To Public:	**31.72** MG	***26.16*** *MG*
Maximum Daily Flow:	1.74 MG	*2.26 MG*
Average Daily Flow:	1.25 MG	*1.15 MG*
Total Water Production for Fiscal Year:	**285.00** MG	***246.80*** *MG*
*Percentage of LCRA Contract (Maximum Allowable Quantity – 725.00 MG)**	21.7%	*18.5%*

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

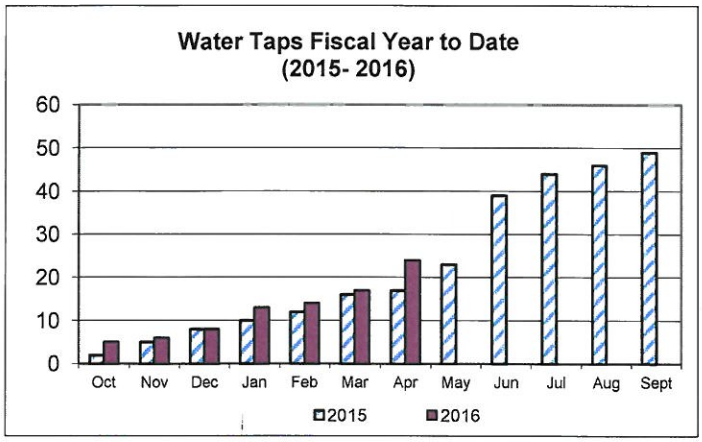
March 2016 Wastewater Treatment	Apr-16	*Apr-15*
Treated Wastewater:	**15.10** MG	***16.05*** *MG*
% Water Sold:	48%	*61%*
Maximum Daily Flow:	0.595 MG	*0.719 MG*
Average Daily Flow:	0.503 MG	*0.535 MG*
Total Wastewater Treated for Fiscal Year:	**109.78** MG	***106.05*** *MG*
Effluent Pumped to Golf Courses & Other Reuse Stites:	7.94 MG	*8.16 MG*
Year-to-Date Percent of Water Sold :	46%	*54%*

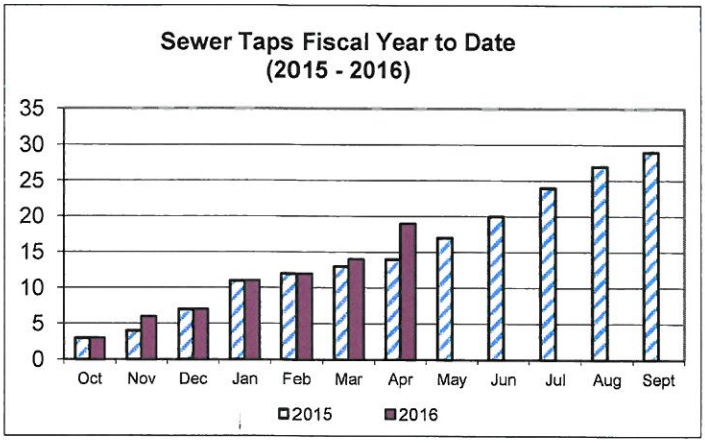
Average Wastewater Flow from Cottonwood Shores (for April 2016) was 71,000 gallons per day, which is74% of the contract amount (96,000 gallons per day).

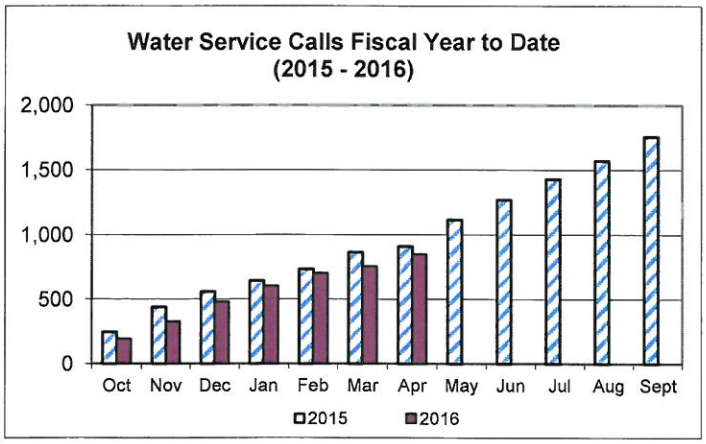
	O-15	N-15	D-15	J-16	F-16	M-16	A-16	M-16	J-16	J-16	A-16	S-16	YTD
Raw Water (MG)	78.66	62.79	41.27	41.56	37.95	41.13	41.61	0.00	0.00	0.00	0.00	0.00	344.96
Water Produced (MG)	72.28	57.42	30.40	30.13	26.26	31.07	37.43	0.00	0.00	0.00	0.00	0.00	285.00
Known Leaks And Accounted Uses (MG)*	10.64	5.26	3.77	5.58	0.77	1.28	2.40	0.00	0.00	0.00	0.00	0.00	29.70
Water Loss (MG)*	1.81	5.24	2.53	1.29	0.89	0.23	3.31	0.00	0.00	0.00	0.00	0.00	15.29
*Water Loss %***	*2.5%*	*9.1%*	*8.3%*	*4.3%*	*3.4%*	*0.7%*	*8.8%*						*5.4%*
Water Sold (MG)	59.83	46.92	24.11	23.26	24.61	29.56	31.72	0.00	0.00	0.00	0.00	0.00	240.01
Treated Wastewater (MG)	17.35	16.10	15.23	14.49	14.69	16.83	15.10	0.00	0.00	0.00	0.00	0.00	109.78
Treated Wastewater as % of Water Sold	*29%*	*34%*	*63%*	*62%*	*60%*	*57%*	*48%*						*46%*

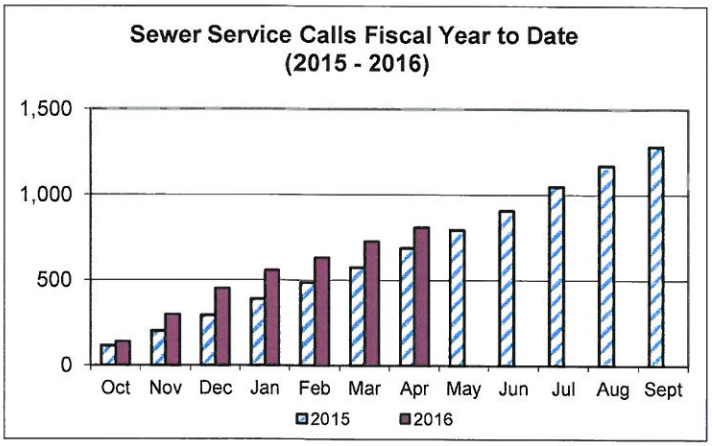
*** October Known Leaks included two large volume line leaks (one which was in an unihabited area that ran for a long period) and extensive flushing to maintain Chlorine levels.**

CITY OF HORSESHOE BAY

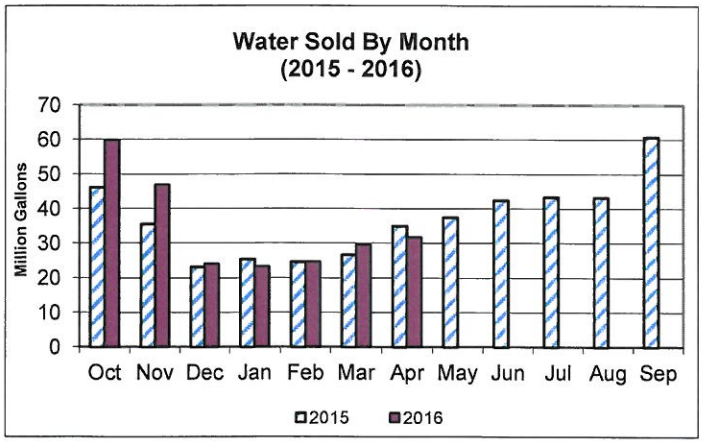


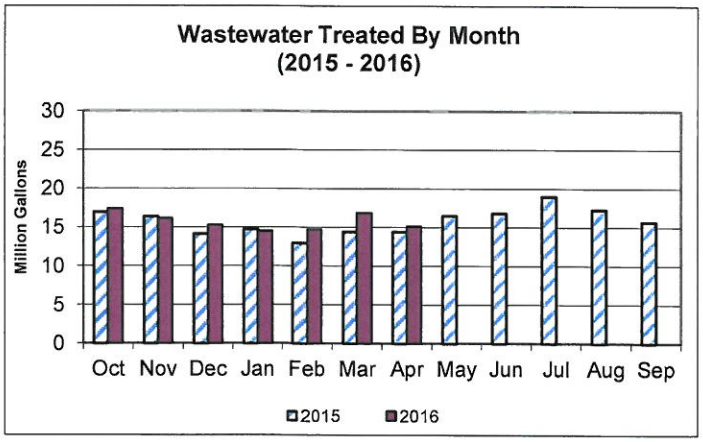




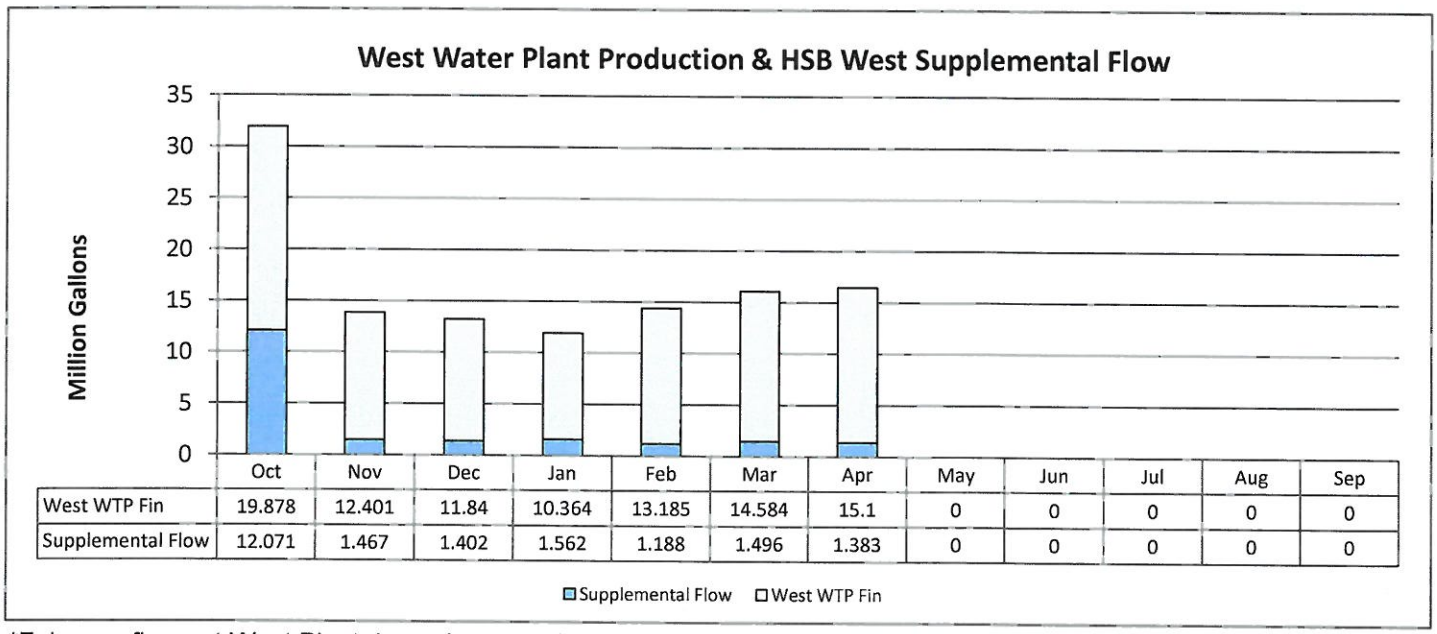


↑ Differecne in 2015 to 2016 adjustment in accounting multiple meter work activities as single workorders



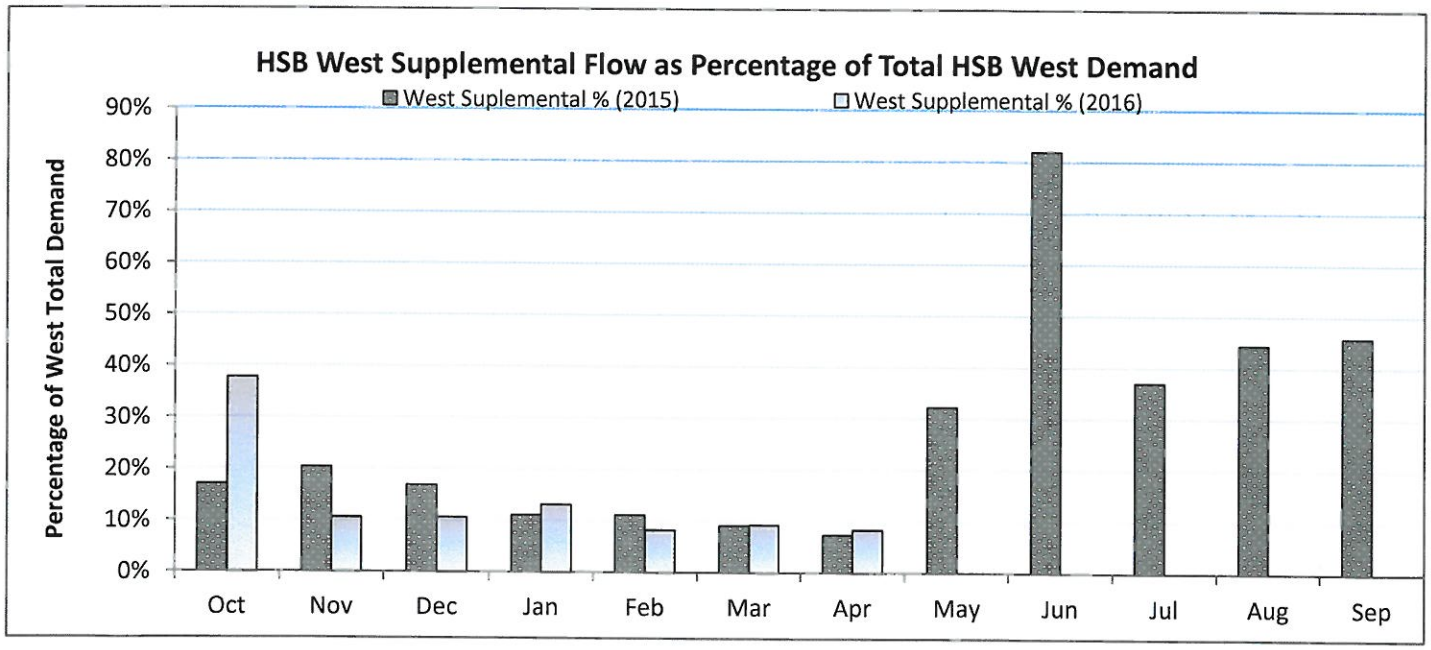


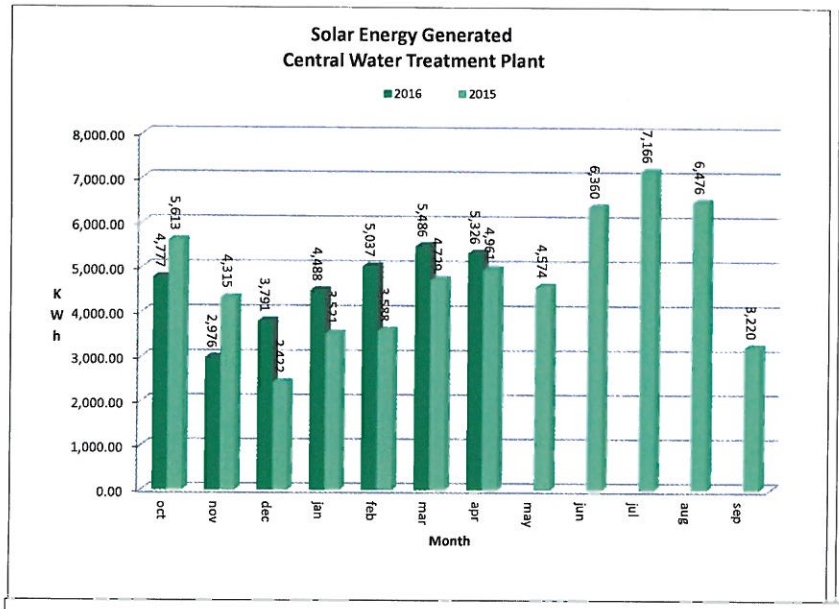
All Water Sold and Wastewater Treatment Sold is based the billing cycle and not calendar dates.

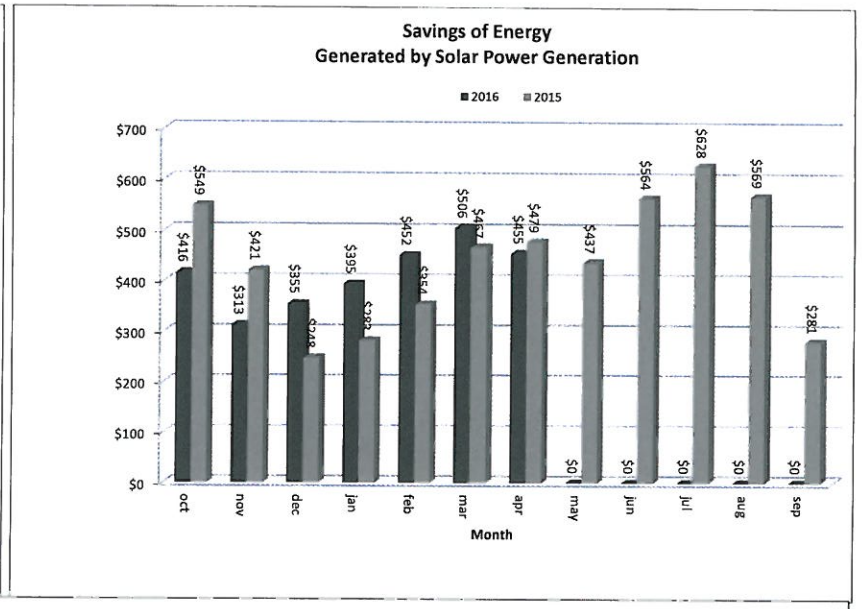


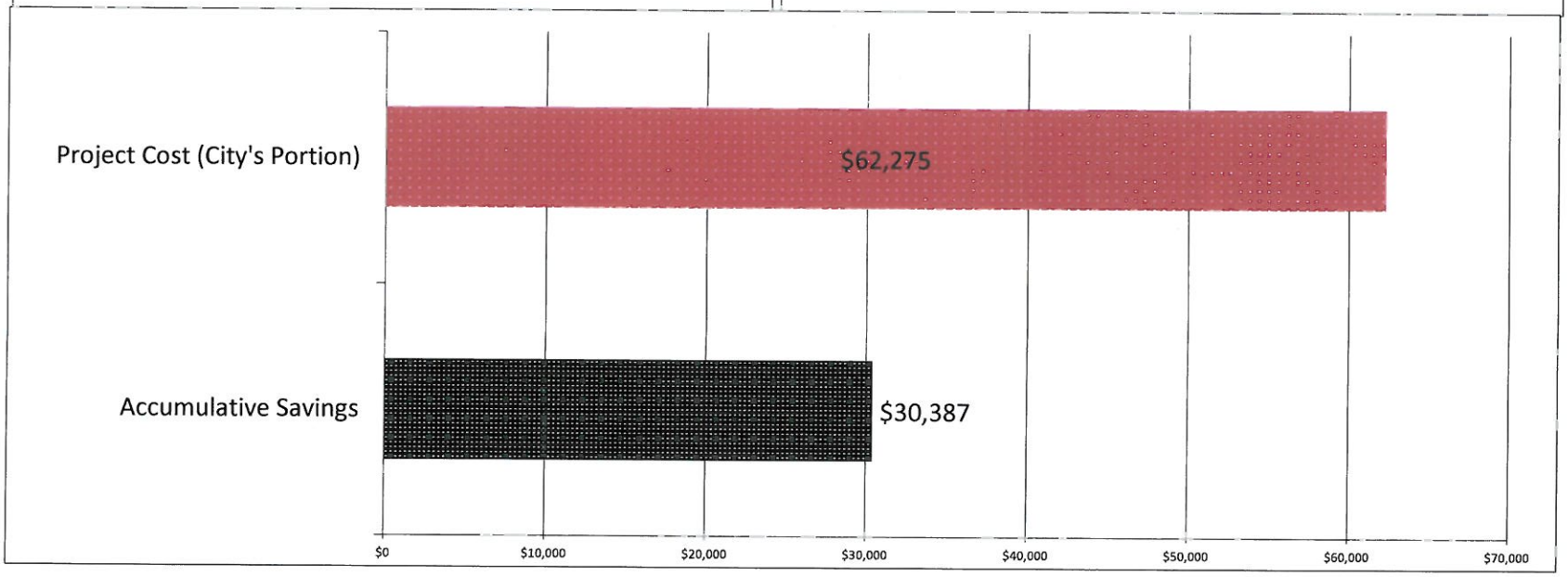
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
West WTP Fin	19.878	12.401	11.84	10.364	13.185	14.584	15.1	0	0	0	0	0
Supplemental Flow	12.071	1.467	1.402	1.562	1.188	1.496	1.383	0	0	0	0	0

*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
KWh
5,613
4,777
4,315
2,976
3,791
4,488
5,037
5,486
5,326
4,574
6,360
7,166
6,476
3,220
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month


Savings of Energy
Generated by Solar Power Generation
2016
2015
$700
$600
$500
$400
$300
$200
$100
$0
$549
$416
$421
$313
$355
$395
$452
$506
$455
$479
$437
$564
$628
$569
$281
$0
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month


Project Cost (City's Portion)
$62,275
Accumulative Savings
$30,387
$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 April 2016

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

Completed City's revisions to Second Amendment to Wholesale Wastewater Treatment and Disposal Contract with Cottonwood Shores. Added provision on lift Station pumps.
Completed Texas Water Development Board Water Loss Audit Report and submitted to agency. Responded to questions on report.
Met with IT Contracts on migration of Financial, GIS, Assets Management, Document Scanning and Utility Billing programs. Coordinated efforts of all vendors on upgrade.
Prepared for presentation of City's Wastewater Modeling Efforts that was presented by Engineer and Community director at Texas Water Conference.
West Water Plant expansion design oversight. Worked on Electrical and Control questions. Pre-qualification evaluation of General Contractors yielded 5 good contractors.
Oversight of migration of GIS and Utilities data layers into new GIS database model. Continue to develop new in-house data structure for GIS improvements.
Reviewed and commented on the Long Range Planning Committee's Utilities and Infrastructure documents. Revised to ensure accuracy of statements.
Met with Mike Walsh and Ray Gill on the Commercial Building next to Ace Hardware to ensure the building's ability to become a restaurant by including a grease trap.
Set up Automatic Meter Intranet system test area for on line meter reading software system. Coordinate vendor and staff on creating test area and setting up collector equip.
Continue to seek out utility bill and water loss issues. Zero and high usage accounts are being screened for accuracy or meter failures.
Coordinate installation of Northland Cable Fiber Optic internet service at Central WTP and plan for extend service via fiber to City Hall, Fire and Police Department.
Continued training for Tim Foran on reviewing of House plans as relates to sizing and construction parameters of water services and sewer grinder system.
Met with HSB and Cottonwood Shores Mayors on Wholesale Sewer Contract related to revising Cottonwood's Wastewater contract to include increased demand.
Continued to coordinate efforts Onsite Computer on licensing options and moving software to new in-house servers. Work with Staff and Software vendors on upgrades.
Assisted Dell's Contractor with the installation of the City's upgraded server equipment, software and technical services. Servers installed in April, migration continues to June.
Oversight of GIS workload. Managing workload and provided coordination with other departments on updating City's GIS system. Prepare to hire GIS Intern in May.
Met with Burnet County Household Hazardous Waste Committee on planned event for May 21 at Marble Falls High School. Coordinated City's volunteer and equipment
Worked with Water Conservation Inspector on Articles for City Rebate programs and Butterfly Migration assistance. Also on Earth Day preparations and presentations.
Coordinated efforts of two Plant Operators in the installation of two recreational Horseshoe Pits in Martin Park.
Attended Leadership Training sessions held by City Manager. Reviewed Extreme Government Makeover text in preparation of meetings. Discussed topics with core CS Staff.
Prepared for FY 2017 Community Services Operational and Maintenance and CIP Budget. Held Staff meeting with Supervisors in preparation.
Began working on FY 2017 Revenue estimates for water, wastewater and solid waste functions . Develop spreadsheets related to City's Rate Model.
Attended KMUD Board Meeting to discuss options for them starting a Fire and Police Department for their community and offered up any assistance HSB could provide.
Prepared July Annual Consumer Confidence Report for City's Retail customers. Prepare document for Web and printed presentation as required by TCEQ. Bill insert in May.
Met with CS Supervisors, City Manager and O'Brien Engineering on possible future Engineering project. Discusses past project experiences.

Operational Projects

Meter replacement program - 53 meter replacements and 43 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.
Prepared notification for Customers for conversion to Free Chlorine for month of May to ensure water quality with City's water distribution system. Began conversion.
Returned High Storage water reservoirs to service after annual inspections. Cleaned and disinfected tanks prior to placing back into service.
Repaired 7 water mainline leaks and 2 sewer leaks in April. There were no substantial water leaks in April.
Working with Water Conservation Officer on rebate program preparation. Trained two irrigators on City rebate programs. Assisted in article preparation for media.
Investigate electrical issues at Resort panels and worked with Resort Management to mitigate areas where lack of electrical disconnects presented risk to City Employees.
Received TCEQ Letter related to the water system compliance inspection completed in late February. Receive no violations and positive comments on operations and Staff.
Site meetings at West Water Plant to define electrical and control systems for project. Meetings and conference calls to ensure best design/operational effectiveness.
Evaluated AMI Software and hardware that will replace existing AMR heads. Began pilot test on alternative system for smart meter cloud based/ daily reads on 25 meters.

Large Capital Projects

Met with Engineer on construction for West Water Treatment Plant expansion. Evaluated and selected 5 General Contract on qualification. Received TCEQ Approval letter.
Met with Engineer on Creek Crossings preliminary Engineering report. Discuss priorities of projects and reviewed cost estimates. Project complete for this FY.
Met with Tim Foran, Steve Hawley, and PEC Representative on excavation hill slope to make room for clarifier and chemical tanks and the installation of underground electric.
Continued to discuss effluent pumps required to move effluent to Summit Rock Golf Course # 17 storage pond. Discussed options for pumps or gravity feed system.
Met with Engineers on possible interested parties in selling the West Water Plant Roberts treatment system. Began discussion on how to declare plant surplus for future sale.

Training Activities

Jeff Koska and Steve Hawley attended Texas Water Conference in April at Fort Worth, TX.
Steve Hawley trained in Chlorinator Safety through an online course.
Purchased new safety harnesses and are making plans for training exercises. Planning an elevated tank rescue training event in early summer.
Working with FD on Chlorine safety drill and purchase of new SCBA equipment for use in confined spaces that will provide much improved safety and mobility.
Sheri Pollard participated in a 3 day Graphical Information System training. Training on new released version of software and best practices on development of model.

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

APRIL 2016 ACTIVITY REPORT

Meetings with the following:

1. Sonny Mobley and Debra Hardy regarding the floodplain at 100 Baypoint Dr. #4.
2. Eric Debner regarding proposed 5 unit townhouse project on Free Rein.
3. David Meeh and Mark Jeffrey with Horseshoe Bay Resort regarding electrical permit for disconnect on the grinder pump at the Yacht Club, required to ensure this work is safe and meets Code – located near where the electrical explosion occurred injuring City staff.
4. Ron Mitchell regarding possible setback Variance for a lot in The Grove – to be resolved through a Minor Plat.
5. Multiple meetings with Jim Long regarding wording and format for the 5 posters for the Long Range Planning Committee's open houses.
6. Clifford Grubbs regarding a Temporary Certificate of Occupancy while the final wall around a swimming pool is being completed.
7. Sam Boyd and Don Sherman (separately) regarding the Hidden Coves Planned Development Ordinance.

Other Meetings I attended:

1. Planning and Zoning Commission.
2. Texas Colorado River Floodplain Coalition Burnet County Flood Risk Review Meeting in Marble Falls.
3. Development Services Staff Meeting.
4. Monthly Safety Meeting.
5. Development Services/Utilities Field Staff Lunch at Quail Point.
6. Municipal Court regarding progress on Texan Mart remodel.
7. 3 Senior Staff/Leadership Team Meetings.
8. Development Services Department breakfast meeting with Stan.
9. City Council.
10. Long Range Planning Committee Meeting.

Other Activity:

1. Prepared Posters for 5 Goals to be used at the Long Range Planning Committee's Open Houses on 5/3 and 5/11, and for the Committee to also rank the Goals.
2. Completed the City's response to the Discovery request from the attorney in the Vale lawsuit – more than 100 pages of documents.

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

- Red Tags Issued: 18
- Certified Letters Sent: 79
- Regular Letters Sent/Posted: 88
- Citations and Court Summons Issued: 2
- Total Vehicles Removed: 18
- Letters for Yard Lights/Addresses: 165
- Development Services Director Minor Plats approved: 3

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

APRIL 2016 ACTIVITY REPORT

Building Permits

Completed Application Received	ATS Review Completed	Date Issued To Customer	Type	Address	Owner
03-10-16	03-21-16	04-04-16	Residential	106 Diamond Hill	Martin
12-14-16	12-22-15	04-06-16	Commercial	9714 W FM 2147 Bldg. C	Space Center One
03-28-16	03-31-16	04-08-16	Residential	810 The Trails Parkway	Allison
03-07-16	03-15-16	04-08-16	Electric Panel	612 Port	Port of Call
04-05-16	04-06-16	04-11-16	Fence	620 Hi Stirrup	Walker
03-15-16	03-24-16	04-11-16	Residential	215 Maverick Circle	White
04-05-16	04-07-16	04-13-16	Storage Building	6201 Pronghorn	Bond
04-05-16	04-07-16	04-13-16	Electric Panel	1009 Horseshoe Bay Blvd.	HSB Resort
01-15-16	04-13-16	04-15-16	Dock	108 Waters Edge	Adams
04-12-16	04-13-16	04-15-16	Fence	605 Hi Circle West	Porter
03-21-16	03-30-16	04-15-16	Casita, Boat Dock, Retaining Wall	113 La Bonita	Grimm
04-13-16	04-15-16	04-15-16	Fence	100 Lost Spur	Crabtree
04-14-16	04-15-16	04-18-16	Fence	1306 Mountain Dew	Dickey
03-28-16	04-05-16	04-18-16	Pool	110 Kelley Lane	Laird
04-07-16	04-15-16	04-18-16	Pool	427 Lighthouse Dr.	Shaw
04-08-16	04-15-16	04-18-16	Bathroom Remodel	3000 Driftwood	Maine
04-13-16	04-20-16	04-21-16	Mobile Home	2203 25th St.	Love/Klein

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	5
February	4	2	2	7
March	2	1	2	1
April	3	2*	2	3
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**	**31**

*Indicates one Single-family permit in the ETJ

Department Activity Report	April
House Plans Submitted	2
Residential Permits	3
Plan Reviews (1 Commercial)	15
ATS Inspections	69
Garage Sale Permits Issued	1
Variances (Sign)	1
Mobile Homes	1
Plat/Replat (Incl. Minor Plats)	5
CUP	0
Amendments	0
Requests for information	645

MONTHLY RESIDENTIAL PERMIT TRACKING
4/30/2016

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1	2401 Saddle Gun-2nd Repermit-Note 1	4B	Horseshoe Bay South	2/17/2016-Repermit	2/11/2014	0	3/21/2016
2	129 Applehead Island-Note 2	1	Applehead Island	10/9/2014	3/22/2016	0	4/9/2016
3	115 Cross Bow-Note 3	4A	Horseshoe Bay	9/4/2014	3/7/2016	0	4/14/2016
4	112 Alexis Lane-Note 4	11	The Trails	10/17/2014	6/22/2015	0	4/17/2016
5	113 La Bonita-Note 5	9	Escondido	11/5/2014	4/25/2016	0	5/5/2016
6	444 La Serena Loop-Note 6	9	Escondido	9/25/2014	3/2/2016	0.5	5/15/2016
7	307 Outcrop-Note 7	3	Horseshoe Bay West	2/29/2016-Repermit	9/25/2015	1	6/8/2016
8	101 Lachite	3	Horseshoe Bay West	12/11/2014	4/21/2016	1	6/11/2016
9	312 Nattie Woods-Repermit-Note 8	12	Summit Rock	3/15/2016-Repermit	4/26/2016	1	6/13/2016
10	316 Nattie Woods-Repermit-Note 8	12	Summit Rock	3/15/2016-Repermit	4/8/2016	1	6/13/2016
11	126 Rock N Robyn- Repermit-Note 9	11	The Trails	01/11/16-Repermit	10/21/2015	2	7/11/2016
12	300 High Pointe Ln.	12	Summit Rock	2/11/2015	2/25/2016	3	8/11/2016
13	116 Nattie Woods	12	Summit Rock	2/11/2015	1/22/2016	3	8/11/2016
14	104 Amethyst	3	Horseshoe Bay West	3/19/2015	9/8/2015	4.5	9/19/2016
15	128 Nightshade	12	Summit Rock	4/30/2015	12/7/2015	6	10/30/2016
16	433 La Serena Loop	9	Escondido	5/1/2015	3/3/2016	6	11/1/2016
17	311 B Horseshoe Bay North Blvd. N.	4A	Horseshoe Bay	5/21/2015	1/18/2016	6.5	11/21/2016
18	403 Rio	4A	Horseshoe Bay	5/28/2015	3/8/2016	7	11/28/2016
19	106 Blanco Ct.	6	Pecan Creek	6/5/2015	4/11/2016	7	12/5/2016
20	601 Mountain Leather-Note 10	3	Horseshoe Bay West	11/7/2015-Repermit	None Requested	7.5	12/16/2016
21	201 Mountain Leather	3	Horseshoe Bay West	6/16/2015	8/27/2015	7.5	12/16/2016
22	157 La Serena Loop	9	Escondido	6/17/2015	2/12/2016	7.5	12/17/2016
23	109 Lost Nugget	3	Horseshoe Bay West	6/18/2015	11/25/2015	7.5	12/18/2016
24	2126 Chameleon	4B	Horseshoe Bay South	7/17/2015	3/22/2016	8.5	1/17/2017
25	1202 Sun Ray	3	Horseshoe Bay West	7/28/2015	8/28/2015	9	1/28/2017
26	311 C Horseshoe Bay North Blvd. N.-Note 11	4A	Horseshoe Bay	7/31/2015	2/23/2016	9	1/31/2017
27	627 Passion Flower	12	Summit Rock	8/5/2015	12/17/2015	9	2/5/2017
28	110 Kelley Lane	11	The Trails	8/18/2015	3/23/2016	9.5	2/18/2017
29	109 Gillespie Court	6	Pecan Creek	8/20/2015	3/31/2016	9.5	2/20/2017

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30	1113 Mountain Leather	3	Horseshoe Bay West	8/25/2015	11/6/2015	10	2/25/2017
31	813 Trails Parkway	11	The Trails	9/3/2015	2/23/2016	10	3/3/2017
32	212 Nattie Woods	12	Summit Rock	9/11/2015	3/14/2016	10	3/11/2017
33	3340 W SH 71	ETJ	N/A	9/14/2015	2/4/2016	10	3/14/2017
34	155 La Serena Loop	9	Escondido	9/21/2015	1/11/2016	10.5	3/21/2017
35	303 Emerald Way	3	Horseshoe Bay West	9/28/2015	4/25/2016	11	3/28/2017
36	135 Wilderness Dr. E	ETJ	N/A	10/14/2015	4/21/2016	11	4/14/2017
37	100 Gallop	3	Horseshoe Bay West	10/20/2015	2/16/2016	11.5	4/20/2017
38	105 Plaza Escondido	9	Escondido	11/3/2015	3/17/2016	12	5/3/2017
39	801 Silver Hill	3	Horseshoe Bay West	11/4/2015	3/4/2016	12	5/4/2017
40	212 Lasso	4A	Horseshoe Bay	12/2/2015	3/25/2016	13	6/2/2017
41-56	Tuscan Dr.-Note 12	3	Horseshoe Bay West	NYI			
57	120 Azalea Loop	12	Summit Rock	12/2/2015	4/25/2016	13	6/2/2017
58	112 Jade	3	Horseshoe Bay West	12/3/2015	4/18/2016	13	6/3/2017
59	325 Parallel Circle	3	Horseshoe Bay WEst	12/3/2015	None Requested	13	6/3/2017
60	607 Hi Stirrup	4A	Horseshoe Bay	12/3/2015	4/14/2016	13	6/3/2017
61	101 Harbor Light	4A	Horseshoe Bay	12/4/2015	1/15/2016	13	6/4/2017
62	1502 Hi Circle South	4A	Horseshoe Bay	12/22/2015	4/15/2016	13.5	6/22/2017
63	1307 Mountain Leather	3	Horseshoe Bay West	12/22/2015	4/20/2016	13.5	6/22/2017
65-65	3402 W SH 71-Note 13	ETJ	N/A	12/22/2015	4/14/2016	13.5	6/22/2017
66	106 Cactus Corner	3	Horseshoe Bay West	12/23/2015	2/8/2016	13.5	6/23/2017
67	1126 Mountain Leather	3	Horseshoe Bay West	1/4/2016	4/21/2016	14	7/4/2017
68	1501 Azure	4A	Horseshoe Bay	1/6/2016	4/15/2016	14	7/6/2017
69	301 The Trails Parkway	11	The Trails	1/7/2016	4/11/2016	14	7/7/2017
70	107 La Bonita	9	Escondido	1/8/2016	2/5/2016	14	7/8/2017
71	108 Gemstone	2	Applehead	1/8/2016	3/29/2016	14	7/8/2017
72	213 Grove Ct	12	Summit Rock	2/3/2016	4/5/2016	15	8/3/2017
73	225 Grove Ct	12	Summit Rock	2/3/2016	2/23/2016	15	8/3/2017

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4/30/2016

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74	306 Apache Tears	3	Horseshoe Bay West	2/8/2016	4/26/2016	15	8/8/2017
75	101 Grove Ct	12	Summit Rock	2/9/2016	3/4/2016	15	8/9/2017
76	1306 High Circle South	4A	Horseshoe Bay	2/10/2016	3/4/2016	15	8/10/2017
77	211 Plenty Hills	3	Horseshoe Bay West	2/19/2016	None Requested	15.5	8/19/2017
78	709 Sky Hawk	3	Horseshoe Bay West	2/24/2016	3/30/2016	15.5	8/24/2017
79	106 Blue Yonder	2	Applehead	3/3/2016	4/13/2016	16	9/3/2017
80	106 Diamond Hill	2	Applehead	4/4/2016	None Requested	17	10/4/2017
81	112 Las Puertas	9	Escondido	NYI			
82	810 The Trails Parkway	11	The Trails	4/8/2016	None Requested	17	10/8/2017
83	215 Maverick Circle	4A	Horseshoe Bay	4/11/2016	None Requested	17	10/11/2017
84	103 Up There East	3	Horseshoe Bay West	NYI			
85	1411 Hi Circle South	3	Horseshoe Bay West	NYI			
86	703 Pecan Crossing	6	Pecan Creek	NYI			
87	White Tail	4B	Horseshoe Bay South	NYI			

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8	101 Lachite	3	Horseshoe Bay West	12/11/2014	4/21/2016	1	6/11/2016
14	104 Amethyst	3	Horseshoe Bay West	3/19/2015	9/8/2015	4.5	9/19/2016
20	601 Mountain Leather-Note 10	3	Horseshoe Bay West	11/7/2015-Repermit	None Requested	7.5	12/16/2016
21	201 Mountain Leather	3	Horseshoe Bay West	6/16/2015	8/27/2015	7.5	12/16/2016
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27	627 Passion Flower	12	Summit Rock	8/5/2015	12/17/2015	9	2/5/2017
32	212 Nattie Woods	12	Summit Rock	9/11/2015	3/14/2016	10	3/11/2017
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City of Horseshoe Bay

OFFICE OF COURT ADMINISTRATION

APRIL 2016 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**	**37**	**65**	**53**	**67**						**315**
Disposition of Trial													
Trial by Judge - Guilty	0	0	0	0	0	0	1						**1**
Trial by Judge -N Guilty	0	0	0	0	0	0	0						**0**
Trial by Jury - Guilty	0	0	0	0	0	0	0						**0**
Trial by Jury - N Guilty	0	0	0	0	0	0	0						**0**
Cases Dismissed													
A. After Driver Safety Course	4	4	0	2	2	3	2						**17**
B. After Deferred	7	1	4	0	2	3	0						**17**
C. After Proof Fin. Respons.	2	1	0	0	1	1	3						**8**
D. Compliance Dismissal	0	1	4	1	2	0	0						**8**
Comm. Serv. Ordered	0	0	1	0	0	0	0						**1**
Cases Appealed	0	0	0	0	0	0	0						**0**
Juvenile/Minor Activity													
A. TCC	0	0	0	0	1	1	0						**2**
B. ABC	0	0	0	0	0	0	0						**0**
C. DUI	0	0	0	0	0	0	0						**0**
D. H&S Offenses filed	0	0	0	0	0	3	0						**3**
H. Non-Traffic Offenses	0	0	0	0	0	0							**0**
Arrest Warrants													
A. Class C. Misdemeanors	44	0	35	29	34	11	51						**204**
B. Felonies	0	0	0	0	0	0	0						**0**
Revenue													
A. Other Agency Revenue	$1,275	$2,234	$2,013	$2,387	$1,165	$2,735	$1,337						**$13,146**
B. City Revenue	$7,205	$8,977	$8,563	$8,985	$8,684	$12,058	$10,982						**$65,454**
TOTAL REVENUE	**$ 8,480**	**$ 11,211**	**$ 10,576**	**$ 11,372**	**$ 9,849**	**$ 14,793**	**$ 12,319**						**$ 78,600**

CITY OF HORSESHOE BAY

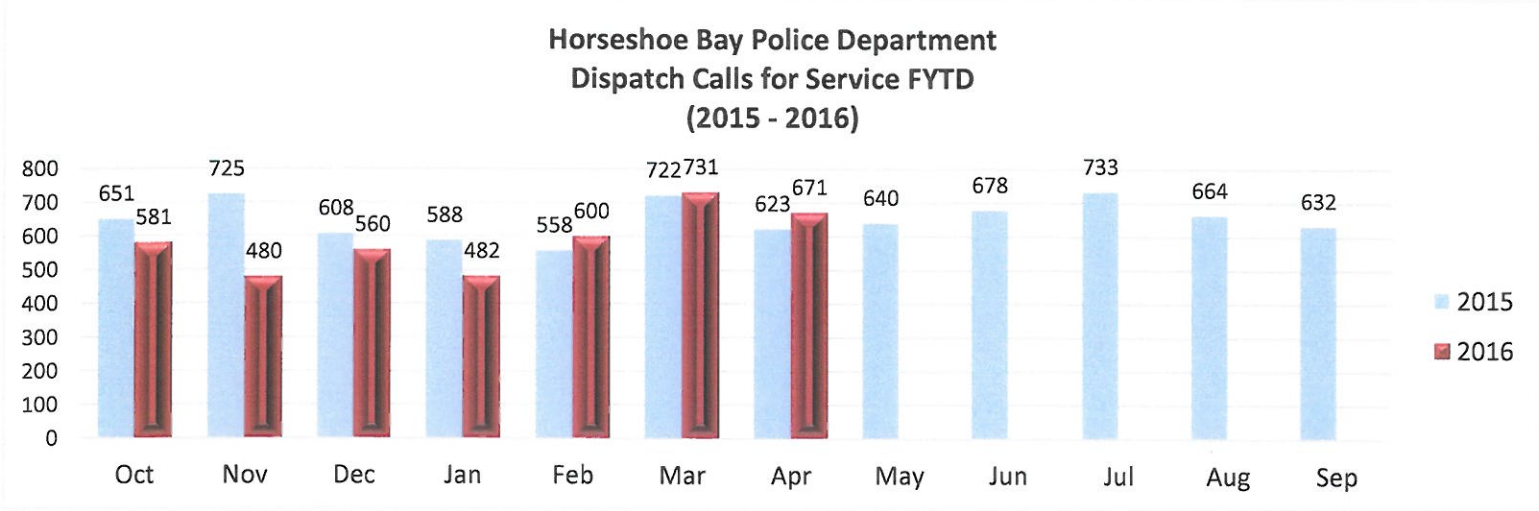
POLICE DEPARTMENT
April 2016 FY ACTIVITY REPORT

During the month of April 2016 there were thirty-nine (39) new cases reported to our department. The April cases consisted of twenty-nine (29) misdemeanor cases, seven (7) felony cases, three (3) non-criminal cases, one (1) traffic accidents, and twenty-one (21) arrests. The department cleared thirty-five (35) new and old Horseshoe Bay cases in the month of April. Nineteen (19) residents requested home security watches during April. Also local businesses, amenities, and construction sites continued to be checked thoroughly on a daily basis. Overall, the department responded to six hundred seventy-one (671) calls for service, including nineteen (19) alarms for the month of April.

During the month of April, 2016, fifteen (15) new cases were assigned to CID for follow up investigation. Ten (10) of those were a misdemeanor grade. Three (3) cases were felony level and two (2) investigations were non-criminal in nature. Those included investigations such as Animal Bites. A total of fifty-three (53) persons were interviewed by investigators. These interviews resulted in fourteen (14) witness/victim statements. CID cleared fourteen (14) active cases during the month and recovered a total of $65,000.00 in stolen and lost property.

OPERATIONS	APR 2016	APR 2015	FYTD 2016	FYTD 2015
Dispatch For Service	671	623	4105	4475
Verbal Warnings	76	81	482	415
Warnings	161	124	996	938
Citations	63	49	310	376
Arrest	21	20	100	97
Code Enforcement	69	79	504	539
Traffic Accidents	1	5	28	32
Home Security Watches	19	17	134	148
Alarms	19	23	154	121
Felony Cases	7	6	25	37
Misdemeanor Cases	29	21	151	131
Non-Criminal Cases	3	5	53	65
Total Reports (New)	39	28	229	233
Cases Cleared (Old & New)	35	32	163	233

Response Time 5.34


Horseshoe Bay Police Department
Dispatch Calls for Service FYTD
(2015 - 2016)
800
700
600
500
400
300
200
100
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651
581
725
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558
600
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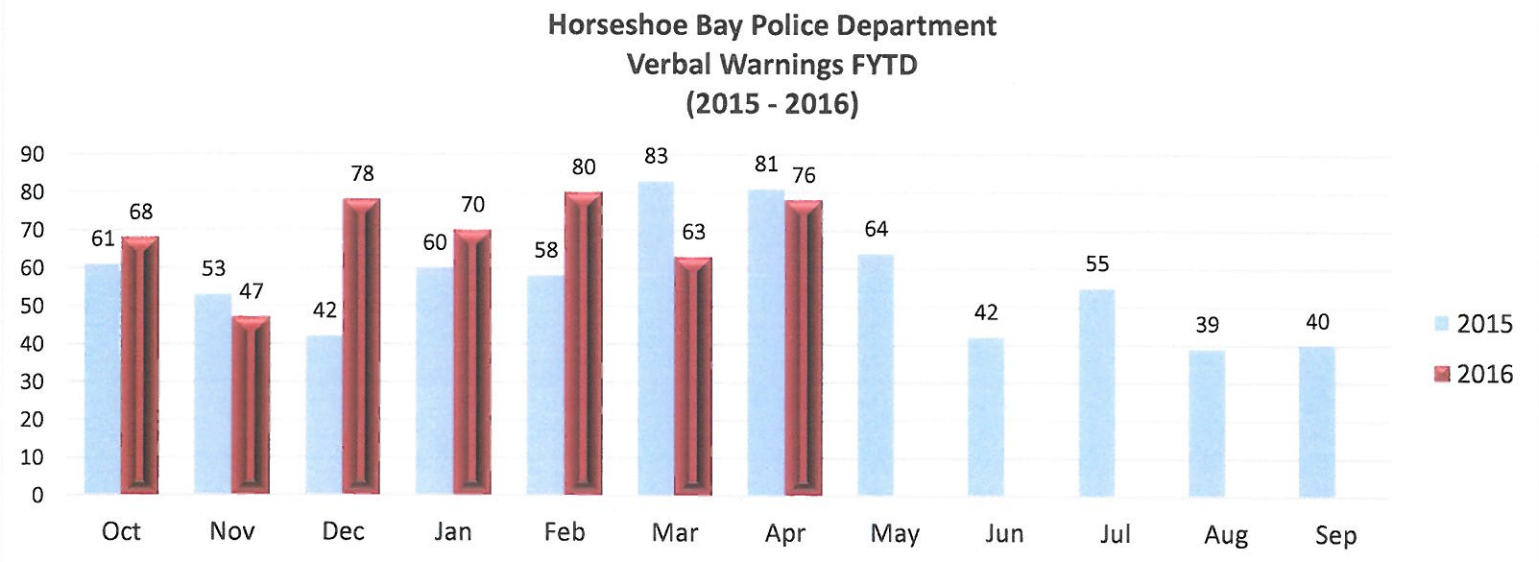
Horseshoe Bay Police Department
Verbal Warnings FYTD
(2015 - 2016)
90
80
70
60
50
40
30
20
10
0
61
68
53
47
42
78
60
70
58
80
83
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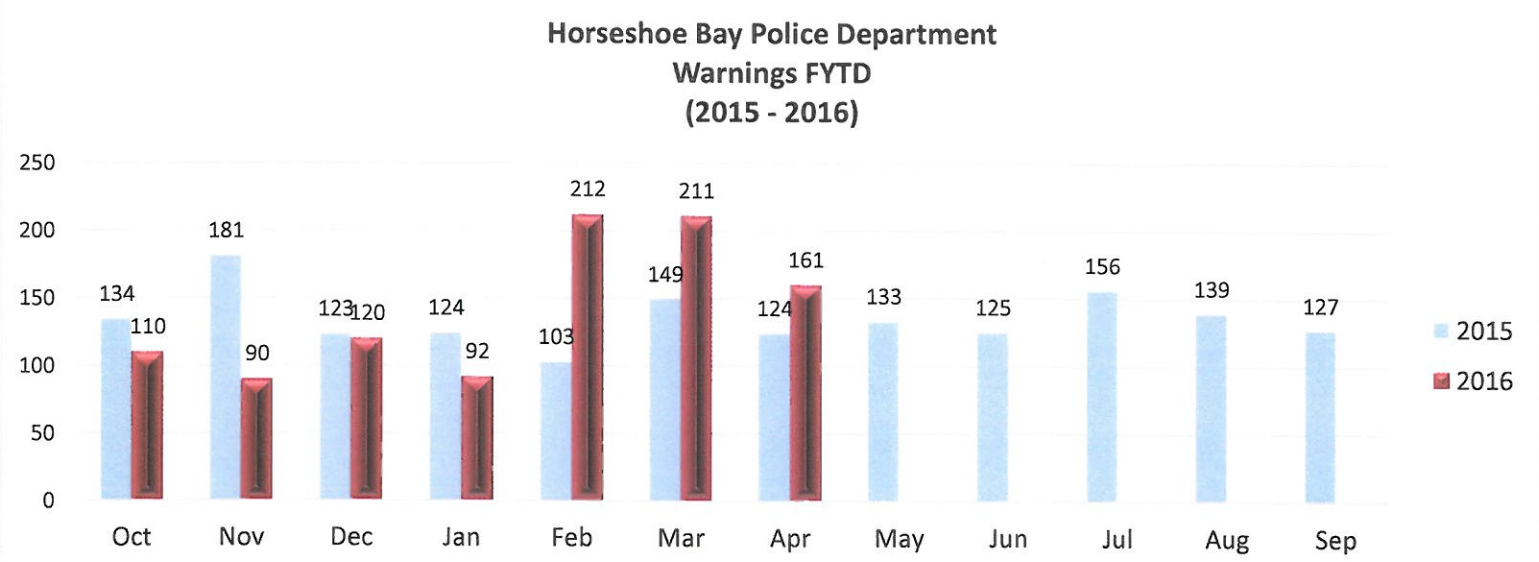
Horseshoe Bay Police Department
Warnings FYTD
(2015 - 2016)
250
200
150
100
50
0
134
110
181
90
123
120
124
92
103
212
149
211
124
161
133
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139
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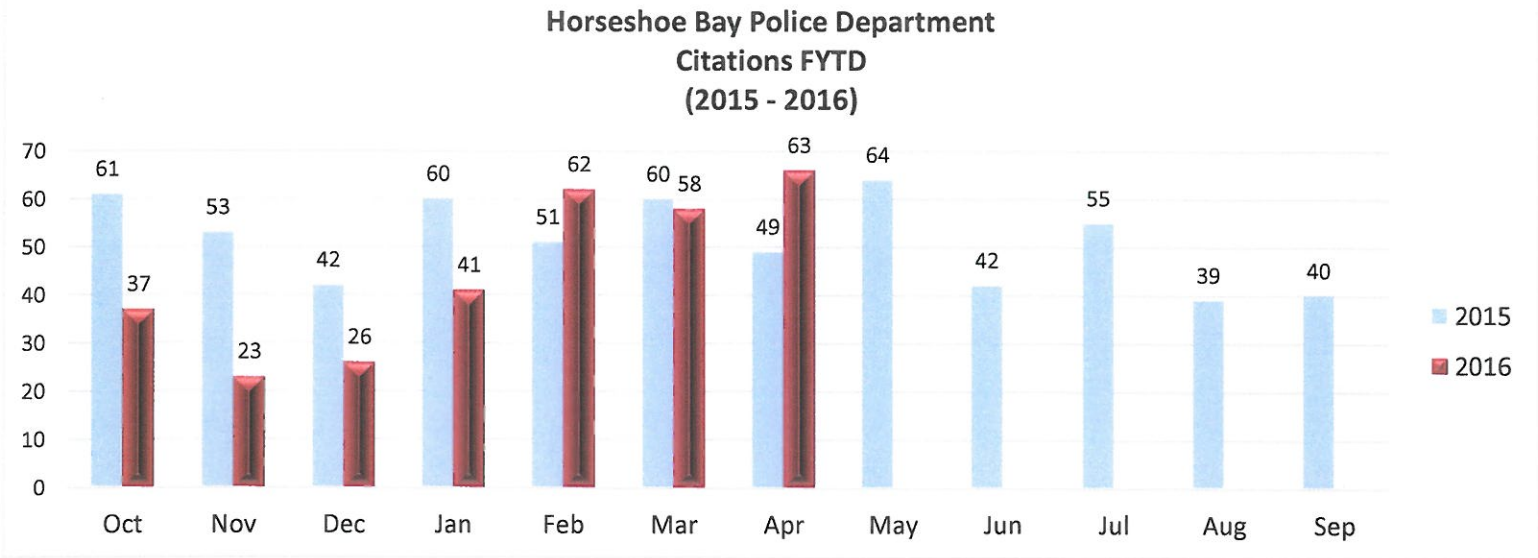
Horseshoe Bay Police Department
Citations FYTD
(2015 - 2016)
70
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37
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42
26
60
41
51
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60
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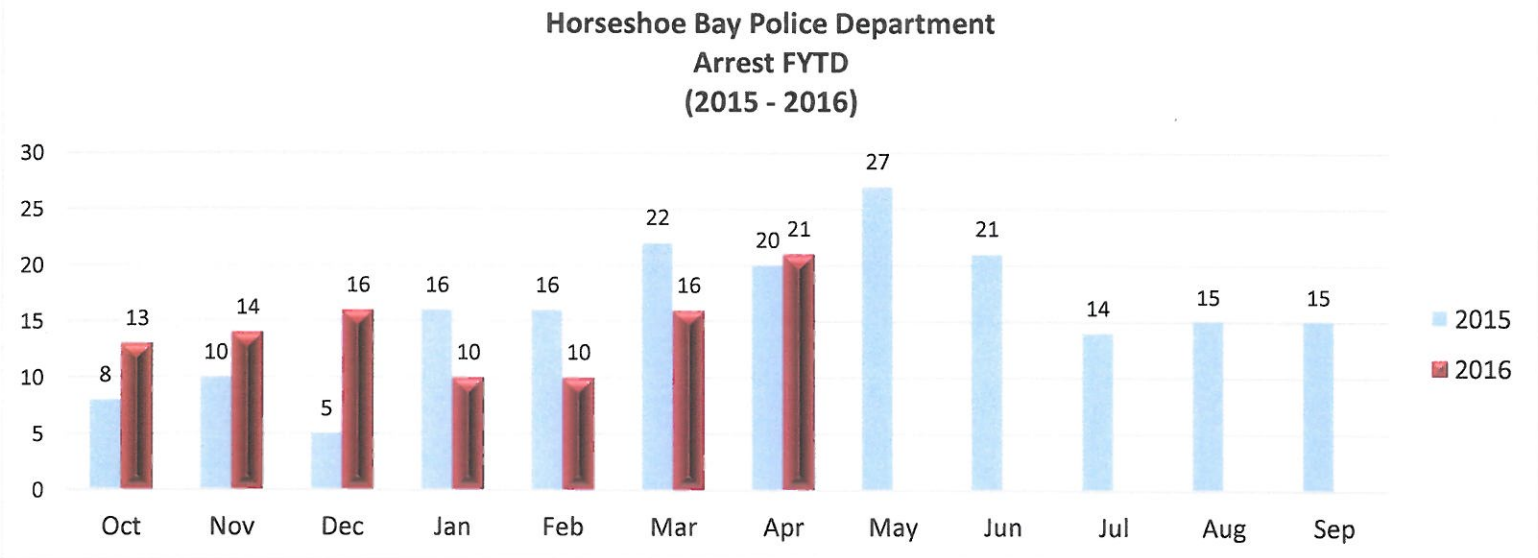
Horseshoe Bay Police Department
Arrest FYTD
(2015 - 2016)
30
25
20
15
10
5
0
8
13
10
14
5
16
16
10
16
10
22
16
20
21
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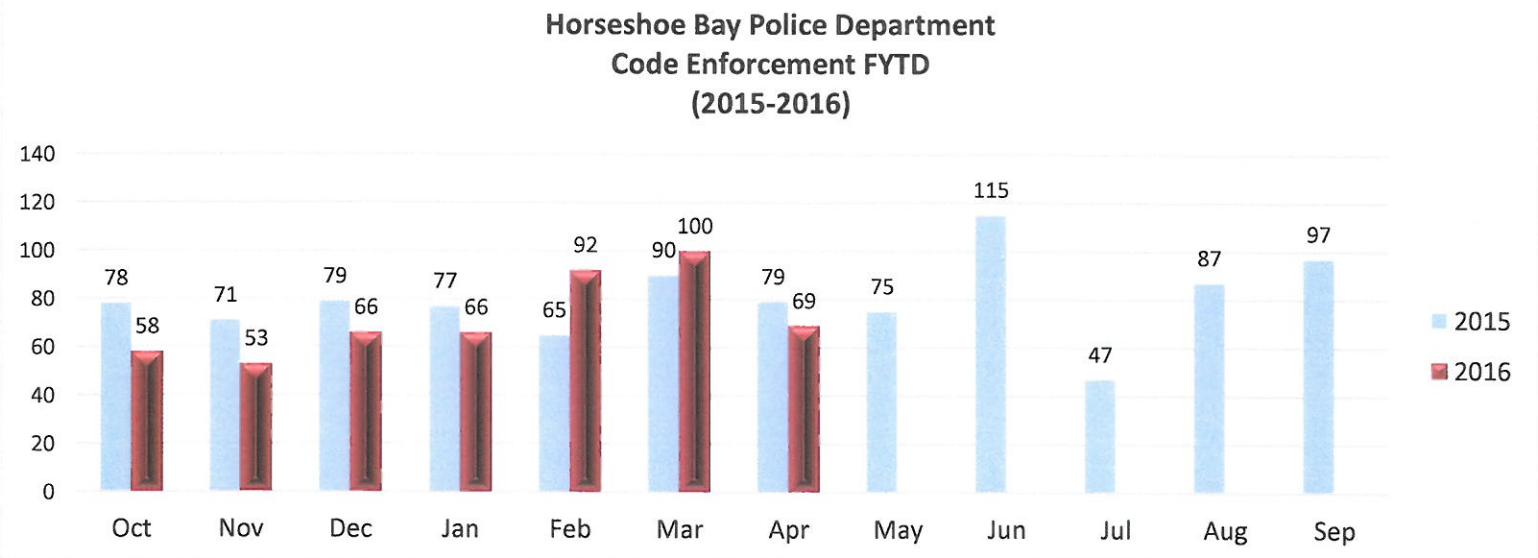
Horseshoe Bay Police Department
Code Enforcement FYTD
(2015-2016)
140
120
100
80
60
40
20
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78
58
71
53
79
66
77
66
65
92
90
100
79
69
75
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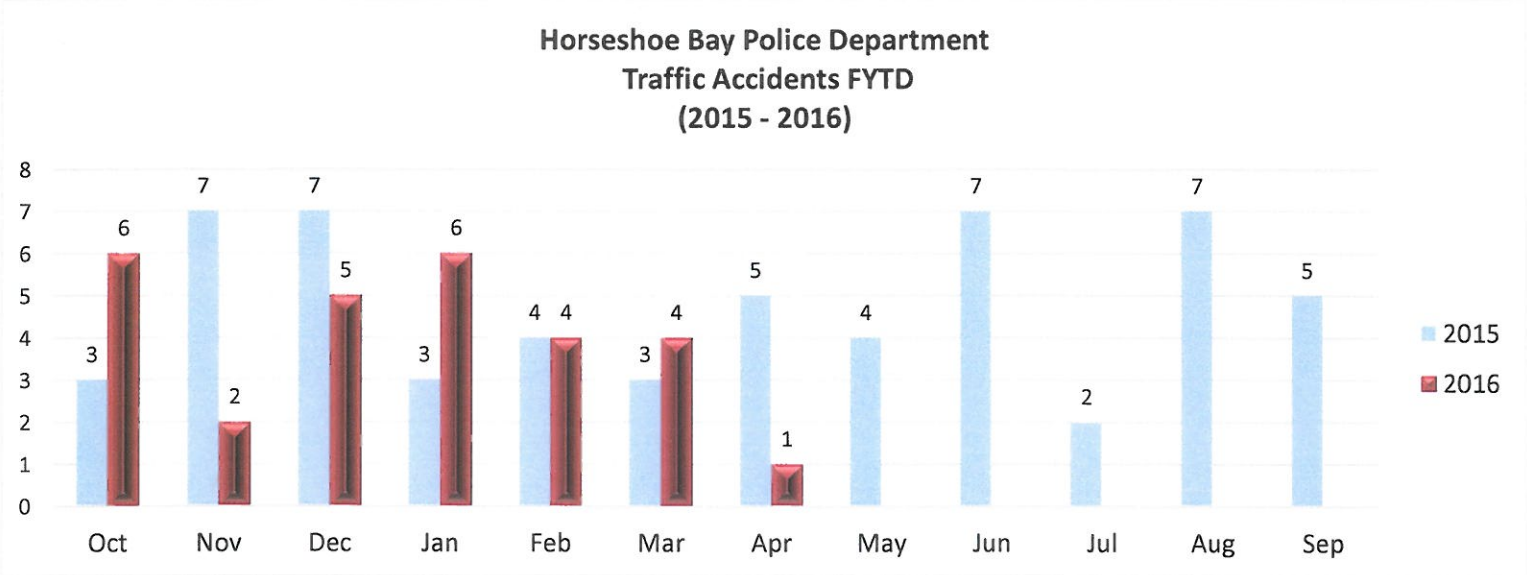
2016


Horseshoe Bay Police Department
Traffic Accidents FYTD
(2015 - 2016)
8
7
6
5
4
3
2
1
0
3 6
7 2
7 5
3 6
4 4
3 4
5 1
4
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2
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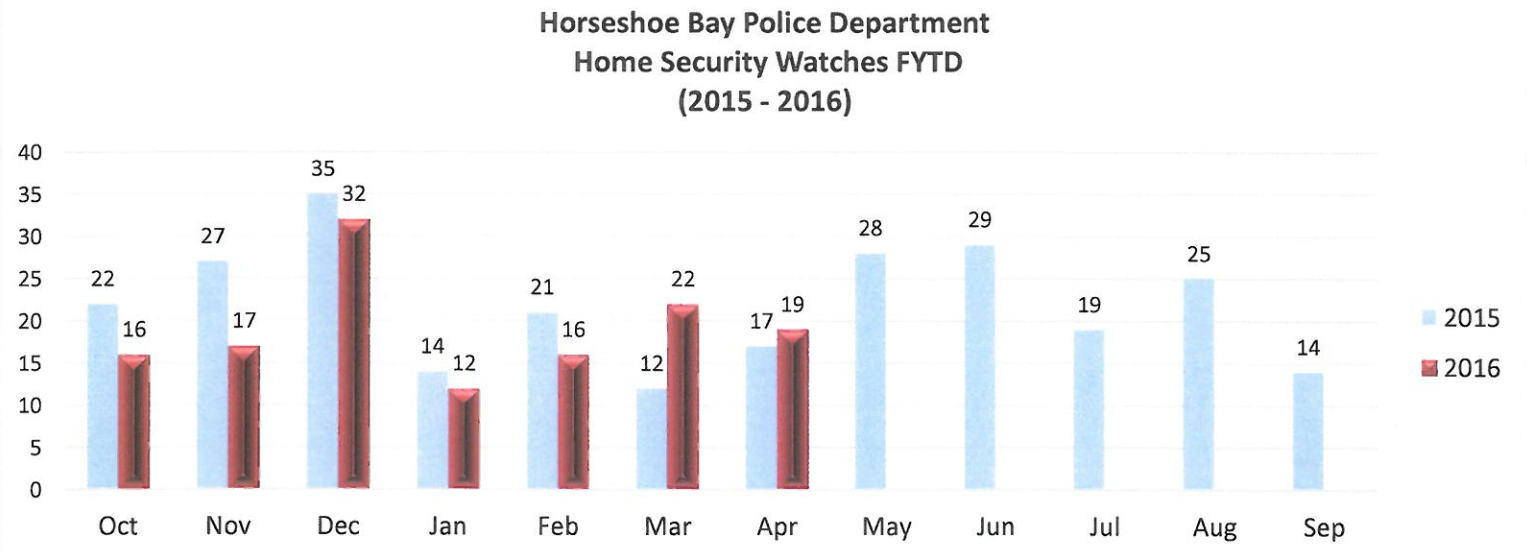
Horseshoe Bay Police Department
Home Security Watches FYTD
(2015 - 2016)
40
35
30
25
20
15
10
5
0
22 16
27 17
35 32
14 12
21 16
12 22
17 19
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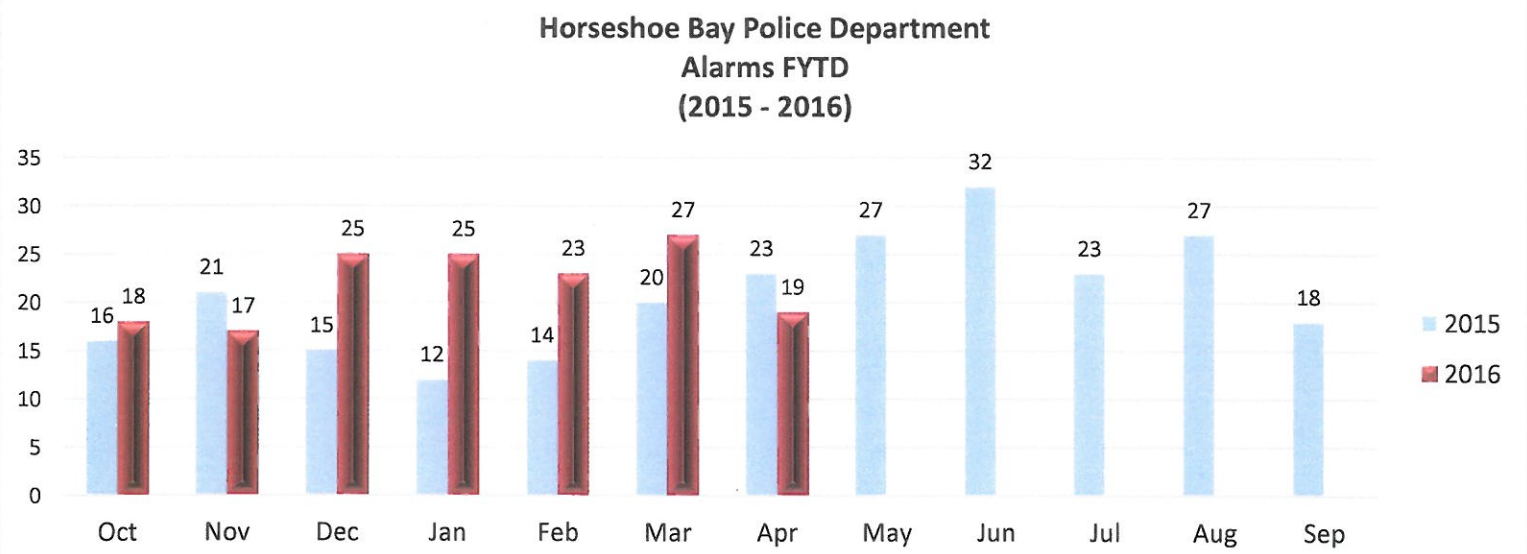
Horseshoe Bay Police Department
Alarms FYTD
(2015 - 2016)
35
30
25
20
15
10
5
0
16 18
21 17
15 25
12 25
14 23
20 27
23 19
27
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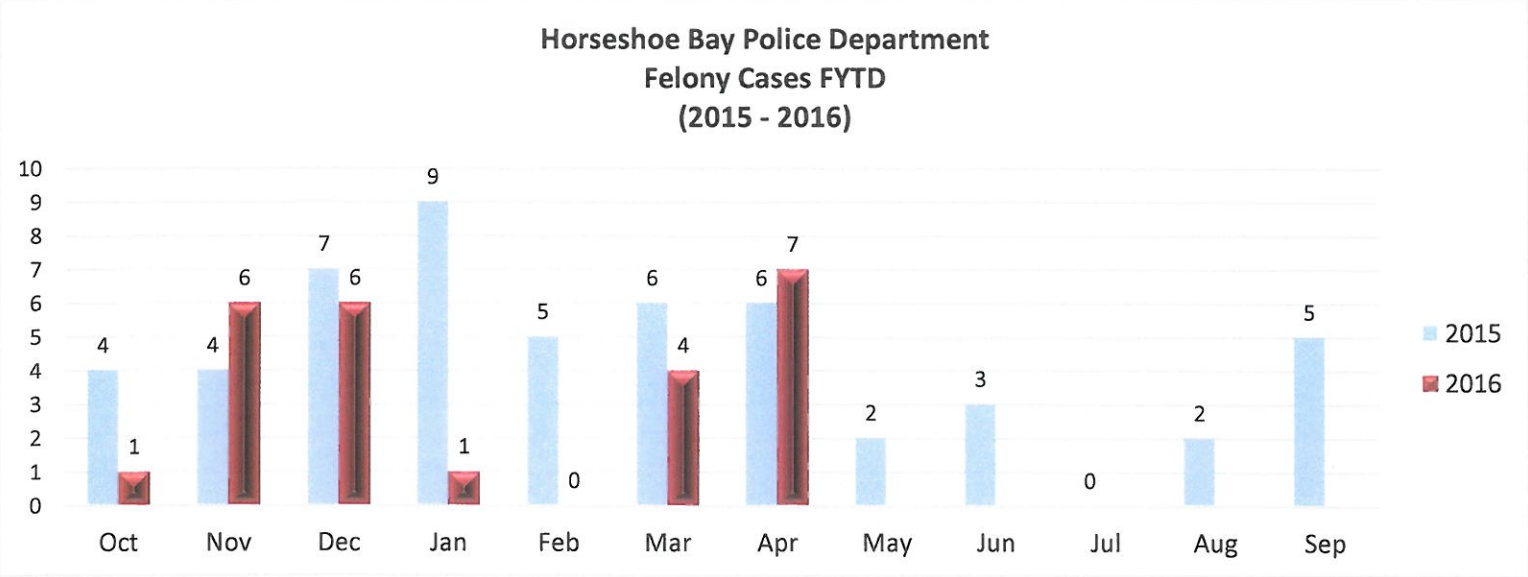
Horseshoe Bay Police Department
Felony Cases FYTD
(2015 - 2016)
10
9
8
7
6
5
4
3
2
1
0
4
1
4
6
7
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9
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6
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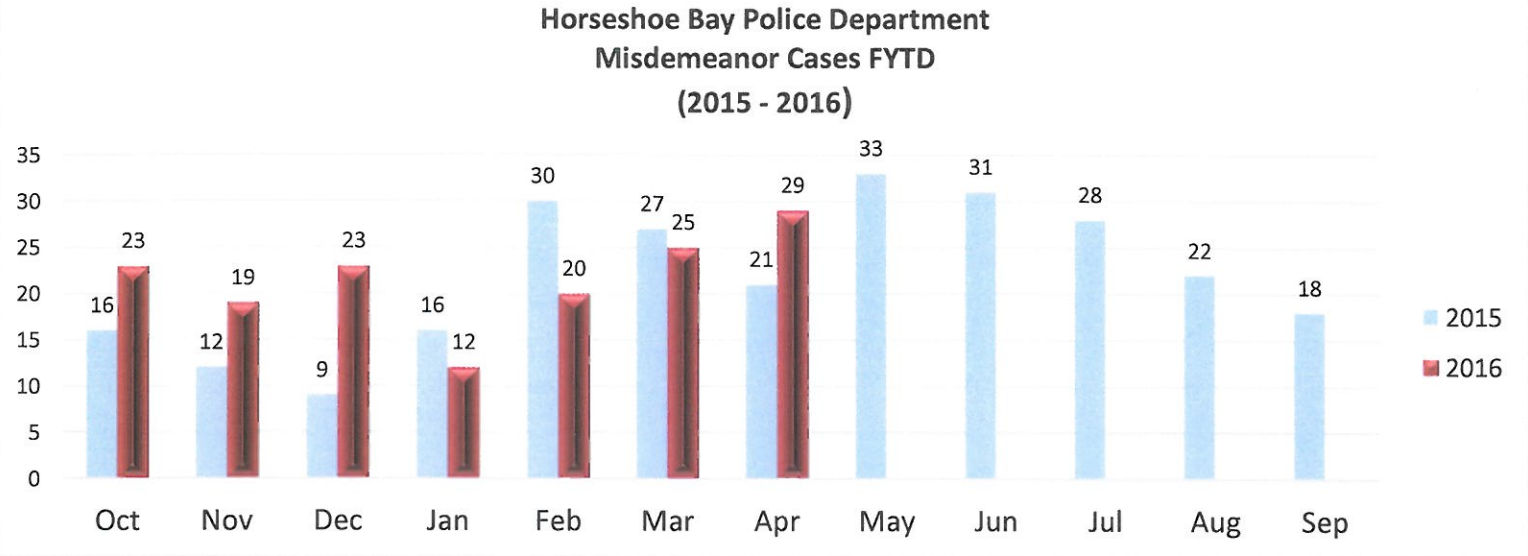
Horseshoe Bay Police Department
Misdemeanor Cases FYTD
(2015 - 2016)
35
30
25
20
15
10
5
0
16
23
12
19
9
23
16
12
30
20
27
25
21
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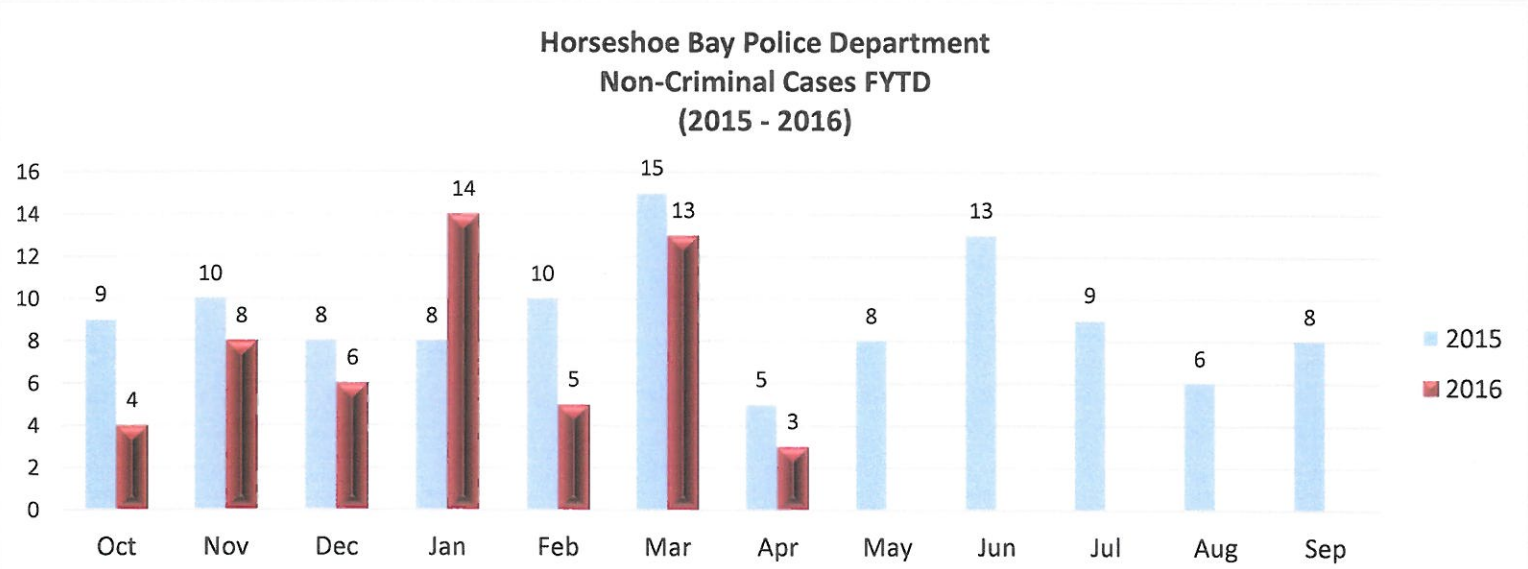
Horseshoe Bay Police Department
Non-Criminal Cases FYTD
(2015 - 2016)
16
14
12
10
8
6
4
2
0
9
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10
8
8
6
8
14
10
5
15
13
5
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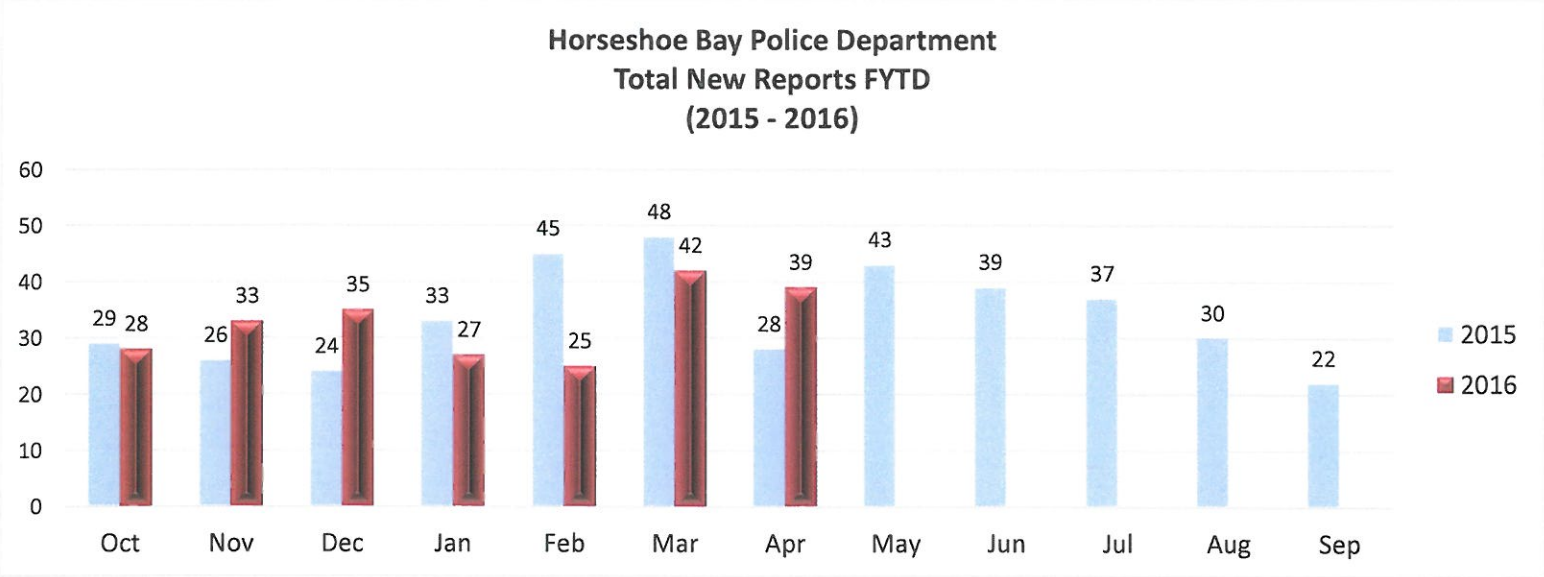
Horseshoe Bay Police Department
Total New Reports FYTD
(2015 - 2016)
60
50
40
30
20
10
0
29 28
26 33
24 35
33 27
45 25
48 42
28 39
43
39
37
30
22
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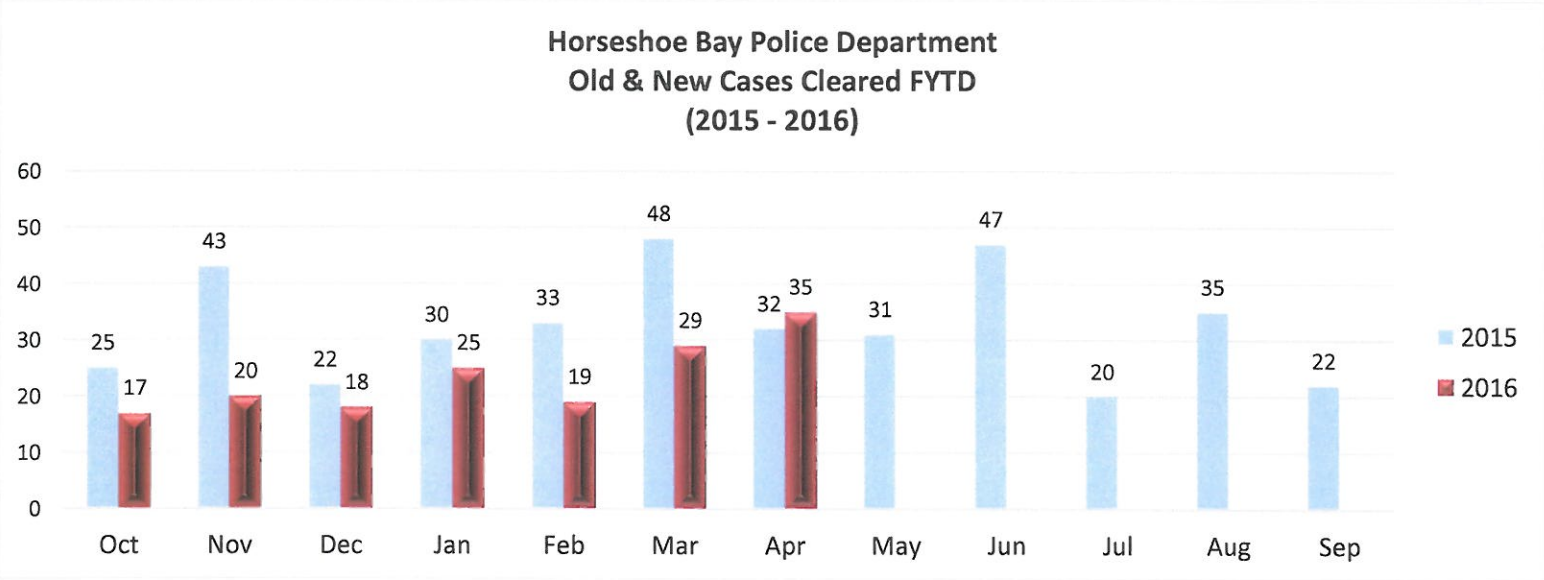
Horseshoe Bay Police Department
Old & New Cases Cleared FYTD
(2015 - 2016)
60
50
40
30
20
10
0
25 17
43 20
22 18
30 25
33 19
48 29
32 35
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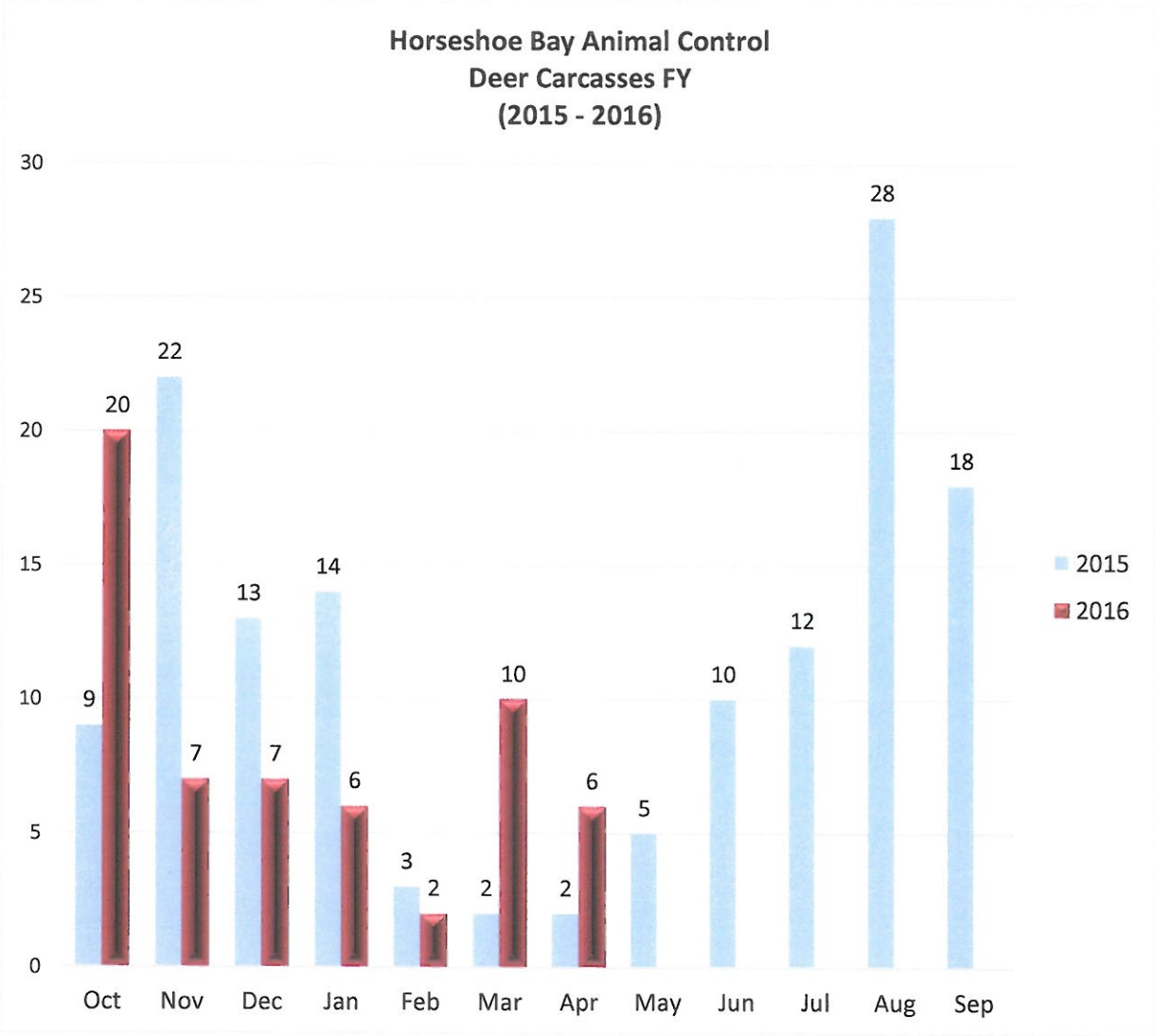
CITY OF HORSESHOE BAY

ANIMAL CONTROL
April 2016 FYACTIVITY REPORT

The Animal Control Person handled approximately one hundred one (101) calls within the month of April. Eighty-eight (88) 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 seventeen (17) of the calls for the month of April.

OPERATIONS	APR 2016	APR 2015	FYTD 2016	FYTD 2015
Buck Carcasses	1	0	13	11
Doe Carcasses	5	2	36	51
Fawn Carcasses	0	0	9	3
Total Deer Carcasses:	6	2	58	65
Other Carcasses	9	22	51	142
Total All Carcasses:	15	24	109	207
Cat related calls	3	10	35	45
Dog related calls	23	5	86	108
Total Other calls	60	87	391	702
Total Calls:	101	126	621	1062


Horseshoe Bay Animal Control
Deer Carcasses FY
(2015 - 2016)
30
25
20
15
10
5
0
9
20
22
7
13
7
14
6
3
2
2
10
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2016

Item # 12

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

RE: Presentation by Matt Weatherly with Public Sector Personnel Consultants Regarding City Salary Survey

---

Matt Weatherly of Public Sector Personnel Consultants has conducted the bi-annual salary survey for the City of HSB. Over the last few months he has gathered all pertinent data from local market competitors and produced a final report, per the City Council policy. He will be sharing the findings and answer any questions.

Section 3 of the Personnel Policy, requires the City Manager to make recommendations for changes to the Salary Tables to the Mayor in August each year, and then the Mayor makes the recommendations to the Council at the September Council Meeting. The Proposed Salary Tables will reflect the Salary Ranges recommended in the recent Public Sector Personnel Consultants Salary Survey.

There is no action to be taken by Council.

Enclosures: None

Item # 13

CITY OF HORSESHOE BAY

JANUARY 12, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From Larry O. Anderson, Finance Director

RE: Discuss, Consider and Take Action Regarding a Resolution Expressing Intent to Finance Expenditures to be Incurred

---

This resolution allows the City to reimburse itself for expenditures incurred for the identified projects and acquisitions prior to the issuance of debt to finance the expenditures.

The City expects to incur expenditures for the West Water Plant expansion capital improvement project and other related utility projects. The current estimate for the West Water Plant expansion is $3,900,000. Additionally, the City expects to incur expenditures for the acquisition of two new fire engines and related equipment. The acquisition of the fire engines is estimated at $1,000,000. Approval of this resolution allows the City to reimburse itself for the expenditures incurred before the issuance of the Certificates of Obligation.

Staff requests that Council approve this resolution to allow the City the option of reimbursing itself for any possible expenditures incurred prior to the issuance of debt that will be used to finance the projects and acquisitions.

Enclosure: Resolution Expressing Intent to Finance Expenditures to be Incurred

CITY OF HORSESHOE BAY

RESOLUTION NO. RES_____

EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED

A RESOLUTION OF THE CITY OF HORSESHOE BAY, TEXAS EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED

WHEREAS, the City of Horseshoe Bay, Texas (the "Issuer"), is a political subdivision of the State of Texas authorized to finance its activities by issuing obligations the interest on which is excludable from gross income for federal income tax purposes ("tax-exempt obligations") pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Issuer will make, or has made not more than 60 days prior to the date hereof, payments with respect to the acquisition, construction, reconstruction or renovation of the projects listed on Exhibit A attached hereto; and

WHEREAS, the Issuer has concluded that it does not currently desire to issue tax-exempt obligations to finance the costs associated with the property listed on Exhibit A attached hereto; and

WHEREAS, the Issuer desires to reimburse itself for the costs associated with the property listed on Exhibit A attached hereto from the proceeds of tax-exempt obligations to be issued subsequent to the date hereof; and

WHEREAS, the Issuer reasonably expects to issue tax-exempt obligations to reimburse itself for the costs associated with the property listed on Exhibit A attached hereto.

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

I.

The Issuer reasonably expects to reimburse itself for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the acquisition, construction, reconstruction or renovation of the projects listed on Exhibit A attached hereto from the proceeds of tax-exempt obligations to be issued subsequent to the date hereof.

The Issuer reasonably expects that the maximum principal amount of tax-exempt obligations issued to reimburse the Issuer for the costs associated with the projects listed on Exhibit A attached hereto will not exceed the respective amounts shown on Exhibit A.

ADOPTED AND APPROVED by a vote of the City Council of the City of Horseshoe Bay on this 17th day of May, 2016

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

Attest:

_____

Teresa L. Moore, City Secretary

EXHIBIT A

DESCRIPTION OF PROJECTS

Purpose/Project	Amount
West Water Plant Expansion	$3,900,000
Acquisition of two fire engines and related equipment	$1,000,000

Item # 14

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From Larry O. Anderson, Finance Director

RE: Discuss, Consider and Take Action Regarding a Resolution Relating to the Giving of Notice of Intention to Issue City of Horseshoe Bay, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016; and Declaring an Effective Date

---

Larry Anderson and Jennifer Douglas of Specialized Public Finance, our Financial Advisor will be giving a presentation regarding issuance of Certificates of Obligation for debt financing of the West Water Plant and Fire Engines.

The City will soon begin construction on the West Water Plant expansion capital improvement project. It is currently estimated that the project will cost approximately $3,900,000. A portion of the proceeds from this issuance will be used to partially fund this project.

Additionally, the Certificates of Obligation will be used to fund the purchase of two new fire engines and related equipment. The cost of the two engines and equipment is estimated at $1,000,000. By issuing Certificates of Obligation, it is possible for the City to realize a savings in interest expense related to the financing of the fire engines.

Issuing the Certificates of Obligation for the West Water Plant expansion and the acquisition of the fire engines at the same time also allows the City to realize a savings in issuance costs.

Council needs to consider approval of the Resolution to issue these Certificates of Obligation and to set an effective date explained within.

Jennifer Douglas and Glenn Opel our Bond Council have reviewed and approved this resolution.

Enclosures: Resolution Relating to the Giving of Notice of Intention to Issue City of Horseshoe Bay, Texas Combination Tax and Revenue Certificates of Obligation

CITY OF HORSESHOE BAY

RESOLUTION NO. RES_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS, RELATING TO THE GIVING OF NOTICE OF INTENTION TO ISSUE CITY OF HORSESHOE BAY, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2016; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Horseshoe Bay, Texas (the "City"), pursuant to Sections 271.041-.063, Texas Local Government Code, as amended, is authorized to issue its certificates of obligation for the purpose of paying contractual obligations to be incurred for the purposes set forth below; and

WHEREAS, the City Council of the City has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of applicable law;

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

Section 1. That the findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. That the City Secretary of the City is hereby authorized and directed to issue a notice of intention to issue certificates of obligation in substantially the form attached hereto as Exhibit A (the "Notice") and incorporated herein by reference for all purposes.

Section 3. That the Notice shall be published once a week for two consecutive weeks, the date of the first publication being before the thirtieth (30th) day prior to the date set forth in the foregoing notice for passage of the ordinance authorizing the Combination Tax and Revenue Certificates of Obligation, in a newspaper of general circulation in the area of the City of Horseshoe Bay, Texas.

Section 4. That this resolution shall be effective immediately upon its passage and approval.

ADOPTED AND APPROVED on this 17th of May, 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

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CITY OF HORSESHOE BAY, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2016

NOTICE IS HEREBY GIVEN that on Tuesday, September 20, 2016, the City Council of the City of Horseshoe Bay, Texas, at 3:00 p.m., at a regular meeting held at the regular meeting place of the City Council of the City of Horseshoe Bay, Texas, at the City Hall, #1 Community Drive, Horseshoe Bay, Texas 78657, the City Council, intends to pass an ordinance authorizing the issuance of not to exceed $4,900,000 principal amount of Combination Tax and Revenue Certificates of Obligation for the purposes of paying contractual obligations to be incurred for the following purposes, to wit: (a) acquiring, constructing, improving and expanding the City's water and wastewater system; (b) acquisition of two fire engines and related equipment; and (c) to pay for professional services of attorneys, financial advisors and other professionals in connection with the Project and the issuance of the Certificates. Said Certificates shall bear interest at a rate or rates not to exceed the maximum rate now or hereafter allowed by law as shall be determined by the City Council at or before the time of issuance and shall mature not later than 40 years from the date of issuance thereof. Said Certificates shall be payable from the levy of a direct and continuing ad valorem tax, within the limits prescribed by law, against all taxable property within the City sufficient to pay the interest on said Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Sections 271.041-.063, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City's combined water and wastewater system; provided, however, that such pledge of surplus revenues shall be limited to $1,000.

THIS NOTICE is given this _____ ___, 2016, in accordance with law and as directed by the City Council of the City of Horseshoe Bay, Texas.

/s/ Teresa L. Moore
City Secretary
City of Horseshoe Bay, Texas

Item # 15

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing, Discuss, Consider and Take Action Regarding the Proposed Exhibit K Hidden Coves Planned Development, rezoning the 10.43 acre Hidden Coves Subdivision from C-2 General Commercial, R-4 Multi-Family Residential and A-1 Recreational to Mixed Use Garden Home Lake Area Planned Development (MU-GH-LA PD). The Project Consists of a Total of 21 lots, 18 of Which Will Have Single Family Garden Homes, two That Will Have a Total of 37 Boat Slips, and one large lot for 18 Additional Units in a Possible Second Phase Based on Market Demand, for a Total of 36 Units (10.43 Acre Area on the East Side of Fault Line Dr., Across From Nichola Gay, North and South of Diagonal Dr, and North of Lost Echo)

The Planned Development process is being utilized by this project because of its unique characteristics: the project is a mix of garden home single family lots and two LA Lake Area lots that are proposed to provide 37 boat slips, as follows:

- 12 for the 9 non-waterfront lots;
- 18, with two each for the 9 waterfront lots; and
- 7 on Lot #21 along Fault Line Drive, with 5 alternative community slips and 2 slips beyond the 2 slips shown for Lot #1, which is not able to have recessed boat slips because of the amount and depth of granite.

The PD Ordinance and PD Concept Plan show a maximum total of 36 garden home single family residential units on 10.43 acres, for a gross density of 3.45 units per acre. The project is planned for one phase and 18 garden home single family lots, but the PD Ordinance allows for the option of a second phase based on market demand for development of up to 18 additional garden home single family lots on Lot #20 of the Hidden Coves Subdivision.

Other specific elements of the project are:

- A total of 72 parking spaces in each unit's two-car garage and two guest spaces per unit on the driveway for each of the 18 units shown;
- Recreational facilities including pedestrian and personalized recreational vehicle paths for access to all of the boat slips on the two coves;
- A maximum of 20 percent impervious cover;
- Dredging of the northern cove to increase boat safety and access for lots on both sides of the cove;
- Ensenada Lane will be a gated private street;

- **General parcel property line setbacks shall be those for the GH Garden Home zoning classification in Zone 3 Horseshoe Bay West.**

The property is currently zoned C-2 General Commercial, R-4 Multiple Residential and A-1 Recreational and is proposed for rezoning to Mixed Use Garden Home Lake Area Planned Development (MU-GH-LA PD).

Surrounding zoning includes:
North – R-1 Single Family Residential, R-4 Multi-Family Residential and LA Lake Area;
South – R-2 Two-Family Residential, GH Garden Home, R-4 Multi-Family Residential, LA Lake Area and A-1 Recreational;
East - R-4 Multi-Family Residential, A-1 Recreational and LA Lake Area; and
West - GH Garden Home, R-1 Single Family Residential and A-1 Recreational.

Surrounding land use includes:
North – Single family townhome condominiums, vacant, single family residential and lake
South – Vacant, lake, multi-family residential
East – Vacant, multi-family residential and lake
West – Vacant

The proposed MU-GH-LA PD zoning is appropriate at this location because it is located in an area with a mix of GH Garden Home and LA Lake Area zoning, as well as other more intense classifications, and because the project is planned for single family detached residences with lake amenities. The MU-GH-LA PD zoning will only include the stated uses in the PD Ordinance.

Staff reviewed the PD Ordinance and Concept Plan and recommended revisions to the PD Ordinance that were submitted to and reviewed by the Planning and Zoning Commission. The major changes included:

1. **Eliminating all references to townhomes.**
2. **Providing an option for the developer to transfer the obligations for maintenance to a Homeowners Association when all lots, except Lot #20 have been sold.**
3. **Providing an option for the developer to do the project in two phases, with the second phase being up to 18 garden home single family lots on Lot #20, based on market demand.**
4. **Maintaining height and setback requirements of the GH Garden Home classification.**
5. **Requiring a Utilities Service Agreement as part of approval of the PD.**

The Planning and Zoning Commission at its meeting on May 3 voted to recommend approval of the Hidden Coves Planned Development Ordinance with the staff recommended changes by a vote of 3 to 1, with one member absent. Changes shown on the attached redlined document and reflected on the attached clean document include additional changes recommended by the Commission as well as additional staff edits and clarifications to the original documents reviewed by the Commission. The major changes shown on the two documents are:

1. **Adding the minimum size of 2,400 square feet for the single family garden homes;**
2. **Reducing the allowable number of boat slips from 37 to 35, with the 5 shown for alternative community slips on Lot #21 on Fault Line Dr. reduced to 3, plus the two additional slips on Lot #1;**
3. **Clarifying the requirement for an additional LCRA permit for development on Lot #18 if development is proposed to exceed the 20% impervious cover maximum;**
4. **Stating that the gate for Ensenada Lane must be located off-street.**
5. **Clarifying how the guest parking requirements will be accommodated.**

6. **Eliminating the reference to grinder pumps serving more than one unit.**
7. **Clarifying that the required sign plan relates only to the gated entrance sign and the directional signs to the paths and boat slips.**
8. **Changing when the maintenance responsibilities will be transferred from the developer to the HOA, to after the sale of all lots except Lot #20.**
9. **Requiring additional landscaping between the street and the 5 boat slips along Fault Line Dr. to help mitigate the view of them from the street.**
10. **Defining what a major modification to the Concept Plan is that requires City Council approval.**

Staff is aware of area residents' concerns regarding this project, including:

1. **Several area residents contacted staff regarding the initial public notice, which at that time included an R-4 Multi-Family tract for future development, and asked for more details about the project;**
2. **Other concerns included the project would negatively impact the integrity and quality of life enjoyed by current owners and increases in road and cove traffic would also have negative impacts.**
3. **Several area residents spoke in opposition to the project at the April 5 Planning and Zoning Commission meeting regarding the subdivision plat.**
4. **Staff is also aware of opposition to the 7 boat slips on Faultline Dr. The developer has met with the residents opposed to the boat slips, but was unable to find a common ground.**
5. **See attached letter from William Harrison, Jr.**

Staff recommends approval of the latest redlined and clean versions of the PD Ordinance, and approval of the Concept Plan as changed by these documents.

Enclosures: **PD Ordinance Amendment Redline**
PD Ordinance Amendment Clean
Exhibit A Legal Description
Exhibit B PD Concept Plan
Aerial Photo
Zoning Map
Letter from William Harrison, Jr.

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD 1

HIDDEN COVES, PLANNED DEVELOPMENT

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING OF THE CITY CODE BY ADDING :NEW EXHIBIT K HIDDEN COVES PLANNED DEVELOPMENT (PD) IN ZONE 3 HORSESHOE BAY WEST REZONING A 10.43 ACRE AREA FROM C-2 GENERAL COMMERCIAL, R-4 MULTIPLE FAMILY RESIDENTIAL AND A-1 RECREATIONAL TO **MU-** GH-LA PD **MIXED USE** ~~RESIDENTIAL; GH~~ **GARDEN HOME**; ~~LA~~ **LAKE AREA PLANNED DEVELOPMENT** ~~(MUR-PD) ZONING REGULATIONS FOR HIDDEN COVES PLANNED DEVELOPMENT IN ZONE 3 HORSESHOE BAY WEST~~; **ESTABLISHING BOUNDARIES FOR HIDDEN COVES PD; ENACTING CERTAIN DEVELOPMENT STANDARDS AND LAND USE REGULATIONS; REQUIRING A UTILITIES SERVICE AGREEMENT AS A CONDITION TO DEVELOP; SETTING OUT ADMINISTRATIVE AND LEGISLATIVE PROCEDURES; IMPOSING CIVIL AND CRIMINAL PENALTIES, INCLUDING FINES NOT TO EXCEED $2,000.00 PER OFFENSE; PROVIDING APPROVAL AUTHORITY FOR THE CITY COUNCIL; AND PROVIDING FOR** REPEALER; **SEVERABILITY;** ~~REPEALER;~~ PROPER NOTICE AND MEETING; AND **EFFECTIVE DATE**; ~~AND PROPER NOTICE AND MEETING~~

WHEREAS, the City Council of the City of Horseshoe Bay ("City Council") seeks to continue to provide for the health, safety, and welfare of those living in, working in, and visiting the City; and

WHEREAS, the City has adopted Article 14.02 Zoning Ordinance of Chapter 14 Zoning, for the purpose of establishing reasonable land use regulations within the City, including the use of Planned Developments ("PDs"), particularly to meet unique development needs of certain projects; and

WHEREAS, Division 4 Planned Developments of the City's Zoning Ordinance specifies the procedure~~s~~ and requirements for the creation of PD Zones, and permits development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan and in which the goals and objectives of the Comprehensive Plan are to be implemented; and

WHEREAS, the property proposed for inclusion in the Hidden Coves PD is approximately 10.43 acres located in the City of Horseshoe Bay, Llano County, Texas, including: Lot Nos. W20057, W20058, W20059, W20060, W20061, W20068 and W20069 Horseshoe Bay West, Plat No. W20.1 recorded in Volume 4, Page 52 of the Plat Records of Llano County, Texas; 5.78 acres out of Tract "UU-1" and all of Tract "UU-2" Horseshoe Bay West, Plat No. W36.1 recorded in Volume 8,

Page 95 of the Plat Records of Llano County, Texas and 0.973 acres, 0.15 acres, 909 square feet and 85 square feet conveyed to Samuel P. Boyd in Volume 1563, Page 2739 of the Official Public Records of Llano County, Texas; to be platted as Hidden Coves Subdivision (the "Property") in the City of Horseshoe Bay, and all as are more fully set out in Exhibit "A", attached hereto and incorporated herein for all purposes; and

WHEREAS, the Owner and Developer, Samuel P. Boyd or assigns (the "Owner" or "Developer"), proposes development of property in the City in a manner that includes unique needs and for which a Conceptual Site Plan (the "PD Concept Plan"), attached hereto as Exhibit "B," and incorporated herein for all purposes, proposes development standards for a PD, and a statement of how the PD will relate to the City's Comprehensive Plan has been submitted in compliance with the requirements of Division 4 of Chapter 14 Zoning; and

WHEREAS, the Property is currently zoned C-2 General Commercial, R-4 Multiple Family Residential and A-1 Recreational and the Developer proposes to rezone the property to ~~a~~ MU-GH-LA PD Mixed Use Garden Home Lake Area~~Residential~~ Planned Development ~~(MUR-GH-LA PD)~~ to be referred to as the ("Project"); and

WHEREAS, the City has examined such PD Concept Plan and all accompanying documents and is of the opinion that the proposed PD is in compliance with Division 4 of the City's Zoning Ordinance and that a PD should be created and be identified hereinafter as Hidden Coves Planned Development of the City of Horseshoe Bay (the "PD Ordinance"); and

WHEREAS, the parties intend that this PD Ordinance: (i) provide a regulatory process for the development of the Project; (ii) provide certainty with regard to the regulatory requirements applicable to the Project throughout the development of this Project, which will result in a high-quality development for the benefit of the present and future residents of the City; (iii) authorize certain mixed land uses and development on the Property; (iv) provide for the uniform review and approval of development plans for the Property in accordance with this PD Ordinance; and (v) provide other terms and consideration, including, amending the City's Zoning Chapter (as defined herein) by adding Exhibit K Hidden Coves Planned Development to create a classification consistent with the PD Concept Plan which will be applied to the Property; and

WHEREAS, public notice was provided and the Horseshoe Bay Planning and Zoning Commission has conducted a public hearing and provided a recommendation to City Council and City Council has conducted a public hearing on creation of Hidden Coves PD, as required by law; and~~public notice was provided and the City Council has conducted a public hearing on creation of Hidden Coves PD, as required by law; and~~

WHEREAS, the City Council is of the opinion that the establishment of zoning regulations for the Hidden Coves PD is in the best interests of the City of Horseshoe Bay to ensure the proper development of the area; and

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded that Chapter 14 Zoning of the City Code of Horseshoe Bay should be amended as herein described.

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

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. ZONING CHAPTER AMENDED

Chapter 14 Zoning of the City Code of Horseshoe Bay, Texas as heretofore amended, be and the same is hereby amended by adding Exhibit K "Hidden Coves Planned Development~~tt~~" as more fully set forth herein. This PD Ordinance amends the City's Zoning Chapter but shall stand alone and shall be complimentary to rather than supplanting or replacing portions of such Zoning Chapter.

III. APPLICABLE ZONING AND OTHER REGULATIONS

The Property shall be regulated for purposes of zoning and subdivision by the City's Zoning and Subdivision Regulation Chapters, and shall be subject to all other City Ordinances in effect except as herein specifically provided. Particular zoning classifications are set forth in this PD Ordinance.

Where a general zoning item is not specifically addressed in this PD Ordinance but is addressed by the City's Zoning Chapter or other ordinance in effect, the Zoning Chapter or other ordinance shall control. In the event of any conflict between this PD Ordinance and the City's Zoning Chapter, this PD Ordinance shall control. Where a general subdivision matter is not specifically addressed in this PD Ordinance but is addressed by the City's Subdivision Ordinance~~Regulation Chapter~~ or other O~~o~~rdinance in effect, the Subdivision Ordinance~~Chapter~~ or other O~~o~~rdinance shall control. In the event of any conflict between this PD Ordinance and the City's Subdivision Ordinance~~Chapter~~, this PD Ordinance shall control.

The use and development of the Property in the PD shall be in general accordance with the Concept Plan attached as "Exhibit B" and shall comply with the land use and site development standards (PD Standards) set forth below in this ordinance. All general development plans, preliminary pla~~n~~ts, final plats, site development permits, building permits and other permits and approvals required by the City for the use and development of the Property in the PD shall be consistent with the PD Concept Plan and PD Standards.

The MU-GH-LA PD zoning regulations contained in this Ordinance are conditioned on the preparation and execution by the Owner ~~of~~ and the City Council, prior to commencement of construction of any improvement in Hidden Coves, of a Utilities Service Agreement that describes the responsibilities and activities of both the Owner of Hidden Coves and the City of

Horseshoe Bay regarding the nature, type, and location of the utilities and infrastructure facilities as shown on the infrastructure~~Concept~~ p~~P~~lans to be developed for Hidden Coves in compliance with the City's Utilities regulations and other City policies and regulations.

IV. DEFINITIONS

City Council means the City Council of the City of Horseshoe Bay, Llano and Burnet Counties, Texas.

Developer means Samuel P. Boyd or assigns and shall include any person, partnership, firm, association, corporation (or combination thereof), and/or any officer, agent, employee, servant and trustee thereof who performs or participates in the performance of any act toward the development of land within the intent, scope and purview of this PD Ordinance. Developer shall also be defined as the builder if it is responsible for the construction of buildings and/or other structures or permanent improvements.

MU-GH-LA PD ~~*Mixed Use Residential Zone*~~ means the newly created Mixed Use Garden Home Lake Area Planned Development ~~a mixed~~ Z~~z~~one of ~~mixed residential, including~~ single family garden homes ~~and townhomes~~ and lake amenities for the homeowners in the Project. The layout, unit mix and overall character of the community are integrated as shown on the PD Concept Plan. A detached single family garden home u~~U~~nit~~s~~ with a garage may be located on~~within~~ one (1) or several lots ~~and defined as attached and/or detached townhomes~~ with common areas maintenance. ~~and detached garden homes.~~

Owner means Samuel P. Boyd or assigns and shall include any person, partnership, firm, association, corporation (or combination thereof), and/or any officer, agent, employee, servant and trustee thereof who owns or partially owns the Property or any portion of the Property. Any sale or other transfer of the Property to another entity prior to completion of construction does not relieve the ~~other~~new entity of complying with this ordinance in its entirety.

PD Concept Plan establishes the general guidelines for the PD by identifying the proposed land uses and intensities, thoroughfare locations, and open space boundaries and illustrates the integration of these elements into a master plan for the entire PD, a copy of which is attached hereto as "Exhibit B", including a Site Plan, and is incorporated herein for all purposes.

PD means a Planned Development under the City's Zoning Ordinance.

Project means "Hidden Coves" a mixed-use residential development, to include single family detached garden homes and associated community amenities ~~(~~with assigned boat slip lots to be zoned LA— Lake Area~~)~~.

Project Management means the management company provided by Developer to oversee building, construction, ~~rental,~~ lot maintenance and other activities~~.~~. Developer has the option to turn over project management to a Homeowners Association (HOA) established for that purpose ~~any time up until all lots are sold.~~when all lots, except Lot #20, are sold.

Property means the 10.43 acres of land to be included in Hidden Coves PD which is currently located within the corporate boundaries of the City and more fully described in Exhibit "A". ~~and~~

~~is intended to be developed as the Project in two (2) phases.~~ Developer has the option to develop Lot #20 of Hidden Coves Subdivision in a second phase with a maximum of eighteen (18) garden home single family residential units based on market demand.

V. HIDDEN COVES PLANNED DEVELOPMENT

(a) Standards

The Project is zoned in one classification, Mixed Use ~~Residential~~ Garden Home Lake Area Planned Development (MU-GH~~R~~-LA PD), and the provisions of ~~14.02.412(e)(1)~~ 14.02.406(c) ~~and 14.02.412(e)(3)~~ of the Zoning Ordinance shall apply to the Project except for the following modifications, and so long as the Project is constructed consistent with the PD Concept Plan, the restrictions and standards described in Section~~s~~ ~~14.02.412(e)(1) and 14.02.412(e)(3)~~ 14.02.406(c) are amended for Hidden Coves PD as follows:

(1) Zoning. Unless otherwise modified by this PD Ordinance, the Zoning regulations presently pertaining to Zone 3 Horseshoe Bay West apply to the development of the Property.

(2) Uses Permitted. The Property shall contain all of the following uses:

(A) No more than 36~~50~~ total residential dwelling units, of 2,400 square feet or larger, including up to 18 single family garden home residential units on Lot #20 in Hidden Coves Subdivision in a possible second phase~~, which must include single family garden home residences~~; and

~~(A)~~(B) ~~37~~ No more than 35 boat slips with two boat slips each on nine (9) cove water garden home lots and ~~19~~17 boat slips with 12 slips for the remaining ~~ten (10)~~nine (9) non-waterfront lots~~, on two (2) LA - Lake Area Zoned lots~~ two (2) additional slips on Lot #1 and three (3) alternative community slips on Lot #21, which may include, but are not limited to pedestrian and personalized recreational vehicle paths for Lake Area access.

~~(B) 19 Boat Slips in LA - Lake Areas Zoning and~~

(3) Site Development Standards: Development of the Property shall comply with the following site development standards:

A. Integrated Development. The PD shall be treated as an integrated development for the purposes of requirements relating to drainage, structural and non-structural water quality control, impervious cover, utility services, parking and off-street loading, traffic, landscaping, open space, green space, tree preservation and replacement, and other requirements which the City may determine should reasonably be treated in a similar fashion

B. Impervious Cover. The overall impervious cover for the 10.43 acre drainage basin shall not exceed twenty (20) percent of the total net site area per LCRA Upper Highland Lakes Non-Point Source Pollution Ordinance alternative standards

requirements. If the proposed development on Lot #20 of the Hidden Coves Subdivision containing 4.05 acres is proposed to be developed with greater than twenty (20) percent impervious cover, it will require a separate permit complying totally with the LCRA Upper Highland Lakes Non-point Source Pollution Ordinance.

~~(C) Two Lake Area Zones, which may include, but are not limited to pedestrian and personalized recreational vehicle paths for Lake Area access;~~

~~(3) Site Development Standards: Development of the Property shall comply with the following site development standards:~~

~~(A) Integrated Development. The PD shall be treated as an integrated development for the purposes of requirements relating to drainage, structural and non-structural water quality control, impervious cover, utility services, parking and off-street loading, traffic, landscaping, open space, green space, tree preservation and replacement, and other requirements which the City may determine should reasonably be treated in a similar fashion~~

~~(B) Impervious Cover. The overall impervious cover for the 10.43 acre drainage basin shall not exceed twenty (20) percent of the total net site area per LCRA Highland Lakes Ordinance alternative standards requirements. If Lot 20: 4.05 acres is developed with greater than twenty (20) percent impervious cover, it will require a separate permit complying totally with the LCRA Upper Highland Lakes Non-point Source Pollution Ordinance.~~

~~(C)~~ (C) Height Limits. All ~~G~~garden ~~H~~homes~~/ and Townhomes~~ shall not exceed the lesser of: (i) 2 stories, or (ii) a maximum height of thirty-two (32) feet~~forty feet (40')~~ from the highest point of the first floor slab, exclusive of towers and chimneys.

~~(D) Parking Requirements:~~

~~(i) Garden Homes: a two (2) car garage and two (2) guest parking spaces per unit. Guest parking may be counted as part of the unit driveway. Driveway configuration shall be in general accordance with the site detail shown as part of the PD Concept Plan.~~

~~(E)~~ (D) Building Setbacks~~: and Setback.~~

(i) General Parcel Property Line Setbacks: Setbacks (front, side and rear) from any parcel property line or adjacent residential property line shall not includ~~ing~~ eaves, overhangs or planters.

(ii) Garden Homes~~/~~

~~(a)~~ Front yard setbacks are measured from the street right of way and shall be a minimum depth of twenty five feet (25') to a side-loaded garage or a front-loaded garage. ~~The minimum depth for a front-loaded garage shall be twenty feet (20'), not including eaves, overhangs or planters.~~

~~(b)~~(a) Side yard setbacks are measured to the nearest adjacent property line. The minimum setback is not less than five feet (5') not including eaves, overhangs, and planters. Corner lots shall maintain a minimum setback of fifteen feet (15') from the side right of way line.

(b) Rear yard setbacks (not including lakefront lots) are measured to the rear lot line, and are ~~.The minimum rear yard setback is~~ not less than fifteen feet (15'), not including eaves, overhangs, and planters.

(c) Building Design and Layout: Number of buildings, uses, and layout are set out on the Concept Plan. Modification of such buildings, uses and layout shall require City Council approval.

(E) Maintenance: ~~All~~ mMaintenance and upkeep of all improvements shall be borne by the Developer~~/HOA~~ until transferred to the Home Owners Association (HOA) established for such purpose when all lots, except for Lot #20, are sold. Regular routine maintenance and upkeep of all amenities, including all seasonable landscaping needs and requirements, shall be provided by the Developer/HOA as shown on the PD Concept Plan. ~~Regular routine maintenance and upkeep shall be provided for all amenities shown on the PD Concept Plan.~~

~~(F)~~ (F) Access and Traffic Requirements:

(i) Primary access to the Property shall be via Fault Line Drive between Lost Echo and Nichola Gay, Lost Echo between Fault Line and Diagonal Drive, Diagonal Drive from Lost Echo to ~~it's~~ the end of the cul-de-sac ~~ending~~ and proposed ~~Hidden Cove Drive~~Ensenada Lane as shown on the PD Concept Plan. Fault Line Drive, Lost Echo and Diagonal Drive have a minimum pavement width of twenty-four feet (24'), including two (2) eighteen inch (18") ribbon curbs. Ensenada Lane will be a gated private street, with the gate located off of the street right-of-way, and will have a minimum pavement width of twenty-four feet (24'), including two (2) eighteen inch (18") ribbon curbs as shown on the PD Concept Plan.

(ii) ~~-~~The Hammerh ~~H~~ead at the end of Ensenada Lane will be built to meet 2012~~06~~ International Fire Code requirements.

(iii) ~~-~~The street name of Ensenada Lane has been approved by 911 addressing.

(iv) An Ordinance allowing Police Department enforcement of traffic laws on the private streets must be approved by City Council ~~must be enacted~~.

(G) Parking Requirements:

Garden Homes: a two (2) car garage and two (2) guest parking spaces per unit. ~~Guest parking may be counted as part of the unit driveway.~~ The guest parking requirement may be satisfied by parking spaces on each unit's driveway as shown on the Concept Plan. Driveway configuration shall be in general accordance with the site detail shown ~~as part of~~ on the PD Concept Plan.

~~(G)~~ (H) Utilities:

(i) The City's provision of utilities shall be pursuant to the terms of a Utility Services Agreement.

(ii) An 8 inch water line will be extended from the existing ~~6"~~12 inch water line in Fault Line Drive ~~E~~eastward ~~within~~ along Ensenada Lane ~~then~~into the cul-de-sac at the ~~N~~north end of Diagonal Drive to connect with the existing 6 inch water line therein.

(iii) Single grinder pumps will be used for the Garden Homes.

(iv) The following are required: (a) A utilities engineering report for both off-site and on-site utilities, along with a utilities layout. (b) An engineering report on water and sewer usage demands for the project to be used~~as proof~~ for mainline sizing~~.~~ i~~I~~nclude~~ing~~ phasing and future connection for looping water distribution and sewer collection plans for project utilities. (c) Landscape irrigation layout and demands ~~need to be provided~~, and (d) Fire system water demands for fire suppression for any sprinkled buildings ~~need to be determined~~.

(v) For all grinder system services ~~providing service to more than one unit~~, each grinder must have an individual electrical source.

(vi) A Utility Easement acceptable to the City will be required along and adjacent to all street right of way lines.

(I~~H~~) Lighting: All street lighting, yard lighting, parking lot lighting, accent lighting, sign lighting, and landscape lighting shall be designed to prevent night sky light pollution and must comply with the City's Outdoor Lighting Ordinance~~s~~. Address markers shall be provided in accordance with Horseshoe Bay Architectural Committee (ACC) Mandatory Yard/Street Light Design Standards for each unit, unless Variances are approved, and shall be well lit.

(J~~I~~) Mail Delivery: Mail boxes shall be centralized and grouped in one (1) or multiple locations throughout the neighborhood.

(K~~J~~) Phasing of Construction: Construction for all Garden Home development shall be in one (1) phase, as shown on the PD Concept Plan, although~~—~~ d~~D~~evelopment of up to 18 single family garden home residential units on Lot #20 of Hidden Coves Subdivision may be in a second phase based on market demand and shall~~ be based on~~ require a separate Development P~~p~~ermit between the then owner of Lot #20 and ~~T~~the City of Horseshoe Bay Development Services Department. Any major deviation from this must be approved by City Council prior to construction commencement. Construction of units ~~in each Phase~~ will be done so as to minimize impacts of construction on new residents.

(L~~K~~) Signage and Entrance Signage: A uniform sign plan for ~~each use on the Property~~ the entrance signage and directional signs to the paths and boat slips must be approved by the ~~City's Development Services Director~~Horseshoe Bay ACC, along with a Sign Permit approved by the City.

(M~~L~~) Cut and Fill. Cut and fill may not exceed the limits established by the City's Building Permit Ordinance and Design Guidelines without prior approval in writing by the City's Development Services Director.

~~(N) Maintenance: Maintenance and upkeep of all improvements shall be borne by the Home Owners Association (HOA) when all lots are sold, except for Lot #20. Regular routine maintenance and upkeep shall be provided by the HOA for all amenities shown on the PD Concept Plan.~~

(N~~O~~) Design Guidelines - Architecture: All buildings within the PD shall be consistent in character, shall be approved by the Horseshoe Bay ACC and shall contain the following design elements:

(i) Garden Homes~~ and Townhomes~~:

(a) Side-loaded ~~garages.~~garages and f~~F~~ront entrance garages are allowed with architecturally enhanced garage doors. Locations are mixed with side-loaded units to create interest along each street.

(b) Minimum of 80 percent masonry exteriors with 100% on the street side.

(c) Tile or metal roofs with a minimum of 4 to 1 pitch.

(d) Roof overhangs of 12 inches or greater.

(e) Soft earth tone colors.

(O~~P~~) Design Guidelines - Landscape: The landscape will be cohesive and integrated within the overall Hidden Coves neighborhood and will be consistent with the goals and objectives outlined in the Hidden Coves Design Guidelines, and approved by the Horseshoe Bay ACC. All common areas will be maintained as part of the Home Owners Association. Additional landscaping must be provided in front of the five (5) boat slips on Fault Line Drive to help mitigate the view of them from the street.

~~(QR) Future Design Considerations: A plan for solid waste curbside service community dumpster access and locations.~~

(b) Activities During Construction

Developer shall ensure that the following items shall be addressed and/or enforced during construction on the Project:

(1) Developer shall at all times provide parking for vehicles involved in the Project on the Property. The City's Parking Ordinance (Ordinance No. 07-05-15A) must be followed during construction.

(2) Developer shall ensure that all construction activities do not materially interfere with any existing uses on adjoining tracts.

(3) Developer shall coordinate with the City should it become necessary to block any public roadways during construction to ensure that all traffic congestion problems are minimized.

(4) Developer shall ensure that all environmental protection measures are undertaken and all required controls are in place to minimize run-off.

(5) Developer shall ensure that all construction debris be properly contained and disposed of and that dust from the construction activities is minimized.

(6) Developer shall ensure that all requirements of LCRA under the Highland Lakes Watershed Ordinance are met and followed during all phases of the project.

VI. MODIFICATIONS TO THE PD CONCEPT PLAN

Major Modifications to the PD Concept Plan which include increases in the number of units or number of boat slips and changes to the locations of the lots, boat slips and the street, must receive prior approval by the City Council.

Minor Modifications to the PD Concept Plan, which do not substantially and adversely change the PD Concept Plan, may be approved administratively by the City Manager or the City Manager's designee.

VII. PENALTIES, COMPLIANCE & ENFORCEMENT

To the extent not otherwise modified by the provisions contained in this PD Ordinance, the provisions contained in Division 5, Penalties and Enforcement of the City's Zoning Chapter pertain to Hidden Coves PD. The Property shall be used only in the manner and for the purposes provided for in Chapter 14 Zoning of the City Code of Ordinances of Horseshoe Bay as heretofore amended by this PD Ordinance and in compliance with the PD Concept Plan.

VIII. ZONING MAP AMENDED

The official Zoning District Map of the City of Horseshoe Bay for Zone 3 Horseshoe Bay West

heretofore adopted be and is hereby amended to reflect the zoning change to MU-GH~~R~~-LA PD made herein in accordance with the PD Concept Plan.

IX. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

~~I~~X. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

XI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

X~~I~~I. EFFECTIVE DATE

This PD Ordinance shall be in full force and effective from and after its date of passage and publication as may be required by governing law.

~~XI. PROPER NOTICE AND MEETING~~

~~It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.~~

~~XII. REPEALER~~

~~All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.~~

APPROVED AND ADOPTED on this 17~~19~~th day of May~~April~~, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD_____

HIDDEN COVES PLANNED DEVELOPMENT

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING OF THE CITY CODE BY ADDING NEW EXHIBIT K HIDDEN COVES PLANNED DEVELOPMENT (PD) IN ZONE 3 HORSESHOE BAY WEST REZONING A 10.43 ACRE AREA FROM C-2 GENERAL COMMERCIAL, R-4 MULTIPLE FAMILY RESIDENTIAL AND A-1 RECREATIONAL TO MU-GH-LA PD MIXED USE GARDEN HOME LAKE AREA PLANNED DEVELOPMENT; ESTABLISHING BOUNDARIES FOR HIDDEN COVES PD; ENACTING CERTAIN DEVELOPMENT STANDARDS AND LAND USE REGULATIONS; REQUIRING A UTILITIES SERVICE AGREEMENT AS A CONDITION TO DEVELOP; SETTING OUT ADMINISTRATIVE AND LEGISLATIVE PROCEDURES; IMPOSING CIVIL AND CRIMINAL PENALTIES, INCLUDING FINES NOT TO EXCEED $2,000.00 PER OFFENSE; PROVIDING APPROVAL AUTHORITY FOR THE CITY COUNCIL; AND PROVIDING FOR REPEALER; SEVERABILITY; PROPER NOTICE AND MEETING; AND EFFECTIVE DATE

WHEREAS, the City Council of the City of Horseshoe Bay ("City Council") seeks to continue to provide for the health, safety, and welfare of those living in, working in, and visiting the City; and

WHEREAS, the City has adopted Article 14.02 Zoning Ordinance of Chapter 14 Zoning, for the purpose of establishing reasonable land use regulations within the City, including the use of Planned Developments ("PDs"), particularly to meet unique development needs of certain projects; and

WHEREAS, Division 4 Planned Developments of the City's Zoning Ordinance specifies the procedure and requirements for the creation of PD Zones, and permits development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan and in which the goals and objectives of the Comprehensive Plan are to be implemented; and

WHEREAS, the property proposed for inclusion in the Hidden Coves PD is approximately 10.43 acres located in the City of Horseshoe Bay, Llano County, Texas, including: Lot Nos. W20057, W20058, W20059, W20060, W20061, W20068 and W20069 Horseshoe Bay West, Plat No. W20.1 recorded in Volume 4, Page 52 of the Plat Records of Llano County, Texas; 5.78 acres out of Tract "UU-1" and all of Tract "UU-2" Horseshoe Bay West, Plat No. W36.1 recorded in Volume 8,

Page 95 of the Plat Records of Llano County, Texas and 0.973 acres, 0.15 acres, 909 square feet and 85 square feet conveyed to Samuel P. Boyd in Volume 1563, Page 2739 of the Official Public Records of Llano County, Texas; to be platted as Hidden Coves Subdivision (the "Property") in the City of Horseshoe Bay, and all as are more fully set out in Exhibit "A", attached hereto and incorporated herein for all purposes; and

WHEREAS, the Owner and Developer, Samuel P. Boyd or assigns (the "Owner" or "Developer"), proposes development of property in the City in a manner that includes unique needs and for which a Conceptual Site Plan (the "PD Concept Plan"), attached hereto as Exhibit "B," and incorporated herein for all purposes, proposes development standards for a PD, and a statement of how the PD will relate to the City's Comprehensive Plan has been submitted in compliance with the requirements of Division 4 of Chapter 14 Zoning; and

WHEREAS, the Property is currently zoned C-2 General Commercial, R-4 Multiple Family Residential and A-1 Recreational and the Developer proposes to rezone the property to MU-GH-LA PD Mixed Use Garden Home Lake Area Planned Development to be referred to as the ("Project"); and

WHEREAS, the City has examined such PD Concept Plan and all accompanying documents and is of the opinion that the proposed PD is in compliance with Division 4 of the City's Zoning Ordinance and that a PD should be created and be identified hereinafter as Hidden Coves Planned Development of the City of Horseshoe Bay (the "PD Ordinance"); and

WHEREAS, the parties intend that this PD Ordinance: (i) provide a regulatory process for the development of the Project; (ii) provide certainty with regard to the regulatory requirements applicable to the Project throughout the development of this Project, which will result in a high-quality development for the benefit of the present and future residents of the City; (iii) authorize certain mixed land uses and development on the Property; (iv) provide for the uniform review and approval of development plans for the Property in accordance with this PD Ordinance; and (v) provide other terms and consideration, including, amending the City's Zoning Chapter by adding Hidden Coves Planned Development to create a classification consistent with the PD Concept Plan which will be applied to the Property; and

WHEREAS, public notice was provided and the Horseshoe Bay Planning and Zoning Commission has conducted a public hearing and provided a recommendation to City Council and City Council has conducted a public hearing on creation of Hidden Coves PD, as required by law; and

WHEREAS, the City Council is of the opinion that the establishment of zoning regulations for the Hidden Coves PD is in the best interests of the City of Horseshoe Bay to ensure the proper development of the area; and

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded that Chapter 14 Zoning of the City Code of Horseshoe Bay should be amended as herein described.

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

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. ZONING CHAPTER AMENDED

Chapter 14 Zoning of the City Code of Horseshoe Bay, Texas as heretofore amended, be and the same is hereby amended by adding Exhibit K Hidden Coves Planned Development as more fully set forth herein. This PD Ordinance amends the City's Zoning Chapter but shall stand alone and shall be complimentary to rather than supplanting or replacing portions of such Zoning Chapter.

III. APPLICABLE ZONING AND OTHER REGULATIONS

The Property shall be regulated for purposes of zoning and subdivision by the City's Zoning and Subdivision Regulation Chapters, and shall be subject to all other City Ordinances in effect except as herein specifically provided. Particular zoning classifications are set forth in this PD Ordinance. Where a general zoning item is not specifically addressed in this PD Ordinance but is addressed by the City's Zoning Chapter or other ordinance in effect, the Zoning Chapter or other ordinance shall control. In the event of any conflict between this PD Ordinance and the City's Zoning Chapter, this PD Ordinance shall control. Where a general subdivision matter is not specifically addressed in this PD Ordinance but is addressed by the City's Subdivision Ordinance or other Ordinance in effect, the Subdivision Ordinance or other Ordinance shall control. In the event of any conflict between this PD Ordinance and the City's Subdivision Ordinance, this PD Ordinance shall control.

The use and development of the Property in the PD shall be in general accordance with the Concept Plan attached as "Exhibit B" and shall comply with the land use and site development standards (PD Standards) set forth below in this ordinance. All general development plans, preliminary plats, final plats, site development permits, building permits and other permits and approvals required by the City for the use and development of the Property in the PD shall be consistent with the PD Concept Plan and PD Standards.

The MU-GH-LA PD zoning regulations contained in this Ordinance are conditioned on the preparation and execution by the Owner and the City Council, prior to commencement of construction of any improvement in Hidden Coves, of a Utilities Service Agreement that describes the responsibilities and activities of both the Owner of Hidden Coves and the City of Horseshoe Bay regarding the nature, type, and location of the utilities and infrastructure facilities

as shown on the infrastructure plans to be developed for Hidden Coves in compliance with the City's Utilities regulations and other City policies and regulations.

IV. DEFINITIONS

City Council means the City Council of the City of Horseshoe Bay, Llano and Burnet Counties, Texas.

Developer means Samuel P. Boyd or assigns and shall include any person, partnership, firm, association, corporation (or combination thereof), and/or any officer, agent, employee, servant and trustee thereof who performs or participates in the performance of any act toward the development of land within the intent, scope and purview of this PD Ordinance. Developer shall also be defined as the builder if it is responsible for the construction of buildings and/or other structures or permanent improvements.

MU-GH-LA PD means the newly created Mixed Use Garden Home Lake Area Planned Development Zone of single family garden homes and lake amenities for the homeowners in the Project. The layout, unit mix and overall character of the community are integrated as shown on the PD Concept Plan. A detached single family garden home unit with a garage may be located on one (1) or several lots with common areas maintenance.

Owner means Samuel P. Boyd or assigns and shall include any person, partnership, firm, association, corporation (or combination thereof), and/or any officer, agent, employee, servant and trustee thereof who owns or partially owns the Property or any portion of the Property. Any sale or other transfer of the Property to another entity prior to completion of construction does not relieve the new entity of complying with this ordinance in its entirety.

PD Concept Plan establishes the general guidelines for the PD by identifying the proposed land uses and intensities, thoroughfare locations, and open space boundaries and illustrates the integration of these elements into a master plan for the entire PD, a copy of which is attached hereto as "Exhibit B", including a Site Plan, and is incorporated herein for all purposes.

PD means a Planned Development under the City's Zoning Ordinance.

Project means "Hidden Coves" a mixed-use residential development, to include single family detached garden homes and associated community amenities, with assigned boat slip lots to be zoned LA – Lake Area.

Project Management means the management company provided by Developer to oversee building, construction, lot maintenance and other activities. Developer has the option to turn over project management to a Homeowners Association (HOA) established for that purpose when all lots, except for Lot #20, are sold.

Property means the 10.43 acres of land to be included in Hidden Coves PD which is currently

located within the corporate boundaries of the City and more fully described in Exhibit "A". Developer has the option to develop Lot #20 of Hidden Coves Subdivision in a second phase with a maximum of up to eighteen (18) garden home single family residential units based on market demand.

V. HIDDEN COVES PLANNED DEVELOPMENT

(a) Standards

The Project is zoned in one classification, Mixed Use Garden Home Lake Area Planned Development (MU-GH-LA PD), and the provisions of 14.02.406(c) of the Zoning Ordinance shall apply to the Project except for the following modifications, and so long as the Project is constructed consistent with the PD Concept Plan, the restrictions and standards described in Section 14.02.406(c) are amended for Hidden Coves PD as follows:

(1) Zoning. Unless otherwise modified by this PD Ordinance, the Zoning regulations presently pertaining to Zone 3 Horseshoe Bay West apply to the development of the Property.

(2) Uses Permitted. The Property shall contain all of the following uses:

(A) No more than 36 total residential dwelling units of 2,400 square feet or larger, including up to 18 single family garden home residential units on Lot #20 in Hidden Coves Subdivision in a possible second phase; and

(B) No more than 35 boat slips with two boat slips each on nine (9) cove water Garden Home lots and 17 boat slips with 12 slips for the remaining nine (9) non-waterfront lots, two (2) additional slips on Lot #1 and three (3) alternative community slips on Lot #21, which may include, but are not limited to pedestrian and personalized recreational vehicle paths for Lake Area access.

(3) Site Development Standards: Development of the Property shall comply with the following site development standards:

(A) Integrated Development. The PD shall be treated as an integrated development for the purposes of requirements relating to drainage, structural and non-structural water quality control, impervious cover, utility services, parking and off-street loading, traffic, landscaping, open space, green space, tree preservation and replacement, and other requirements which the City may determine should reasonably be treated in a similar fashion

(B) Impervious Cover. The overall impervious cover for the 10.43 acre drainage basin shall not exceed twenty (20) percent of the total net site area per LCRA Upper

Highland Lakes Non-Point Source Pollution Ordinance alternative standards requirements. If Lot #20 of the Hidden Coves Subdivision containing 4.05 acres is proposed to be developed with greater than twenty (20) percent impervious cover, it will require a separate permit complying totally with the LCRA Upper Highland Lakes Non-Point Source Pollution Ordinance.

(C) Height Limits. All garden homes shall not exceed the lesser of: (i) 2 stories, or (ii) a maximum height of thirty-two (32) feet from the highest point of the first floor slab, exclusive of towers and chimneys.

(D) Building Setbacks:

(i) General Parcel Property Line Setbacks: Setbacks (front, side and rear) from any parcel property line or adjacent residential property line shall not include eaves, overhangs or planters.

(ii) Garden Homes

(a) Front yard setbacks are measured from the street right of way and shall be a minimum depth of twenty five feet (25') to a side-loaded garage or a front-loaded garage. Side yard setbacks are measured to the nearest adjacent property line. The minimum setback is not less than five feet (5') not including eaves, overhangs, and planters. Corner lots shall maintain a minimum setback of fifteen feet (15') from the side right of way line.

(b) Rear yard setbacks (not including lakefront lots) are measured to the rear lot line, and are not less than fifteen feet (15'), not including eaves, overhangs, and planters.

(c) Building Design and Layout: Number of buildings, uses, and layout are set out on the Concept Plan. Modification of such buildings, uses and layout shall require City Council approval.

(E) Maintenance: Maintenance and upkeep of all improvements shall be borne by the Developer until transferred to the Home Owners Association (HOA) when all lots, except for Lot #20, are sold. Regular routine maintenance and upkeep for all amenities, including all seasonable landscaping needs and requirements, shall be provided by the Developer/HOA as shown on the PD Concept Plan.

(F) Access and Traffic Requirements:

(i) Primary access to the Property shall be via Fault Line Drive between Lost Echo and Nichola Gay, Lost Echo between Fault Line and Diagonal Drive, Diagonal Drive from Lost Echo to the end of the cul-de-sac and proposed Ensenada Lane as shown on the PD Concept Plan. Fault Line

Drive, Lost Echo and Diagonal Drive have a minimum pavement width of twenty-four feet (24'), including two (2) eighteen inch (18") ribbon curbs. Ensenada Lane will be a gated private street, with the gate located off of the street right-of-way, and will have a minimum pavement width of twenty-four feet (24'), including two (2) eighteen inch (18") ribbon curbs as shown on the PD Concept Plan.

(ii) The Hammerhead at the end of Ensenada Lane will be built to meet 2012 International Fire Code requirements.

(iii) The street name of Ensenada Lane has been approved by 911 addressing.

(iv) An Ordinance allowing Police Department enforcement of traffic laws on the private streets must be approved by City Council.

(G) Parking Requirements:

Garden Homes: a two (2) car garage and two (2) guest parking spaces per unit. The guest parking requirement may be satisfied by 2 parking spaces on each unit's driveway as shown on the Concept Plan. Driveway configuration shall be in general accordance with the site detail shown on of the PD Concept Plan.

(H) Utilities:

(i) The City's provision of utilities shall be pursuant to the terms of a Utility Services Agreement.

(ii) An 8 inch water line will be extended from the existing 12 inch water line in Fault Line Drive eastward along Ensenada Lane into the cul-de-sac at the north end of Diagonal Drive to connect with the existing 6 inch water line therein.

(iii) Single grinder pumps will be used for the Garden Homes.

(iv) The following are required: (a) A utilities engineering report for both off-site and on-site utilities, along with a utilities layout. (b) An engineering report on water and sewer usage demands for the project to be used for mainline sizing, including phasing and future connection for looping water distribution and sewer collection plans for project utilities. (c) Landscape irrigation layout and demands, and (d) Fire system water demands for fire suppression for any sprinkled buildings.

(v) For all grinder system services, each grinder must have an individual electrical source.

(vi) A Utility Easement acceptable to the City will be required along and adjacent to all street right of way lines.

(I) Lighting: All street lighting, yard lighting, parking lot lighting, accent lighting, sign lighting, and landscape lighting shall be designed to prevent night sky light pollution and must comply with the City's Outdoor Lighting Ordinance. Address markers shall be provided in accordance with Horseshoe Bay Architectural Committee (ACC) Mandatory Yard/Street Light Design Standards for each unit, unless Variances are approved, and shall be well lit.

(J) Mail Delivery: Mail boxes shall be centralized and grouped in one (1) or multiple locations throughout the neighborhood.

(K) Phasing of Construction: Construction for all garden home development shall be in one (1) phase, as shown on the PD Concept Plan, although development of up to eighteen (18) garden home single family residences on Lot #20 of Hidden Coves Subdivision may be in a second phase based on market demand and shall require a separate Development Permit between the then owner of Lot #20 and the City of Horseshoe Bay Development Services Department. Any major deviation from this must be approved by City Council prior to construction commencement. Construction of units will be done so as to minimize impacts of construction on new residents.

(L) Signage and Entrance Signage: A uniform sign plan for entrance signage and directional signage to the paths and boat slips must be approved by the Horseshoe Bay ACC, along with a Sign Permit approved by the City.

(M) Cut and Fill. Cut and fill may not exceed the limits established by the City's Building Permit Ordinance and Design Guidelines without prior approval in writing by the City's Development Services Director.

(N) Design Guidelines - Architecture: All buildings within the PD shall be consistent in character, shall be approved by the Horseshoe Bay ACC and shall contain the following design elements:

(i) Garden Homes :

(a) Side-loaded garages and front entrance garages are allowed with architecturally enhanced garage doors. Locations are mixed with side-loaded units to create interest along each street.

(b) Minimum of 80 percent masonry exteriors with 100% on the street side.

(c) Tile or metal roofs with a minimum of 4 to 1 pitch.

(d) Roof overhangs of 12 inches or greater.

(e) Soft earth tone colors.

(O) Design Guidelines - Landscape: The landscape will be cohesive and integrated

within the overall Hidden Coves neighborhood and will be consistent with the goals and objectives outlined in the Hidden Coves Design Guidelines, and approved by the Horseshoe Bay ACC. All common areas will be maintained as part of the Home Owners Association. Additional landscaping must be provided in front of the five (5) boat slips on Fault Line Drive to help mitigate the view of them from the street.

(b) Activities During Construction

Developer shall ensure that the following items shall be addressed and/or enforced during construction on the Project:

(1) Developer shall at all times provide parking for vehicles involved in the Project on the Property. The City's Parking Ordinance (Ordinance No. 07-05-15A) must be followed during construction.

(2) Developer shall ensure that all construction activities do not materially interfere with any existing uses on adjoining tracts.

(3) Developer shall coordinate with the City should it become necessary to block any public roadways during construction to ensure that all traffic congestion problems are minimized.

(4) Developer shall ensure that all environmental protection measures are undertaken and all required controls are in place to minimize run-off.

(5) Developer shall ensure that all construction debris be properly contained and disposed of and that dust from the construction activities is minimized.

(6) Developer shall ensure that all requirements of LCRA under the Highland Lakes Watershed Ordinance are met and followed during all phases of the project.

VI. MODIFICATIONS TO THE PD CONCEPT PLAN

Major Modifications to the PD Concept Plan, which include increases in the number of units or number of boat slips and changes to the locations of the lots, boat slips and the street, must receive prior approval by the City Council.

Minor Modifications to the PD Concept Plan, which do not substantially and adversely change the PD Concept Plan, may be approved administratively by the City Manager or the City Manager's designee.

VII. PENALTIES, COMPLIANCE & ENFORCEMENT

To the extent not otherwise modified by the provisions contained in this PD Ordinance, the provisions contained in Division 5, Penalties and Enforcement of the City's Zoning Chapter pertain to Hidden Coves PD. The Property shall be used only in the manner and for the purposes provided for in Chapter 14 Zoning of the City Code of Ordinances of Horseshoe

Bay as heretofore amended by this PD Ordinance and in compliance with the PD Concept Plan.

VIII. ZONING MAP AMENDED

The official Zoning District Map of the City of Horseshoe Bay for Zone 3 Horseshoe Bay West heretofore adopted be and is hereby amended to reflect the zoning change to MU-GH-LA PD made herein in accordance with the PD Concept Plan.

IX. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

X. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

XI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

XII. EFFECTIVE DATE

This PD Ordinance shall be in full force and effective from and after its date of passage and publication as may be required by governing law.

APPROVED AND ADOPTED on this 17th day of May, 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

Stephen T. Jordan, Mayor

ATTEST:

Teresa L. Moore, City Secretary

Willis - Sherman Associates, Inc.

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EXHIBIT "A" SHEET 1 OF 4

STATE OF TEXAS:
COUNTY OF LLANO:

Field notes of 9.10 acres out of the Robert Bratton Survey No. 1, Abstract No. 37 consisting of Tract I: being a 5.78 acre portion of Tract UU-1, according to Horseshoe Bay West Plat No. W36.1 recorded in Volume 8, Page 95 of the Plat Records of Llano County, Texas, Tract III: 0.974 acre, Tract IV: Lots W20057-W20061 Horseshoe Bay West Plat No. W20.1 recorded in Volume 4, Page 52 Plat Records of Llano County, Texas, Tract V: Lots W20068 and W20069 Horseshoe Bay West Plat No. W20.1 recorded in Volume 4, Page 52 Plat Records of Llano County, Texas and Tract IX: 85 sq. ft. portion of Tract "LL-4", 2.029 acres recorded in Volume 8, Page 85 Plat Records of Llano County, Texas conveyed to Samuel P. Boyd recorded in Volume 1563, Page 2739 of the Official Public Records of Llano County, Texas. The basis of bearing for this survey is the Texas Lambert Grid, Central Zone, NAD 83. Distances shown are grid distances. Surface distances can be obtained using a surface adjustment factor of 1.00012. ( ) denotes record information. All ½" steel stakes found and used for boundary reconstruction are monuments of dignity for this survey. All adjoining tracts mentioned herein are for reference only and are not a part of this survey.

Beginning at a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Northwest corner of this 9.10 acres in the East right of way line of Fault Line Drive as shown on said Horseshoe Bay West Plat No. W20.1 with a tie to the Northwest corner of the A. Murchison Survey No. 85, Abstract No. 556 bears S09°04'03"W, 9394.11'.

Thence along the North line of this 9.10 acres S65°07'37"E, passing a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 at 38.93' and at 189.16' in all to a computed point inundated by the waters of Lake Lyndon B. Johnson for an angle point hereof;

Thence along the North line of this 9.10 acres and the North line of said Tract "UU-1" the next 3 calls to a computed point inundated by the waters of Lake Lyndon B. Johnson for an angle point are as follows:

N64°02'20"E, 160.00' (N65°03'34"E); N83°54'32"E, 46.71' (N84°55'46"E, 46.71');

S86°10'13"E, 92.25' (S85°08'59"E, 95.95');

Thence along the North line of this 9.10 acres and the North line of said 85 sq. ft. the next for calls to a shoreline field shot are as follows:

L1, N87°28'42"E, 1.95'; L2, N65°38'58"E, 10.31'; L3, N77°50'48"E, 7.58';

L4, S66°28'36"E, 3.99' being the Northeast corner hereof and the Northeast corner of said 85 sq. ft.;

Thence along the East line of this 9.10 acres and the East line of said 85 sq. ft., S01°45'53"E, 4.78' to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Southeast corner of said 85 sq. ft., the Northeast corner of said 5.78 acres and the Northwest corner of 4,228 sq. ft. conveyed to Highland Crest Reality, Inc. recorded in Volume 351, Page 208 of the Official Public Records of Llano County, Texas;

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Thence along the East line of this 9.10 acres, the East line of said 4,228 sq. ft. and the East line of said 5.78 acres, S01°45'53"E, 97.99' (S00°45'30"E, 98.00') to a 3/8" steel stake found for an angle point hereof;

Thence along the East line of this 9.10 acres, the East line of said 5.78 acres and the West line of Lot W20067 of said Horseshoe Bay West Plat No. W20.1, S46°00'23"E, 110.06' (S45°00'00"E, 110.00') to a 3/8" steel stake found for an angle point hereof being the Northwest corner of said Lot W20068;

Thence along the East line of this 9.10 acres and the North line of said Lot W20068, N63°54'00"E, 140.70' (N64°52'40"E, 140.82') to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 for an angle point hereof being the Northeast corner of said Lot W20068 and in the West right of way line of Diagonal Drive;

Thence along the East line of this 9.10 acres, the East line of said Lots W20068 and W20069 and the West right of way line of Diagonal Drive the next 3 calls for an angle point are as follows:

Along a curve to the left, C1, with an arc length of 38.18' (38.19'), a radius of 40.00', a delta angle of 54°42'08", and a bearing and distance of S46°52'41"E, 36.75' (S45°52'18"E, 36.76') to a 1/2" steel stake found;

S01°17'44"W, 243.57' (S02°08'07"W, 243.76') to a 1/2" steel stake found;

Along a curve to the right, C2, with an arc length of 196.33' (196.35'), a radius of 124.98' (125.00'), a delta angle of 90°00'00", and a bearing and distance of S46°17'44"W, 176.76' (S47°18'07"W, 176.78') being the Southeast corner hereof;

Thence along the South line of this 9.10 acres, the South line of said Lot W20069, the North right of way line of Diagonal Drive and the South line of said Tract "UU-1", N88°42'53"W, 149.92' (N87°41'53"W, 149.92') to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 for an angle point;

Thence along the South line of this 9.10 acres, the North right of way line of Diagonal Drive, the East line of said Lot W20057 and the South line of said Tract "UU-1", along a curve to the left, C3, with an arc length of 396.19', a radius of 365.96', a delta angle of 62°01'42", and a bearing and distance of S60°16'03"W, 377.13' to a 1/2" steel stake found for an angle point;

Thence along the South line of this 9.10 acres, the West right of way line of Diagonal Drive and the East line of said Lot W20057, S29°14'57"W, 36.94' (S30°16'04"W, 37.10') to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Southeast corner of Lot W20057 and the intersection of Diagonal Drive and Lost Echo for an angle point hereof;

Thence along the South line of this 9.10 acres, the South line of said Lots W20057, W20058 and W20059 and the North right of way line of Lost Echo, N60°44'37"W, 291.31' (N59°43'56"W, 291.30') to a 1/2" steel stake found being the Southwest corner hereof, the Southwest corner of said Lot W20059 and the intersection of Fault Line Drive and Lost Echo;

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Thence along the West line of this 9.10 acres, the West line of said Lots W20059, W20060 and W20061 and the East right of way line of Fault Line Drive the next 3 calls for an angle point are as follows:
Along a curve to the left, C4, with an arc length of 27.39', a radius of 111.90' (111.91'), a delta angle of 14°01'27", and a bearing and distance of N35°35'00"E, 27.32' (N36°35'42"E, 27.32') to a 1/2" steel stake found;

N28°33'53"E, 172.68' (N29°34'34"E, 166.85');

Along a curve to the left, C5, with an arc length of 41.74', a radius of 110.99', a delta angle of 21°32'53", and a bearing and distance of N17°47'26"E, 41.50' to a 1/2" steel stake found being the Northwest corner of said Lot W20061;

Thence along the West line of this 9.10 acres, the West line of said 0.973 acres, the East right of way line of Fault Line and the West line of said Tract "UU-1" the next 3 calls for an angle point are as follows:

Along a curve to the left, C6, with an arc length of 35.71', a radius of 295.45' (295.49'), a delta angle of 06°55'28", and a bearing and distance of N03°33'15"E, 35.69' (N04°33'56"E, 35.69') to a 1/2" steel stake found;

N00°05'24"E, 102.16' (N01°06'06"E, 101.64') to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877;

Along a curve to the right, C7, with an arc length of 245.93', a radius of 520.40', a delta angle of 27°04'36", and a bearing and distance of N13°37'43"E, 243.65' to the Place of Beginning.

STATE OF TEXAS:
COUNTY OF LLANO:

Field notes of 1.33 acres out of the Robert Bratton Survey No. 1, Abstract No. 37 consisting of Tract II: being Tract "UU-2", according to Horseshoe Bay West Plat No. W36.1 recorded in Volume 8, Page 95 of the Plat Records of Llano County, Texas, Tract VII: being 0.15 acres Robert Bratton Survey No. 1, Abstract No. 37, and Tract VIII: being 909 sq. ft. Robert Bratton Survey No. 1, Abstract No. 37 conveyed to Samuel P. Boyd recorded in Volume 1563, Page 2750 of the Official Public Records of Llano County, Texas. The basis of bearing for this survey is the Texas Lambert Grid, Central Zone, NAD 83. Distances shown are grid distances. Surface distances can be obtained using a surface adjustment factor of 1.00012. ( ) denotes record information. All ½" steel stakes found and used for boundary reconstruction are monuments of dignity for this survey. All adjoining tracts mentioned herein are for reference only and are not a part of this survey.

Beginning at a mag nail set with washer stamped 1877 being the Northwest corner of this 1.33 acres, the Northwest corner of said Tract "UU-2" and in the South right of way line of Diagonal Drive with a tie to the Northwest corner of the A. Murchison Survey No. 85, Abstract No. 556 bears S11°01'05"W, 8786.86'.

Thence along the North line of this 1.33 acres, the North line of said Tract "UU-2" and the South right of way line of Diagonal Drive the next 2 calls for an angle point are as follows:

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EXHIBIT "A" SHEET 4 OF 4

Along a curve to the right, C8, with an arc length of 252.85', a radius of 315.96', a delta angle of 45°51'01", and a bearing and distance of N68°21'23"E 246.15' to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877;

S88°42'53"E, 149.93' (S87°41'53"E, 149.92') to a 1/2" steel stake found being the Northeast corner hereof;

Thence along the East line of this 1.33 acres, the East line of said Tract "UU-2" and the East line of said 0.15 acres, S01°16'44"W (S02°18'07"W) passing a 1/2" steel stake found at 122.54' and at 155.46' in all to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Southeast corner hereof and the Southeast corner of said 0.15 acres;

Thence along the South line of this 1.33 acres and the South line of said 0.15 acres the next 5 calls to a shoreline field shot for an angle point are as follows:

N88°03'51"W, 5.57'; S76°40'36"W, 26.08'; N87°57'34"W, 8.17';

S59°47'48"W, 31.35';

S66°09'50"W, 31.74' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Southwest corner of said 0.15 acres;

Thence along the South line of this 1.33 acres and the East line of said 909 sq. ft. S08°09'30"E, 60.10' to a computed point inundated by the waters of Lake Lyndon B. Johnson being the Southeast corner of said 909 sq. ft.;
Thence along the South line of this 1.33 acres, the South line of said 909 sq. ft. and the South line of said Tract "UU-2", N60°44'37"W, 330.69' (N59°43'56"W) to the Place of Beginning.

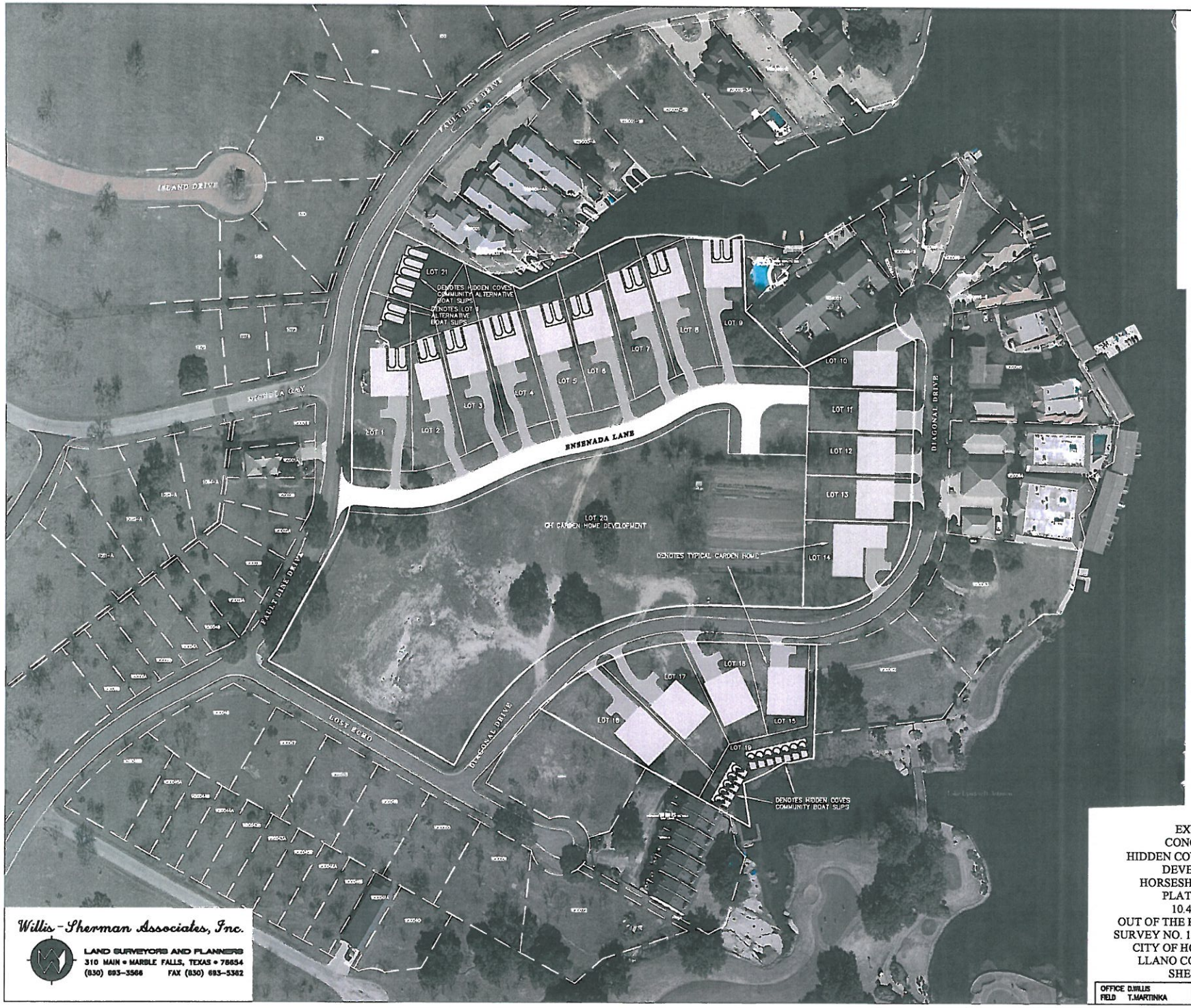
STATE OF TEXAS
REGISTERED
DONALD SHERMAN
1877
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF SAMUEL P. BOYD

DATE 4/26/16

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB NO. - 14270 OFFICE. - D.WILLIS



SCALE : 1" = 80'

EXHIBIT "B"
CONCEPT PLAN
HIDDEN COVES, A PLANNED DEVELOPMENT
HORSESHOE BAY WEST
PLAT NO. W36.3
10.43 ACRES
OUT OF THE ROBERT BRATTON SURVEY NO. 1, ABSTRACT NO. 37
CITY OF HORSESHOE BAY
LLANO COUNTY, TEXAS
SHEET 1 OF 6

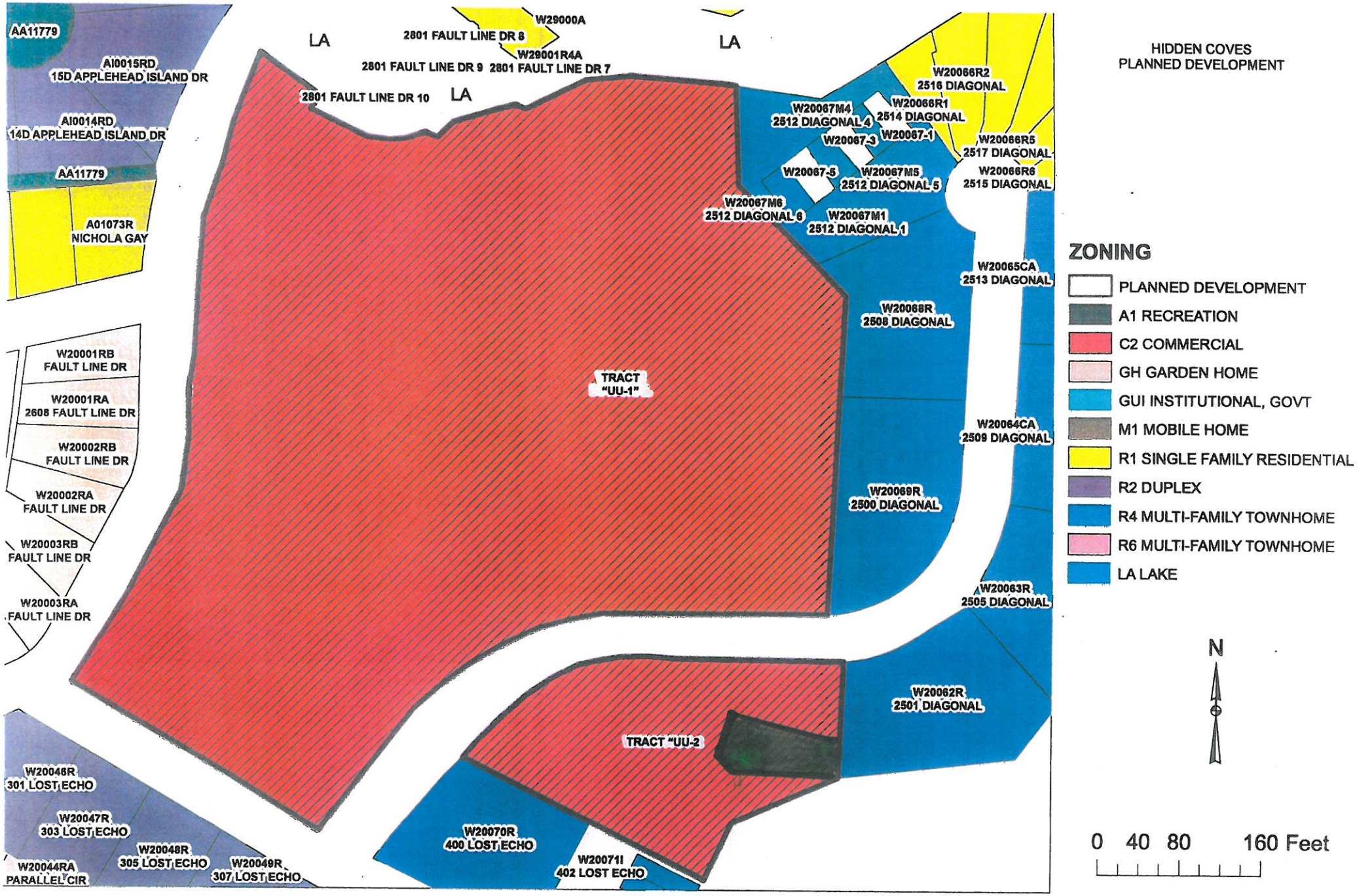
OFFICE D.WILLIS FIELD T.MARTINKA	JOB NO. 14270 FIELD BOOK NO. N/A

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

HIDDEN COVES
PLANNED DEVELOPMENT

N

0 40 80 160 Feet


HIDDEN COVES
PLANNED DEVELOPMENT
ZONING
PLANNED DEVELOPMENT
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
LA LAKE
N
0 40 80 160 Feet
AA11779
AI0015RD
15D APPLEHEAD ISLAND DR
AI0014RD
14D APPLEHEAD ISLAND DR
AA11779
A01073R
NICHOLA GAY
LA
2801 FAULT LINE DR 8
W29000A
W29001R4A
2801 FAULT LINE DR 9
2801 FAULT LINE DR 7
2801 FAULT LINE DR 10
LA
LA
W20066R2
2516 DIAGONAL
W20067M4
2512 DIAGONAL 4
W20066R1
2514 DIAGONAL
W20067-3
W20067-1
W20066R5
2517 DIAGONAL
W20067-5
W20067M5
2512 DIAGONAL 5
W20066R6
2515 DIAGONAL
W20067M6
2512 DIAGONAL 6
W20067M1
2512 DIAGONAL 1
W20065CA
2513 DIAGONAL
W20068R
2508 DIAGONAL
W20001RB
FAULT LINE DR
W20001RA
2608 FAULT LINE DR
W20002RB
FAULT LINE DR
W20002RA
FAULT LINE DR
W20003RB
FAULT LINE DR
W20003RA
FAULT LINE DR
TRACT
"UU-1"
W20064CA
2509 DIAGONAL
W20069R
2500 DIAGONAL
W20063R
2505 DIAGONAL
W20062R
2501 DIAGONAL
TRACT "UU-2
W20046R
301 LOST ECHO
W20047R
303 LOST ECHO
W20048R
305 LOST ECHO
W20044RA
PARALLEL CIR
W20049R
307 LOST ECHO
W20070R
400 LOST ECHO
W20071I
402 LOST ECHO

Eric Winter

From: Bill Harrison Jr. [billh@txassocsa.com]
Sent: Tuesday, April 05, 2016 4:32 PM
To: 'ewinter@horseshoe-bay-tx.gov'
Subject: Hidden Coves Planed Development etal

Eric:

Thank you for the opportunity to send this note on behalf of our family that owns property in Horseshoe Bay, and according the letter I received we are within 200 feet of the 10.43 acres in question for development.

Our family has owned property here for 8 years and we would like to go on record in opposition to the proposed development and any proposed rezoning of this property.

There is a reason that families like ours and our neighbors have invested in property on this part of Lake LBJ. It is to escape the commercialization and excessive development that has occurred in other areas around the lake. In our opinion, the integrity and quality of life enjoyed by current owners would be significantly impacted (negatively) by the Hidden Coves Development. The street and road infrastructure would be negatively impacted as well. Further we have great concerns specific to the increased traffic count, increased boat traffic, environmental impact on the coves surrounding the proposed development, as well as the interruption of the landscape that is a part of why we purchased property in Horseshoe Bay West.

Bottom line.....if we want to be surrounded by a bunch of garden style homes and a landscape of roof tops, we would have bought property closer to the marina.

Because of these issues we believe the proposed rezoning and development would negatively impact our property values. Please have this notice placed on record and please contact me if you have any additional questions.

Thank you for the opportunity to express our concerns.

Regards,

William E. Harrison Jr.
President
TASA Risk Solutions
70 N.E. Loop 410, Suite 520
San Antonio, Texas 78216
(p) 210.798.4917 ext 114 (c.)210.213.2922 (f) 210.579.2700
billh@txassocsa.com

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Item # 16

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

From: Cynthia Clinesmith, Council Member

RE: Discuss, Consider and Take Action Regarding How to Improve Communication of Events in the City with Residents and Property Owners

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Council Member Clinesmith requested to the Mayor that this item be placed on the agenda. This came about from the recent communication activity with the local residents north of 2147 where the sealcoating project is about to commence.

The communication strategy to relay information on street closure dates etc., included similar means used for the street improvement project in years past, to include: publication in both newspapers; City Notify Me and HSBPOA email blasts (two each); City website (top of homepage banner); contact with Resort staff to assist spreading the word to The Water guests; outreach to block captains from past street improvement project; fliers at the post office; and door-to-door fliers delivered by Tim Foran.

Enclosures: None

Item # 17

CITY OF HORSESHOE BAY

MAY 17, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

RE: Update on Personnel Matters to Include the Deliberation of the Various Duties of All Department Directors

I would like to give the Council an update on personnel matters.

This agenda item will be held in Executive Session and it meets the requirements per the State Stature.

Enclosures: None