

City Council Meeting Minutes

A City Council Workshop of the City of Horseshoe Bay was held Tuesday, April 2, 2019, beginning at 9:00 AM in the City Hall, 1 Community Drive, Horseshoe Bay, Llano County, Texas.

1. **Call the Meeting to Order and Establish a Quorum**

Mayor and City Council Members

Mayor Steve Jordan
Mayor Pro Tem Jerry Gray
Council Member Cynthia Clinesmith
Council Member Kent Graham
Council Member Reagan Lambert
Council Member Elaine Waddill

Mayor Steve Jordan called the workshop to order at 9:00am. All present except Mayor Pro Tem Jerry Gray who joined the meeting at 9:17am.

2. **Business**

Discussion and Possible Action Regarding:

- A. Fuchs' House – Mayor Jordan provided an overview of the history of the city's involvement with the Fuchs' House. Fuchs' House Advisory Committee Chair Francie Dix provided a history of the efforts of the Fuchs' House Advisory Committee, and presented various options for restoring the Fuchs' House such as inviting Burnet County, and other entities, to participate. The planned golf tournament to raise funds for the Fuchs' House preservation is scheduled for June 17, 2019 at the Slick Rock Golf Course. The priorities for restoration of the Fuchs' House include the roof, deck, and windows in order to secure the house. This will likely cost around \$120,000. Then, items such as the electrical, plumbing, etc. will need to be serviced and possibly repaired. In the end, it will likely cost around \$500,000 to fully restore the house, and then establish an annual maintenance budget. There will be on-going efforts to continue securing as many grants as possible. The Committee is discussing multiple ideas and efforts to move forward. Mayor Jordan stated he felt the interest in restoring the Fuchs' House has lost traction and presented an alternative to convert the property to ruins. The location is difficult to navigate and the house cannot be moved. He doesn't believe it is in the city's best interest to support restoration efforts and costs, especially without the support of the community. The city's options are to keep moving forward with the same efforts currently being made to restore the property, explore the option of converting the property to a city park, or place it on the market for sale. Classifying the property as "ruins" is another option, but more research will need to be done to determine what steps would need to be taken. This would allow the history of the property to be preserved. Mayor Pro Tem Jerry Gray stated he thought there was consensus regarding the plan to form a Foundation or some non-profit that could take responsibility for the Fuchs' House and take it from the city. Ms. Dix stated she was not aware there was a directive to proceed in that direction. Mayor Jordan clarified that Mayor Pro Tem Gray had previously presented the idea but there was no formal directive to pursue it. Mayor Pro Tem Jerry Gray stated he did not believe the restoration of the Fuchs' House was a viable project for the city to have ownership of due to the initial and on-going efforts and costs that would be involved. He does not believe the citizens of Horseshoe Bay would support this. Council Member Cynthia Clinesmith stated when the Fuchs' House was offered to the city, there was a unanimous vote of the Council to take it on, which would imply an understanding that there would be effort and cost involved. She expressed concerns about the location and navigating at night, but with regular use it would likely not be as much

of an issue. She supports the idea of the ruins but with maintained gardens and upkeep so it could be safely visited and used. Today may not be the right time to make decisions about the bigger items and the future of the property, but a decision needs to be made regarding the golf tournament. Council Member Reagan Lambert stated he has done research in the past that shows most sites like these across the state are owned by a historical society rather than the city. He suggested contacting the Burnet County Historical Society about turning over the property to them. Ms. Dix stated the Society has said they are not able to take on the full responsibility and costs associated with the property, but they are willing to work with the city in tandem in some fashion. Council Member Lambert stated he believed the golf tournament should still be held and will likely be successful, regardless of the level of support by the participants of the Fuchs' House. It would provide an opportunity to educate everyone on the efforts regarding the Fuchs' House. The money would definitely be put to use for the benefit of the Fuchs' House. Council Member Elaine Waddill stated she believes the whole community needs to be involved in the decisions regarding the future of the Fuchs' House. As with the work done for the Lighthouse, it takes all entities in Horseshoe Bay coming together for a project like this. Maybe the various entities should come together again to re-visit the future of the Fuchs' House. Mayor Jordan stated Burnet County, through their tourist budget, committed \$10,000 to the project. Marble Falls has not indicated any interest. There aren't many other resources or entities to approach for assistance. Council Member Kent Graham stated if the historical society isn't willing to invest more in the project, he isn't sure why the city should, and the city might not should have accepted the keys to the property in the first place. The city needs to decide how much we are willing to invest in the property. He does not see the city spending \$500,000 to restore the house or continue to fund on-going maintenance and costs. Mayor Jordan stated he thought this project was un-bankable. Council Member Cynthia Clinesmith asked if the city could move forward with the golf tournament and give the Committee and its supporters a chance to solicit support and do more research prior to the first budget workshop in June. Council Member Kent Graham said he would like to know what it would cost to convert the house to ruins and what costs would be involved in maintaining it over the years. Ms. Dix stated she was given the estimate of approximately \$4,000 for a four-man team to do the work over three weeks. The flooring would also have to be removed. It would cost approximately \$120,000 to convert it to ruins. The Texas Historic Commission has designated the site as a Texas Historical Site, but there are no real funds available from them. Mayor Jordan asked Council how they would like to proceed, and that Ron Mitchell asked him to pass along he does not believe the golf tournament should be held. Council Member Kent Graham stated he would support the golf tournament. Mayor Pro Tem Gray stated he will no longer support the city's involvement in the Fuchs' House and that a foundation should be created to take the property from the city. Mayor Jordan stated he didn't believe the city should support the golf tournament unless a decision has been made regarding the future of the Fuchs' House, just to be transparent about how the funds raised will be used, to anyone who chooses to pay to participate. Council Member Kent Graham stated he believed the city would be truthful to say funds will be needed for the Fuchs House regardless if it is restored or converted to ruins, so the golf tournament will still be useful. Mayor Jordan directed City Manager Farmer to put this item on the April 16, 2019 City Council agenda for consideration. Council Member Reagan Lambert asked Ms. Dix to provide Council with a summary report of the committee's activities and recommendations before that meeting. Mayor Pro Tem Gray reiterated that he would like the committee to actively pursue the idea of creating a foundation that the city can turn the house over to. Funds from the golf tournament could be given to that foundation. The city could still be a supporter in some form, but without ownership.

- B. Mail Delivery Issues and Expansion of Kiosks Within HSB POA – City Manager Stan Farmer provided a report showing costs and other information regarding the kiosks to date and what is proposed. The US Postal Service will not provide mail kiosks, nor will the HSB POA, so the city is stepping in to help residents with their mail delivery issues. Mayor Jordan provided background on the situation and the efforts made by the city over the past couple of years to find solutions. Council Member Kent Graham motioned to approve the expenditure of \$32,200 to cover the costs of providing kiosks in HSB Proper as recommended by staff. Council Member Cynthia Clinesmith seconded. VOTE: 5-0 in favor, motion passed.
- C. Property Re-Development Tax Abatement Incentive Update – City Manager Stan Farmer provided an overview of this item. He has been working with Planning and Zoning Commissioners Pat Bouchard and Brent Lane researching this type of incentive. The purpose is to try and offer an incentive to improve the older developments that were built in the 1970's, around Island Drive and the yacht club, that were multi-family units built by the water. Basic maintenance has been maintained on the related properties, so they are not substandard, but we would like a developer to come in and review the properties and possibly invest in their improvement. Chapter 380 of the Local Government Code regulates this activity and the city is eligible to take advantage of this type of incentive. Efforts are on-going to determine how to get developers interested in a small community that is not adjacent to a large city like Austin or Dallas. Mr. Bouchard recommends meeting with other players and doing additional research. Mayor Jordan said the current condition of these properties tends to attract the wrong kind of people to Horseshoe Bay. Council Member Cynthia Clinesmith stated her concern is regarding density due to the increase in traffic, etc. Mr. Bouchard said these are primarily smaller developments that shouldn't have a significant impact. Mayor Jordan stated the city will continue to look into this.
- D. Council Members and Department Head Concerns and Recommended Ideas for Improvement of HSB to Consider – Mayor Jordan stated he has asked the department heads to come to this workshop with their concerns, ideas and recommendations for improving the city. He asked the same of Council. He invited anyone who wishes to speak to do so.

Development Services Director Eric Winter suggested the city development new ordinances to implement the Future Land Use Map (FLUM), specifically the mixed-use zoning and the park model homes zoning. He also suggested revising and updating the city's development policy, which is being worked on currently by a microbusiness within the city staff. Thirdly, review all development standards to see if they can be improved. Finally, to develop a comprehensive deteriorated building program to identify buildings needing repair and require repairs be made.

Fire Chief Joe Morris and Utilities Director Jeff Koska stated they believe it is time to address aging fire hydrants and do a full assessment of all fire hydrants in the city. Chief Morris stated some of the hydrants are over 50 years old. They are working together on this project and will bring estimated costs and a plan for implementation to the June City Council Budget Workshop. Mayor Pro Tem Jerry Gray asked if there are any line items in the budget currently to cover the cost of maintaining hydrants. Chief Morris stated there are funds set aside to maintain them, but some of them need to be fully replaced which will include additional costs. A capital improvement plan will be developed through this process to plan for replacement and repair costs in the future. Council Member Kent Graham suggested they find experts who are versed in this type of activity and get their assistance if needed.

Council Member Kent Graham stated he, City Manager Farmer, and Finance Director Woolley have discussed expanding on the five-year plan for the city to include a breakdown by each of the departments to include personnel needs, equipment and supplies, etc.

Chief Morris stated as a resident and the Fire Chief, he is concerned about the safety on the lake. There is a group that is trying to raise the funds to purchase a \$135,000 fire rescue boat for the lake, but they have only raised \$11,000 so far. One citizen has paid over \$1,000 to run a color ad in the Beacon for several weeks, and it really netted nothing. Citizens are surprised the city doesn't already have a boat, and are reluctant to donate to purchase one because they believe the tax dollars they are paying should be used for an item like that. Mayor Jordan stated that although the LCRA has jurisdiction over the lake, the city still has a responsibility. Mayor Jordan directed City Manager Farmer to research opportunities to improve the management of the safety on the lake. Police Chief Wardlow stated from a law enforcement standpoint, the primary responsibility for law enforcement on the lake is the Texas Parks and Wildlife Game Warden. Second would be LCRA, and the city is third. Council Member Clinesmith asked about the County but Police Chief Wardlow said they don't have boats or other assets for the lake. Council Member Graham said many citizens are concerned about all the stuff in the lake after the flood that no one seems to be doing anything about. City Manager Farmer said LCRA is responsible for the lake and the lakebed. Fire Chief Morris said that is his point, that if there is an accident or fire on a boat in the lake, the Fire Department gets the call. The HSB Police Department's boat is not equipped for lake rescue. City Manager Farmer asked Fire Chief Morris why the dispatchers don't know to call Texas Parks and Wildlife. Chief Morris said Texas Parks and Wildlife doesn't do rescues. Mayor Jordan suggested Chief Morris put the request including all associated costs in the FY20 budget. Development Services Director Winter stated the city is responsible for responding to calls 25 feet into the water from the property.

Mayor Jordan suggested that at least one graduate from each of the Citizens Academy classes be appointed to the Long-Range Planning Advisory Committee that will be re-activated soon, along with 2-3 members of the previous LRPAC to serve in a consulting role only. Each class would select their representative and the former committee would nominate the 2-3 members. He proposed the committee be assembled and be completed by July 30, 2019, with plans to start in September 2019. Mayor Pro Tem Gray stated he agrees we need to get this started and the city should ask for volunteers from each class, from which the Council will select final members. Council Member Graham suggested the volunteers apply for the committee and Council will review them just like they do for every other committee. City Manager Farmer suggested Council write a Charter with the expectations of the Committee prior to asking for volunteers. Council Member Graham directed City Manager Farmer to make sure costs associated with this committee, including any consultants, be included in the draft FY20 budget. Council Member Clinesmith stated she appreciated the idea of including former committee members. Mayor Jordan directed City Manager Farmer to start developing the Charter for Council's review and approval. Council Member Elaine Waddill suggested Council consider representatives from the younger population since their numbers are growing in Horseshoe Bay. Council Member Graham said realtors and builders should be considered as well. Council Member Clinesmith said the committee will work with realtors and builders throughout the process as well. Mayor Jordan said we will continue working on this.

E. The Workforce Needs in Highland Lakes - Cross County Collaborative (Workforce Network) – Council Member Cynthia Clinesmith provided an overview of this item, including the support it has received from Burnet County, Llano County, Marble Falls, Judges Cunningham and Oakley, local Economic Development Corporations, etc. It is a program that benefits both employees and employers. She introduced Gail Davalos, from Workforce Network, Inc., a 501(c)(3) non-profit. Ms. Davalos stated this organization works with local educational institutions to build job training programs for high demand, hard-to-fill jobs that employers in the area say they need. Workforce Network pulls together the resources to make the proper training available. This is an invest in workforce development in the highland lakes area. Workforce operates using grants and donations, which have helped tremendously, but they are not long-term, sustainable sources of funding. Ms. Davalos asked Council to considering investing in the Workforce Network to help build the workforce that is needed in this area. They need facilities, instructors, learning labs, and paid staff. We are hoping to see a community effort to upscale our workers, meet the demand of the employers, and maintain our economy. Council Member Kent Graham asked what kind of budget the organization would need in order to accomplish these goals. Ms. Davalos stated they would need at least \$100,000 just to run the programs. A budget can be provided. Council Member Cynthia Clinesmith stated one immediate need would be for \$25,000 for a part-time staff person to help coordinate the daily operations, so Ms. Davalos can focus her time on fundraising and the bigger projects. That could be covered if \$5,000 were received from the City of Horseshoe Bay, Llano County, Burnet County, the EDCs, Marble Falls, and any other entities that can help. This program offers training not only in construction, but in medical services, accounting, and others, which Horseshoe Bay would benefit from. Council Member Kent Graham stated this type of request would likely need to be built into the annual budget, but we first need to see a budget that shows the big picture. Council Member Graham asked if funds provided by the city would be matched by the Texas Workforce Commission, and Ms. Davalos said no. Council Member Elaine Waddill stated she supports this program and asked how vested the ISD's in the area are in the program. Ms. Davalos stated they are actively participating and working with the program. Mayor Jordan stated he supports this program and asked Ms. Davalos to connect with City Manager Stan Farmer before the first budget workshop in June regarding the request for funding.

3. **Adjourn** - Mayor Pro Tem Jerry Gray motioned to adjourn the meeting. Council Member Reagan Lambert seconded. VOTE: 5-0 in favor, motion passed. Meeting adjourned at 11:58pm.