

1. 06-18-18 City Council Meeting Agenda

Documents:

[06-18-18 REGULAR CALLED CITY COUNCIL MEETING AGENDA.PDF](#)

2. 06-18-18 City Council Meeting Packet

Documents:

[06-18-18 CC PACKET.PDF](#)

[06-18-18 CC PACKET.PDF](#)



NOTICE OF MEETING  
OF THE  
CITY COUNCIL OF  
LLANO, TEXAS

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular Called City Council Meeting** of the City of Llano, Texas, will be held on **Monday, June 18, 2018 at 5:30 PM.** in the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE/PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

*Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible"*

**C. INVOCATION**

**D. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA**

(Visitors shall be limited to no more than (3) three minutes to address the Council or at the discretion of the Mayor in accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows:

(a.) If at a meeting of a governmental body, a member of the public or the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

I. A statement of a specific information given in response to the inquiry;

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(b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

**E. CONSENT AGENDA ITEMS** All consent agenda items listed are routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approval of the Regular Called City Council meeting minutes as written, dated June 4, 2018.

*Toni Milam, City Secretary*

**F. REGULAR AGENDA ITEMS**

1. Discussion, with direction to Staff on the location and placement of a stop sign on College Street.  
*Scott Edmonson, City Manager*
2. Discussion, with direction to Staff regarding roof repairs to the Lantex Theater.  
*Scott Edmonson, City Manager*

**G. EXECUTIVE SESSION-CLOSED SESSION**

1. Pursuant to Texas Government Code §551.074, Personnel, the City Council will meet in closed session to deliberate the appointment, employment, duties, compensation and benefits of an additional Administrative Staff person.

*Gail Lang, Mayor*

**H. EXECUTIVE SESSION-OPEN SESSION**

1. Discuss and consider action regarding the appointment, employment, duties, compensation and benefits of an additional Administrative Staff person.

*Gail Lang, Mayor*

**I. ADJOURNMENT**

*If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the Attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sanctions and purposes: Texas Government Code Section §551.071 - Private consultation with the attorney for the City of Llano; §551.072 - Discussing purchase, exchange, lease or value of real property; §551.073 - Discussing gifts and donations; §551.074 - Discussing personnel; §551.087 - Discussing economic development negotiations.*

*Although a quorum of the members of City Council and other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 Thursday, June 14, 2018, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting.*

  
Toni Milam, City Secretary

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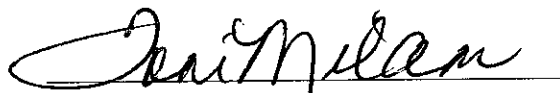
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# **City Council Agenda Item Report**

**June 18, 2018**

## **Regular Agenda Item E-1**

**Contact – Toni Milam, 247-4158**

**Tmilam@cityofllano.com**

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**AGENDA TITLE: Approval of the Regular Called City Council meeting minutes as written, dated June 4, 2018**

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- 1. BACKGROUND/HISTORY –**
  
- 2. FINDINGS/CURRENT ACTIVITY –** Minutes from the June 4, 2018 Council meeting at attached.
  
- 3. FINANCIAL IMPACT –** N/A
  
- 4. ACTION OPTIONS/RECOMMENDATION –** Consent Approval



City of Llano  
Regular Called City Council Minutes  
June 4, 2018 – 5:30 p.m.

**A. CALL TO ORDER** –Mayor Lang called the meeting to order at 5:30 p.m. with the following present: Mayor Pro-Tem Leverett, Alderwoman Tudyk, Alderwoman Stephenson, and Alderman Bauman. Alderman Miiller was absent.

**B. PLEDGE OF ALLEGIANCE/PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**  
*“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”*

Alderwoman Stephenson led the Pledge of Allegiance, and Alderwoman Tudyk led the Pledge to the Texas Flag.

**C. INVOCATION** led by Gretal Morgan

**D. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA**

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**Briley Mitchell, Executive Director with the Chamber of Commerce thanked Council for their participation in the Pro-Rodeo Parade, it was a huge success. Also gave Kudos to Ray Craig, Manager at the J.L.Kuykendall Rodeo Arena and Event Center.**

**A. PROCLAMATION** – “Mary Hussey Day in Llano Texas”

Mayor Lang read and presented a proclamation to Mary Ellen Hussey, proclaiming June 13, 2018 as “Mary Ellen Hussey Day” in Llano Texas.

**B. CONSENT AGENDA ITEMS** All consent agenda items listed are routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approval of the Regular Called City Council meeting minutes as written, dated May 21, 2018.

*Toni Milam, City Secretary*

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk to approve the City Council meeting minutes as written, dated May 21, 2018. Motion approved.**

### **C. PUBLIC HEARING**

The City Council will hold a public hearing regarding this request will be held on Monday, June 4, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding this request to consider closing, abandoning, vacating, and conveying the ½ alley being 918 square foot located Holden BLK 93 N ½ of Lots 9 & 10. This alleyway is bordered by West Ellis Street to the North, West Tarrant Street to the South, Pittsburg Avenue to the East and Birmingham Street to the West. The physical location of the property is adjacent to 605 Pittsburg

**Mayor Lang began the public hearing at 5:34 p.m. James and Alicia Beaman objected to the closure of the alleyway. Director of Public Works Eugene Long and Josh Becker, Director of Water/Wastewater spoke regarding the telephone lines in the alleyway, as well as, a sewer main in the alleyway. Ms. Debra James spoke regarding her request to close the alleyway and mentioned she had spoken with one of the other neighbors who originally had objected, but after speaking with her, she no longer objected. Hearing no other public comments, Mayor Lang closed the public hearing at 5:48 p.m.**

### **D. REGULAR AGENDA ITEMS**

1. Discuss and consider action on the approval of Ordinance 1375 requesting to close, abandon, vacate, and convey the ½ portion of alley being 918 square foot located Holden BLK 93 N ½ of Lots 9 & 10. This alleyway is bordered by West Ellis Street to the North, West Tarrant Street to the South, Pittsburg Avenue to the East and Birmingham Street to the West. The physical location of the property is adjacent to 605 Pittsburg.

***Eugene Long, Director of Public Works***

**After a brief discussion, Council requested Staff to inquire about a fence that has been placed along the opposite end of the alleyway, blocking an exit. Motion by Alderwoman Tudyk, with a second by Alderman Bauman to deny the request of the alley closure. Motion approved.**

2. Discuss and consider action on the approval of a “Waiver of Encroachment” of 1.6 feet of the overhang of the roof on a storage shed located on the property into the north 15-foot utility easement in the McLean Subdivision, authorizing the Mayor to execute the document. Property location is at 104 West Llano Street, Llano.

***Scott Edmonson, City Manager***

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk to approve the “Waiver of Encroachment” of a 1.6 foot of the overhang of the roof on a storage shed located on the property into the north 15-foot utility easement in the McLean Subdivision, authorizing the Mayor to execute the document. Motion approved.**

3. Discussion, with direction to Staff on the location and placement of a stop sign on College Street.

***Scott Edmonson, City Manager***

**After a brief discussion, Council asked the Police Department to place the radar machine in the area to further consider the location and placement of the stop sign. No formal action taken.**

4. Discuss and consider action on the approval of Ordinance 1376 for adoption by the City



Council approving financing in the form of a bank loan from Llano National Bank establishing an interest and sinking fund to be funded by sufficient tax levy to pay at least 2% of the principal and any annual interest in accordance with the requirements of the Texas Constitution applicable to Texas cities; authorizing the Mayor to execute all related documents.

***Lynda Kuder, Director of Finance***

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk, to adopt Ordinance 1376 for adoption by the City Council to approve the financing in the form of a bank loan from Llano National Bank establishing an interest and sinking fund to be funded by sufficient tax levy to pay at least 2% of the principal and any annual interest in accordance with the requirements of the Texas Constitution applicable to Texas cities; and authorizing the Mayor to execute all of the related documents. Motion approved with Alderman Bauman voting no.**

5. Discuss and consider action on the awarding of bids for the Air Valve and Pressure Plane Improvements project to Protta Construction of Lakeway, Texas and authorizing the City Manager to execute the documents.

***Scott Edmonson, City Manager***

**Motion by Alderwoman Tudyk, with a second by Mayor Pro-Tem Leverett to award the bid for the Air Valve and Pressure Plane Improvements project to Protta Construction of Lakeway and authorizing the City Manager to execute the documents.**

**E. ADJOURNMENT 6:21 p.m.**

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Mayor Gail Lang

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Toni Milam, City Secretary



# City Council Agenda Item Report

June 18, 2018

## Regular Agenda Item G-1

Contact – Scott Edmonson, 247-4158  
sedmonson@cityofllano.com

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**AGENDA TITLE: Discussion, with direction to Staff on the location and placement of a stop sign on College Street.**

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- 1. BACKGROUND/HISTORY –** A citizen recently called to express some concern over the rate of speed that they had been noticing on College St. and the concern for children and they wanted to know how to go about getting a stop sign placed in the area. Staff advised that they needed to contact a Council Member and make the request. The concerned citizen then reached out to Alderman Bauman with his concern.
- 2. FINDINGS/CURRENT ACTIVITY –** At the request of Alderman Bauman, this item is being placed on the agenda for discussion. Council discussed this item at the June 4, 2018 Council meeting. Officer Kenneth Poe gave some statistics on citations issued on College, however, no statistics were provided on College and Oak. The PD committed to place the radar machine on College Street to see if this would deter the speeding. Chief Hamilton will have information at the Council meeting on the findings of the placement of the radar machine.
- 3. FINANCIAL IMPACT –** N/A
- 4. ACTION OPTIONS/RECOMMENDATION –** DIRECTION TO STAFF



# City Council Agenda Item Report

June 18, 2018

## Regular Agenda Item F-2

Contact – Scott Edmonson, 247-4158 x 106

[sedmonson@cityofllano.com](mailto:sedmonson@cityofllano.com)

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**AGENDA TITLE: Discussion, with direction to Staff regarding roof repairs to the Lantex Theater.**

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1. **BACKGROUND/HISTORY** – The roof at the LANTEX theatre has been leaking for some time and recently has gotten worse. At the request of a citizen, council members requested this item be placed on the agenda.
  
2. **FINDINGS/CURRENT ACTIVITY** – In January of this year, staff reached out to Mr. Vernon Dunagin, a consulting architect who specializes in roofs, who evaluated the roof at the LANTEX and then followed up with recommendations (see attached). Staff was going to discuss during budget process.
  
3. **FINANCIAL IMPACT** – **APPROXIMATELY \$25,000.00**
  
4. **ACTION OPTIONS/RECOMMENDATION** – **Direction to staff**

# **VERNON L. DUNAGIN, AIA**

## **CONSULTING ARCHITECT**

**1931 SIMPSON TRAIL; SAN ANTONIO, TX 78251**

**210.875.6178**

**WWW.VERNONDUNAGIN.COM**

January 29, 2018

Mr. Scott Edmonson  
City Manager  
City of Llano  
301 West Main  
Llano, Texas 78643

RE: Llano Theater – Roof Evaluation  
Llano, Texas

Vernon L. Dunagin, AIA – Consulting Architect, was retained under your direction to provide an evaluation of the existing metal roof and recommendations for repairs to stem roof leaks identified during our visit to the site on January 23, 2018.

Opinions contained within this report are more specifically founded on Mr. Dunagin's experience as a licensed Architect and Roof Consultant, and visual observations conducted at the site on the above date. This report is not intended as an analysis of the building's structural or life safety elements. The intent of the observations identified herein and the recommendations is to provide for a water tight assembly and resolve current roof leaks in the building.

At the start of the site visit you and other City of Llano employees provided access inside the building and pointed out a number of sporadic leaks along the west wall and at the northwest corner. It was stated that the predominance of leaks in the building occurred in these locations with lesser leaks being observed along the other walls or throughout the remainder of the building interior. It was also stated that two of the leaks corresponded directed with existing ventilators at the center of the ridge with the thought that water might be entering those penetrations and running down to the wall before entering the building.

The structure is load-bearing masonry with a wood structure and wood deck. The interior ceiling and interior wall covering is plaster. The roof has a pitch of approximately 2 in 12 and is covered with a Galvalume-finish R-panel with exposed fasteners. A light gauge galvanized metal flashing forms a continuous valley inside the west parapet wall extending from the south wall of the building to the north wall where water is deposited into a sheet metal scupper and is then directed to the ground via downspout. The valley, which also occurs along the east wall, has a minimal to no slope.

The underlayment beneath the metal panels is believed to be organic felt. Insulation was reportedly as an undetermined thickness of fiberglass batt insulation laid on the ceiling with no insulation between the metal panels and deck.

Destructive testing was not performed.

Access to the roof was provided by a member of the Llano Electric Department via bucket truck. Observations were made of the west side of the roof from the bucket without stepping out onto the roof. It is the opinion of this office that the observations and information presented were sufficient to render an opinion on the cause of the leaks and to provide recommendations.

### **Observations and Causes**

1. The roof slope and internal valley at the parapet wall present considerable difficulties for an R-panel roof covering. The open ends of the R-panel ribs, which have been partially blocked with an ineffective foam closure, allow water to flow beneath the valley and gain volume as the flow runs downhill in the east-to-west direction, but also as it turns to the single scupper at the northwest corner. The only method which would have provided an effective waterproof condition would have been installation of a self-adhering continuous waterproof membrane beneath the metal panels.
2. The scupper is marginally undersized for the volume of water, but the downspout is only about one-third of the required size. The downspout cross-section should match that of the scupper.
3. A code-mandated overflow scupper is required in addition to the primary scupper. However, this requirement did not become part of the code until 1934 and it is understood that this building dates to 1927. The installation of an overflow scupper would be helpful in the event of clogs in the primary scupper, but is not something that can be currently required by a regulatory authority. However, this is a life-safety issue and it may be prudent to provide an overflow scupper on both sides of the roof.
4. Red rust is visible in parts of the valley. Generally, red rust means the galvanizing coating on the base steel has eroded entirely and it is only a short time before the metal will rust completely through.
5. The roof has no effective insulation. The fiberglass batts are providing some comfort for building users, but is only providing marginal effectiveness for the building overall. Condensation forms on the underside of the metal roof panels with temperature swings. As condensation water runs down the roof slope on the underside of the panels it is finding its way to the interior through ineffective laps in the underlayment at the inboard valley.
6. The metal coping on the parapet walls is in poor condition with open joints.
7. It is possible that water is entering at the ventilators, but is more likely a coincidence that any water entering at that point would be reaching the valley at the base of the roof.
8. Water entry may also be originating from the poorly constructed exposed masonry on the west side of the parapet wall. The clay tile is exposed with numerous voids in mortar joints and broken pieces. With the majority of wind-driven rain originating from the west there is a strong likelihood that water is being driven through the masonry.

## Recommendations

Option 1: Under this option the existing roof would be covered with layers of mechanically fastened insulation board and a continuous 60-mil white TPO roof membrane. This system provides a contiguous waterproof membrane over all surfaces and provides an insulation layer over the entirety of the building. The system is significantly more costly than Option 2 below. The TPO option can also be provided with a 10 to 15 year manufacturer's warranty. Any warranty should include labor and materials and not be a materials-only guarantee.

Recommended manufacturers and contacts:

- Carlisle  
Kyle Sargent  
940/72-3938
- Johns Manville  
No information – contact their national office in Denver
- Firestone  
Aaron Varnum  
713/502-3857

Option 2: This option includes pressure cleaning the entirety of the roof, providing closures in all R-panel ribs, priming the rusted areas, and applying a primer and two coats of acrylic elastomeric roof coating. The bright white surface affords a high degree of reflectivity. The coating also provides a sufficient R-value to negate the current condensation formation. This system is available with 10 to 15 year manufacturer's warranties covering both labor and material.

Recommended manufacturers:

- GAF  
No contact information available
- Western Colloid  
Kevin ??  
512/948-2010
- STS Coatings  
Aaron Woods  
512/784-3355

Additional work should include:

1. Replacement of the metal coping at all parapet walls.
2. Replacement of the downspouts with components matching the scupper size.
3. Re-pointing and repairs to the outside of the west masonry wall.

4. Optional installation of a thru-wall scupper.

Numerous contractors are available who can provide one or both of the options noted above. Following is a sampling of those contractors, their contact person and telephone number. The contractor should be approved for at least 5 years by the system manufacturer and should provide a 2-year warranty covering labor and materials.

- CRS Roofing  
Burnet  
Martin Riley  
830/613-4619
- Dewitt Contracting  
Waco  
Jay Dewitt  
254/722-3242
- Beldon Roofing  
San Antonio  
George Carroll  
210/560-4640
- Port Enterprises  
San Antonio or Austin  
Jake Comstock  
361/438-2050

Should you need additional contractors I recommended you contact one of the sales reps or the company for the various materials.

Please do not hesitate to contact me if you have questions or require further information.

Submitted by,  
**VERNON L. DUNAGIN, AIA – Consulting Architect**  
Vernon L. Dunagin, AIA  
Principal



January 29, 2018



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June 18, 2018

## Regular Agenda Item E-1

Contact – Toni Milam, 247-4158

Tmilam@cityofllano.com

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**AGENDA TITLE: Approval of the Regular Called City Council meeting minutes as written, dated June 4, 2018**

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1. **BACKGROUND/HISTORY –**
  
2. **FINDINGS/CURRENT ACTIVITY –** Minutes from the June 4, 2018 Council meeting at attached.
  
3. **FINANCIAL IMPACT –** N/A
  
4. **ACTION OPTIONS/RECOMMENDATION –** Consent Approval



City of Llano  
Regular Called City Council Minutes  
June 4, 2018 – 5:30 p.m.

**A. CALL TO ORDER** –Mayor Lang called the meeting to order at 5:30 p.m. with the following present: Mayor Pro-Tem Leverett, Alderwoman Tudyk, Alderwoman Stephenson, and Alderman Bauman. Alderman Miiller was absent.

**B. PLEDGE OF ALLEGIANCE/PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**  
*“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”*

Alderwoman Stephenson led the Pledge of Allegiance, and Alderwoman Tudyk led the Pledge to the Texas Flag.

**C. INVOCATION** led by Gretal Morgan

**D. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA**

(Visitors shall be limited to no more than (3) three minutes to address the Council or at the discretion of the Mayor

In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows:

(a.) If at a meeting of a governmental body, a member of the public or the governmental body inquiries about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

1. A statement of a specific information given in response to the inquiry;

2. A recitation of existing policy in a response to the inquiry.

(b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

**Briley Mitchell, Executive Director with the Chamber of Commerce thanked Council for their participation in the Pro-Rodeo Parade, it was a huge success. Also gave Kudos to Ray Craig, Manager at the J.L.Kuykendall Rodeo Arena and Event Center.**

**A. PROCLAMATION** – “Mary Hussey Day in Llano Texas”

Mayor Lang read and presented a proclamation to Mary Ellen Hussey, proclaiming June 13, 2018 as “Mary Ellen Hussey Day” in Llano Texas.

**B. CONSENT AGENDA ITEMS** All consent agenda items listed are routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approval of the Regular Called City Council meeting minutes as written, dated May 21, 2018.

*Toni Milam, City Secretary*

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk to approve the City Council meeting minutes as written, dated May 21, 2018. Motion approved.**

### **C. PUBLIC HEARING**

The City Council will hold a public hearing regarding this request will be held on Monday, June 4, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding this request to consider closing, abandoning, vacating, and conveying the ½ alley being 918 square foot located Holden BLK 93 N ½ of Lots 9 & 10. This alleyway is bordered by West Ellis Street to the North, West Tarrant Street to the South, Pittsburg Avenue to the East and Birmingham Street to the West. The physical location of the property is adjacent to 605 Pittsburg

**Mayor Lang began the public hearing at 5:34 p.m. James and Alicia Beaman objected to the closure of the alleyway. Director of Public Works Eugene Long and Josh Becker, Director of Water/Wastewater spoke regarding the telephone lines in the alleyway, as well as, a sewer main in the alleyway. Ms. Debra James spoke regarding her request to close the alleyway and mentioned she had spoken with one of the other neighbors who originally had objected, but after speaking with her, she no longer objected. Hearing no other public comments, Mayor Lang closed the public hearing at 5:48 p.m.**

### **D. REGULAR AGENDA ITEMS**

1. Discuss and consider action on the approval of Ordinance 1375 requesting to close, abandon, vacate, and convey the ½ portion of alley being 918 square foot located Holden BLK 93 N ½ of Lots 9 & 10. This alleyway is bordered by West Ellis Street to the North, West Tarrant Street to the South, Pittsburg Avenue to the East and Birmingham Street to the West. The physical location of the property is adjacent to 605 Pittsburg.

***Eugene Long, Director of Public Works***

**After a brief discussion, Council requested Staff to inquire about a fence that has been placed along the opposite end of the alleyway, blocking an exit. Motion by Alderwoman Tudyk, with a second by Alderman Bauman to deny the request of the alley closure. Motion approved.**

2. Discuss and consider action on the approval of a “Waiver of Encroachment” of 1.6 feet of the overhang of the roof on a storage shed located on the property into the north 15-foot utility easement in the McLean Subdivision, authorizing the Mayor to execute the document. Property location is at 104 West Llano Street, Llano.

***Scott Edmonson, City Manager***

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk to approve the “Waiver of Encroachment” of a 1.6 foot of the overhang of the roof on a storage shed located on the property into the north 15-foot utility easement in the McLean Subdivision, authorizing the Mayor to execute the document. Motion approved.**

3. Discussion, with direction to Staff on the location and placement of a stop sign on College Street.

***Scott Edmonson, City Manager***

**After a brief discussion, Council asked the Police Department to place the radar machine in the area to further consider the location and placement of the stop sign. No formal action taken.**

4. Discuss and consider action on the approval of Ordinance 1376 for adoption by the City

Council approving financing in the form of a bank loan from Llano National Bank establishing an interest and sinking fund to be funded by sufficient tax levy to pay at least 2% of the principal and any annual interest in accordance with the requirements of the Texas Constitution applicable to Texas cities; authorizing the Mayor to execute all related documents.

***Lynda Kuder, Director of Finance***

**Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk, to adopt Ordinance 1376 for adoption by the City Council to approve the financing in the form of a bank loan from Llano National Bank establishing an interest and sinking fund to be funded by sufficient tax levy to pay at least 2% of the principal and any annual interest in accordance with the requirements of the Texas Constitution applicable to Texas cities; and authorizing the Mayor to execute all of the related documents. Motion approved with Alderman Bauman voting no.**

5. Discuss and consider action on the awarding of bids for the Air Valve and Pressure Plane Improvements project to Protta Construction of Lakeway, Texas and authorizing the City Manager to execute the documents.

***Scott Edmonson, City Manager***

**Motion by Alderwoman Tudyk, with a second by Mayor Pro-Tem Leverett to award the bid for the Air Valve and Pressure Plane Improvements project to Protta Construction of Lakeway and authorizing the City Manager to execute the documents.**

**E. ADJOURNMENT 6:21 p.m.**

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Mayor Gail Lang

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Toni Milam, City Secretary



# City Council Agenda Item Report

June 18, 2018

## Regular Agenda Item G-1

Contact – Scott Edmonson, 247-4158

sedmonson@cityofllano.com

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**AGENDA TITLE: Discussion, with direction to Staff on the location and placement of a stop sign on College Street.**

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1. **BACKGROUND/HISTORY** – A citizen recently called to express some concern over the rate of speed that they had been noticing on College St. and the concern for children and they wanted to know how to go about getting a stop sign placed in the area. Staff advised that they needed to contact a Council Member and make the request. The concerned citizen then reached out to Alderman Bauman with his concern.
  
2. **FINDINGS/CURRENT ACTIVITY** – At the request of Alderman Bauman, this item is being placed on the agenda for discussion. Council discussed this item at the June 4, 2018 Council meeting. Officer Kenneth Poe gave some statistics on citations issued on College, however, no statistics were provided on College and Oak. The PD committed to place the radar machine on College Street to see if this would deter the speeding. Chief Hamilton will have information at the Council meeting on the findings of the placement of the radar machine.
  
3. **FINANCIAL IMPACT** – N/A
  
4. **ACTION OPTIONS/RECOMMENDATION** – **DIRECTION TO STAFF**



# City Council Agenda Item Report

June 18, 2018

## Regular Agenda Item F-2

Contact – Scott Edmonson, 247-4158 x 106

[sedmonson@cityofllano.com](mailto:sedmonson@cityofllano.com)

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**AGENDA TITLE: Discussion, with direction to Staff regarding roof repairs to the Lantex Theater.**

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1. **BACKGROUND/HISTORY** – The roof at the LANTEX theatre has been leaking for some time and recently has gotten worse. At the request of a citizen, council members requested this item be placed on the agenda.
  
2. **FINDINGS/CURRENT ACTIVITY** – In January of this year, staff reached out to Mr. Vernon Dunagin, a consulting architect who specializes in roofs, who evaluated the roof at the LANTEX and then followed up with recommendations (see attached). Staff was going to discuss during budget process.
  
3. **FINANCIAL IMPACT** – APPROXIMATELY \$25,000.00
  
4. **ACTION OPTIONS/RECOMMENDATION** – Direction to staff

# **VERNON L. DUNAGIN, AIA**

## **CONSULTING ARCHITECT**

**1931 SIMPSON TRAIL; SAN ANTONIO, TX 78251**

**210.875.6178**

**WWW.VERNONDUNAGIN.COM**

January 29, 2018

Mr. Scott Edmonson  
City Manager  
City of Llano  
301 West Main  
Llano, Texas 78643

RE: Llano Theater – Roof Evaluation  
Llano, Texas

Vernon L. Dunagin, AIA – Consulting Architect, was retained under your direction to provide an evaluation of the existing metal roof and recommendations for repairs to stem roof leaks identified during our visit to the site on January 23, 2018.

Opinions contained within this report are more specifically founded on Mr. Dunagin's experience as a licensed Architect and Roof Consultant, and visual observations conducted at the site on the above date. This report is not intended as an analysis of the building's structural or life safety elements. The intent of the observations identified herein and the recommendations is to provide for a water tight assembly and resolve current roof leaks in the building.

At the start of the site visit you and other City of Llano employees provided access inside the building and pointed out a number of sporadic leaks along the west wall and at the northwest corner. It was stated that the predominance of leaks in the building occurred in these locations with lesser leaks being observed along the other walls or throughout the remainder of the building interior. It was also stated that two of the leaks corresponded directed with existing ventilators at the center of the ridge with the thought that water might be entering those penetrations and running down to the wall before entering the building.

The structure is load-bearing masonry with a wood structure and wood deck. The interior ceiling and interior wall covering is plaster. The roof has a pitch of approximately 2 in 12 and is covered with a Galvalume-finish R-panel with exposed fasteners. A light gauge galvanized metal flashing forms a continuous valley inside the west parapet wall extending from the south wall of the building to the north wall where water is deposited into a sheet metal scupper and is then directed to the ground via downspout. The valley, which also occurs along the east wall, has a minimal to no slope.

The underlayment beneath the metal panels is believed to be organic felt. Insulation was reportedly as an undetermined thickness of fiberglass batt insulation laid on the ceiling with no insulation between the metal panels and deck.

Destructive testing was not performed.



Access to the roof was provided by a member of the Llano Electric Department via bucket truck. Observations were made of the west side of the roof from the bucket without stepping out onto the roof. It is the opinion of this office that the observations and information presented were sufficient to render an opinion on the cause of the leaks and to provide recommendations.

### **Observations and Causes**

1. The roof slope and internal valley at the parapet wall present considerable difficulties for an R-panel roof covering. The open ends of the R-panel ribs, which have been partially blocked with an ineffective foam closure, allow water to flow beneath the valley and gain volume as the flow runs downhill in the east-to-west direction, but also as it turns to the single scupper at the northwest corner. The only method which would have provided an effective waterproof condition would have been installation of a self-adhering continuous waterproof membrane beneath the metal panels.
2. The scupper is marginally undersized for the volume of water, but the downspout is only about one-third of the required size. The downspout cross-section should match that of the scupper.
3. A code-mandated overflow scupper is required in addition to the primary scupper. However, this requirement did not become part of the code until 1934 and it is understood that this building dates to 1927. The installation of an overflow scupper would be helpful in the event of clogs in the primary scupper, but is not something that can be currently required by a regulatory authority. However, this is a life-safety issue and it may be prudent to provide an overflow scupper on both sides of the roof.
4. Red rust is visible in parts of the valley. Generally, red rust means the galvanizing coating on the base steel has eroded entirely and it is only a short time before the metal will rust completely through.
5. The roof has no effective insulation. The fiberglass batts are providing some comfort for building users, but is only providing marginal effectiveness for the building overall. Condensation forms on the underside of the metal roof panels with temperature swings. As condensation water runs down the roof slope on the underside of the panels it is finding its way to the interior through ineffective laps in the underlayment at the inboard valley.
6. The metal coping on the parapet walls is in poor condition with open joints.
7. It is possible that water is entering at the ventilators, but is more likely a coincidence that any water entering at that point would be reaching the valley at the base of the roof.
8. Water entry may also be originating from the poorly constructed exposed masonry on the west side of the parapet wall. The clay tile is exposed with numerous voids in mortar joints and broken pieces. With the majority of wind-driven rain originating from the west there is a strong likelihood that water is being driven through the masonry.

## Recommendations

Option 1: Under this option the existing roof would be covered with layers of mechanically fastened insulation board and a continuous 60-mil white TPO roof membrane. This system provides a contiguous waterproof membrane over all surfaces and provides an insulation layer over the entirety of the building. The system is significantly more costly than Option 2 below. The TPO option can also be provided with a 10 to 15 year manufacturer's warranty. Any warranty should include labor and materials and not be a materials-only guarantee.

Recommended manufacturers and contacts:

- Carlisle  
Kyle Sargent  
940/72-3938
- Johns Manville  
No information – contact their national office in Denver
- Firestone  
Aaron Varnum  
713/502-3857

Option 2: This option includes pressure cleaning the entirety of the roof, providing closures in all R-panel ribs, priming the rusted areas, and applying a primer and two coats of acrylic elastomeric roof coating. The bright white surface affords a high degree of reflectivity. The coating also provides a sufficient R-value to negate the current condensation formation. This system is available with 10 to 15 year manufacturer's warranties covering both labor and material.

Recommended manufacturers:

- GAF  
No contact information available
- Western Colloid  
Kevin ??  
512/948-2010
- STS Coatings  
Aaron Woods  
512/784-3355

Additional work should include:

1. Replacement of the metal coping at all parapet walls.
2. Replacement of the downspouts with components matching the scupper size.
3. Re-pointing and repairs to the outside of the west masonry wall.

4. Optional installation of a thru-wall scupper.

Numerous contractors are available who can provide one or both of the options noted above. Following is a sampling of those contractors, their contact person and telephone number. The contractor should be approved for at least 5 years by the system manufacturer and should provide a 2-year warranty covering labor and materials.

- CRS Roofing  
Burnet  
Martin Riley  
830/613-4619
- Dewitt Contracting  
Waco  
Jay Dewitt  
254/722-3242
- Beldon Roofing  
San Antonio  
George Carroll  
210/560-4640
- Port Enterprises  
San Antonio or Austin  
Jake Comstock  
361/438-2050

Should you need additional contractors I recommended you contact one of the sales reps or the company for the various materials.

Please do not hesitate to contact me if you have questions or require further information.

Submitted by,  
**VERNON L. DUNAGIN, AIA – Consulting Architect**  
Vernon L. Dunagin, AIA  
Principal



January 29, 2018