



City of Llano
Regular Called City Council Meeting Minutes
June 4, 2012 – 5:30 p.m.

A. CALL TO ORDER

Due to the absence of Mayor Reagor, Mayor Pro-Tem Hazel called the Regular City Council meeting to order at 5:30 p.m. Those in attendance were Alderwoman Puryear, Mayor Pro-Tem Hazel, Alderman Decker, Alderwoman Simpson, and Alderwoman Tudyk.

B. PLEDGE OF ALLEGIANCE – Led by JR Decker

C. INVOCATION – Led by Brother Hankins

D. PUBLIC COMMENTS – Non Agenda Items

Mr. John Ferguson spoke regarding the donation of labor and materials to the Llano Events Center from the City. Mr. Ferguson calculates a total of approximately \$64,000 was donated to the Center.

Mr. Ervin Light spoke asking the City Council, to direct the Llano Police Department and the City Attorney through the City Manager, to be more vigilant about cracking down on the drug trade in Llano, and stated Llano had a serious problem.

E. CONSENT AGENDA ITEMS All consent agenda items listed are considered to be 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 regularly called Llano City Council meeting minutes as written dated May 21, 2012.

Mayor Pro-Tem Mike Hazel/Toni Milam, City Secretary

Motion by Alderwoman Puryear, with a second by Alderwoman Simpson to approve the City Council meeting minutes as written, dated May 21, 2012. With there being no further discussion, the motion passed.

F. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval of Ordinance 1212 regarding a request to consider closing, vacating, conveying, and abandoning an alleyway, block 37, lots 1-12; being a portion of the Barler subdivision and a portion of the Oatman subdivision; alleyway bordered by Ash Street to the east, Cedar Street to the west; and Ollie Street to the south, and College Street to the north, authorizing the Mayor Pro-Tem to execute the documents.

Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager

Motion by Alderman Decker, with a second by Alderwoman Puryear to approve Ordinance 1212 to close, vacate, convey, and abandon the alleyway in Block 37, lots 1-12, authorizing the Mayor Pro-Tem to execute the documents. With there being no further discussion, the motion passed.

2. Discuss and consider action on the approval of Ordinance 1213 regarding a request to consider closing, vacating, conveying, and abandoning an alleyway, in Block 112, lots 4,5,6, and lots 11,12,13 of the LIFC subdivision; north of E. Young Street; bordered by Hamilton Street to the North; E. Young Street to the south; west side of Anniston St. to the east, and east side Hurley St. to the west, authorizing the Mayor Pro-Tem to execute the documents.

Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager

Attorney Brad Hatfield, representing Kathleen Smith, adjacent property owner, stated his client believed that the alley was actually located behind the building and asked Council to post-pone their decision until such time that infrequent deliveries could be allowed. He stated his client would like to see an easement allowed for the deliveries.

Motion by Alderwoman Simpson, with a second by Alderwoman Tudyk to approve Ordinance 1213 regarding the request to close, vacate, convey, and abandon the alley in Block 112, lots 4,5,6 and lots 11,12,13 of the LIFC subdivision and authorizing the Mayor Pro-Tem to execute the documents. With there being no further discussion, the motion passed.

3. Discuss and consider, with direction to Staff for further research and investigate costs and designs of drainage projects at Parkview Acres and Flag Creek Drive.

Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager

Discussions were held regarding the critical issues, impact, initial strategies, and proposed individual projects for the Parkview Acres and Flag Creek Drive drainage issues. The most critical issue Park View Acres subdivision faces is the flooding in the area due to placed fill for development. Most of the homes are constructed slab on grade with the elevations being below curb and gutter lines. Localized flooding occurs in short periods of heavy rainfalls @ 2" per hour. The impact of the rainfalls is localized flooding which directly affects approximately 4 residences with an additional 40 lots being impacted by water on the roadway. Individual projects would have a minimum impact. The combination of projects with emphasis on containment of the water prior to entering Park View Acres, and directing water through the subdivision should be considered to effectively mitigate localized flooding. Other initial strategies for Park View Acres would include the landscaping of Lot 8; correct drainage on west and south side to provide flow to the north; sod yard; Staff estimates the cost to be approximately \$10,000.00. Also, channelization through subdivision to culvert on RR152, with an estimated cost of \$40,000.00. Questions/statements by Council included prioritizing and grading each project to see which would be the best route to take. Ms. Lois Laxson requested if improvements were going to be made to lot 8 that her legal team is offered the opportunity to review and approve. Mayor Pro-Tem Hazel thanked Staff for calling on local contractors to get their input on what they would suggest being needed. Alderwoman Simpson asks that the prioritizing and grading of the projects be included in the workshop. City Manager, Finley deGraffenried advised Council we would have to acquire easements and estimates are currently on the high side. Alderwoman Tudyk suggested completing projects in phases.

Further discussion was held regarding the Flag Creek Drive drainage issues. Flag Creek Drive receives storm drainage from approximately 60 to 80 acres including areas of the Moore Field Complex, Legend Hills and pasture to the west and south. Flag Creek drains to the east before entering Flag Creek. The impact is localized flooding directly affects 5 residential homes with an additional 70 lots being impacted by water on roadways. Some initial strategies include replacing/upgrading culverts at Flag Creek Drive and Lauderdale, with an estimated cost of \$10,000.00. Channelization through Tucker pasture, with an estimated cost of \$40,000.00. Maintenance/upgrade Flag Creek Drive ditch with an estimated cost of \$4,000.00. Storm sewer – inlet @ Oregon w/48" CMP (materials) with an estimated cost of \$130,000.00. Alderwoman Puryear asked if the dam was impeding the

flow of the water, yes. Alderwoman Tudyk stated the drainage is worse than it used to be and the water has got to go somewhere, but wants to see the City do something to help. Another option is to create a PID (Public Improvement District). A PID is created for funding an improvement project which confers a special benefit to a definable part of the City; a petition and optional advisory body must be supported by owners of 50% of the value of the property in the district and either 50% of the owners OR of the owners of 50% of the area; the cost of the improvement can be assessed to the owners of the property based on the front foot or square foot; value; or any other manner that imposes equal shares of costs on property similarly benefitted; the assessments may be made in periodic installments for a period of time approved by Council. Following discussion regarding the Public Improvement District, and the different sources of funding Mayor Pro-Tem Hazel commented that 50% of the homeowners must approve the project. Alderwoman Puryear stated she would prefer NOT to use the sinking fund and doesn't want to use the operating funds. Resident, John Ferguson commented that for \$900,000.00 this would benefit 9 homes. Direction to Staff to bring back as a workshop item. No formal action taken.

4. Discuss and consider releasing the Confidential/Privileged Attorney-Client Communication City Attorney's Opinion memorandum regarding Salem Avenue.
Alderman J. R. Decker/Finley deGraffenried, City Manager
Motion by Alderman J. R. Decker, with a second by Alderwoman Simpson to release the Confidential/Privileged Attorney-Client Communication City Attorney's Opinion memorandum regarding Salem Avenue. With there being no further discussion, the motion passed.
5. Discuss and consider action on the approval of Ordinance 1214 establishing a no parking zone on Berry Street extending from the curb-cut at the Arrowhead Bank drive through parking lot on the East side of said street going North to Sandstone Street approximately 100 feet.
Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager
Discussion was held regarding the Berry Street parking zone at the curb-cut from the Arrowhead Bank drive through parking lot on the East side going North to Sandstone Street. With there being no further discussion, no formal action was taken.
6. Discuss and consider action on the approval of Resolution 2012-06-04-1 directing Staff for engagement/procurement of engineering services, research costs of treatment, liaison with TCEQ and LCRA for a discharge permit for effluent water.
Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager
Discussion held regarding the application for a discharge permit for effluent water.
Motion by Alderwoman Simpson, with a second by Alderwoman Puryear to approve Resolution 2012-06-04-1 directing Staff to engage/procure engineering services, research costs of treatment, liaison with TCEQ and LCRA for a discharge permit for effluent water. With there being no further discussion, the motion passed.
7. Discuss and consider action on the approval of Ordinance 1215 regarding construction noise in or near residential areas, starting and ending times for construction and possible notification requirements for affected individuals.
Alderwoman Sherry Simpson/Finley deGraffenried, City Manager
Motion by Alderwoman Puryear, with a second by Alderwoman Simpson to approve Ordinance 1215 regarding construction noise in or near residential areas, starting and ending times for construction and possible notification requirements for affected individuals. With there being no further discussion, the motion passed.
8. Discuss and consider action on the approval of Resolution 2012-06-04-2 accepting Easement Tract 1 (Lift Station) and Easement Tract 2 (Ingress/Egress) in the Daniel T. Fitchett survey No. 220, Abstract No. 209, out of a 20.00 acre

tract of land described in deed to William E. Crow and authorizing Mayor Pro-Tem to execute the documents.

Mayor Pro-Tem Mike Hazel/Finley deGraffenried, City Manager

Motion by Alderman J. R. Decker, with a second by Alderwoman Tudyk to approve Resolution 2012-06-04-2 accepting Easement Tract 1 (Lift Station) and Easement Tract 2 (Ingress/Egress) in the Daniel T. Fitchett survey No. 220, Abstract No. 209, out of a 20.00 acre tract of land as described in deed to William E. Crow, authorizing Mayor Pro-Tem to execute the documents. With there being no further discussion, the motion passed.

COUNCIL AND STAFF REPORTS

City Manager's Report.

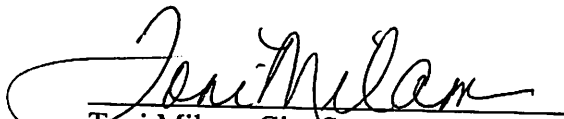
Finley deGraffenried, City Manager

- LCRA – Wastewater Permit – Meeting was held with Becky Motal, General Manager, and Henry Eby, Executive Manager Environmental and Regulatory, regarding the City's possible Waste Water Permit Amendment.
- Water Project Workshop – Council asked to schedule a workshop to discuss possible water projects with more specific timelines, milestones, and costs. Staff is now seeking Council input on a possible meeting date in mid June, perhaps after the June 18th meeting.
- Golf Course Project – Staff has invited Jimmy Tidwell, Two Pro Golf Management, to attend the June 18th meeting to discuss the progress of the Golf Course and offer any forecasts for performance. Mr. Tidwell will also be asked to provide any input on next year's budget.
- Water Master Program Meeting – Information was shared regarding the Stakeholder meetings on the Water Master Program in the Colorado River Basin. Meetings to be held in San Saba on June 7th, and Fredericksburg on June 21.
- Stonewall's Building – The City's Main Street Program has been in discussion with the owner of the Stonewalls building for possible lease of the second floor. Discussions have included a possible no cost lease with the option to sublease space. Main Street would have to make some improvements to the space; it may provide some incentive for use and lease of the second floor for professional offices or artist's studios.
- Financial Report – Month Ending April provided to Council

ADJOURNMENT With there being no further business, meeting adjourned at 7:00 p.m.


Mike Hazel, Mayor Pro-Tem




Toni Milam, City Secretary