



City of Llano  
Regular Called City Council Meeting Minutes  
June 18, 2012 – 5:30 p.m.

**A. CALL TO ORDER**

Mayor Reagor called the 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 Alderman Decker

**C. INVOCATION**-Led by Pastor Gretel Morgan

**D. PUBLIC COMMENTS** – Non Agenda Items

Mary Jo Needham spoke regarding there not being enough sidewalks for those in wheel chairs. She requested more sidewalks be put in the area of CR152.

Bill Mitchell spoke regarding the drainage issues. He read a prepared statement. There has been standing water in the drainage ditches three times since he has moved in and it has come up to his foundation. Mr. Mitchell, of 111 Live Oak Drive, stated the water stands and takes anywhere from 3-6 days for the water to drain off, and would appreciate the City's help.

John Ferguson spoke regarding yard sale and garage sale signs being left on street light posts and having these signs removed is not being enforced.

**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 June 4, 2012.

*Mayor Mike Reagor/Toni Milam, City Secretary*  
Minutes approved as corrected.

**F. PUBLIC HEARING**

1. The City of Llano City Council will hold a public hearing at 5:30 p.m. on Monday, June 18, 2012 to receive written and/or oral comments regarding the special use permit to place a bed and breakfast in a single family – 1 (SF-1) District at 508 E. Sandstone Street. The legal description of this property is WOOLEY ADDN BLK 6 1/2 OF LT 3 & ALL LTS 4-6. At said times and place all such persons shall have the right to appear and be heard.

At 5:45 p.m., Mayor Reagor opened the public hearing.

Mr. Mike Hazel stepped down from the dais to speak on this public hearing. The property in question belongs to Mr. Hazel at 508 E. Sandstone. Mr. Hazel spoke regarding this public hearing advising Council the prospective buyers would be living on the property. He spoke in favor of the specific use permit. Mr. Hazel advised he has been in contact with the neighbors and all have been in favor of the Bed and Breakfast. Lanell McKinney also spoke

in favor of the Bed & Breakfast, and advised she personally knows the new prospective buyers.

With there being no other public comments, Mayor Reagor closed the public hearing at 5:50 p.m.

## G. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval of Ordinance 1216 regarding a request to issue a specific use permit to place a bed and breakfast in a single family – 1 (SF-1) District at 508 E. Sandstone Street in the Wooley Addition; Block 6, ½ of lot 3 and all of lots 4, 5, and 6.

***Mayor Mike Reagor/Finley deGraffenried, City Manager***

At this time, Mayor Pro-Tem Hazel recused himself from the dais and had completed the “Conflict of Interest” affidavit.

Motion by Alderman Decker, with a second by Alderwoman Simpson to approve Ordinance 1216 requesting a specific use permit to place a bed and breakfast in a single family – 1 (SF-1) District at 508 E. Sandstone Street in the Wooley Addition; Block 6, ½ of lot 3 and all of lots 4,5, and 6. With there being no further discussion, motion passed.

2. Discuss and consider the approval of Ordinance 1217, adopting the proposed Ordinance for the “Infant Memorial Garden” (Babyland) portion of the Llano City Cemetery.

***Sherry Simpson, Alderwoman/Finley deGraffenried***

Alderwoman Simpson brought this agenda forward and gave a brief synopsis of the guidelines the Cemetery Sexton and the Hawthorne’s had worked towards.

Motion by Alderwoman Simpson, with a second by Alderwoman Tudyk to approve Ordinance 1217, adopting the proposed Ordinance for the “Infant Memorial Garden” (Babyland) portion of the Llano City Cemetery. With there being no further discussion, motion passed.

3. Discuss and consider action on the approval of the Parks Reservation and Permit Application for “Promote Llano” for the Outdoor Expo to be held at the Badu Park August 31, 2012 through September 2, 2012.

***Mayor Mike Reagor/Finley deGraffenried***

Tony Griffith came before Council seeking approval of the application for “Promote Llano” for the Outdoor Expo to be held at the Badu Park, August, 31, 2012 through September 2, 2012. Mr. Griffith stated the event is being renamed to “Down by the River” and also revamped to include other events than what has been held in the past. Alderwoman Puryear stated the application states there to be 500+ participants and she is concerned that there isn’t any indication of EMS/first aid/police or porta-potties. Mr. Griffith noted he would amend the application to reflect there would be more participating and would do what he had to, to make sure EMS, first aid, police and porta-potties were made available.

Motion by Alderwoman Simpson, with a second by Mayor Pro-Tem Hazel to approve the Parks Reservation and Permit Application for “Promote Llano” for the “Down by the River” Outdoor Expo to be held at the Badu Park August 31, 2012 through September 2, 2012. With there being no further discussion, motion passed.

4. Discuss and consider the appointment of one resident to serve on the Economic Development Corporation Board to fill the unexpired term of former member Doris Messer.

***Mayor Mike Reagor/Finley deGraffenried***

Motion by Alderman Decker, with a second by Alderwoman Tudyk to appoint Allen Hopson to serve on the Economic Development Corporation Board to fill the unexpired term of former member Doris Messer. With there being no further discussion, motion passed.

5. Discuss and consider the cost of fluoridation treatment in the Llano Public Water Supply system.

***J. R. Decker, Alderman/Finley deGraffenried***

Alderman Decker was asked to place this agenda item back on the agenda. Due to the cost of fluoridation treatment in the Llano Public Water Supply system being too cost prohibitive, Alderman Decker asked that there be no formal action taken on this item.

6. Discuss and consider the approval of a contract between Lansford Company, Inc. and the City of Llano to construct hangar access pavement and design build four unit hangars at the Llano Municipal Airport.

***Mayor Mike Reagor/Finley deGraffenried***

City Manager, Finley deGraffenried stated the City has been able to tap into Aviation funds through TxDOT Aviation and this contract would represent the next step for improvements at the Airport. Staff has been in negotiations with Lansford Company. Mayor Pro-Tem Hazel asked if these hangars were business based hangars; to house private planes, or if more for corporate use. Alderwoman Puryear questions the missing pages from the contract. Mr. deGraffenried stated the pages in the packet were specific to Llano only and the other pages missing were not needed as a part of Llano's contract with Lansford Company. Alderwoman Puryear clarified the number of units to be constructed. (3 units: 1 unit with 4 inside; 1 unit 45 x 34; and 1 75 x 75). Ms. Charlotte Hopson-Hanson questioned Council about making sure Llano is ADA Compliant. Mr. John Ferguson asked if the hangars have not been reviewed with an eye towards ADA compliance. An Engineer has been retained. Alderman Decker read from the contract that stated each building would be ADA compliant. Ms. Hanson asked that if it was found to not be in compliance, would the responsibility go back to the Engineering firm. Alderwoman Simpson complimented the Airport Advisory Committee for their 10 year plan and for their forward thinking.

Motion by Alderwoman Simpson, with a second by Mayor Pro-Tem Hazel to approve the contract between Lansford Company, Inc. and the City of Llano to construct hangar access pavement and to design building four unit hangars at the Llano Municipal Airport. With there being no further discussion, motion passed.

7. Discussion establishing a no parking zone at the 200 Block East Market Street between Public Square to Sheffield Street.

***Mayor Mike Reagor/Finley deGraffenried***

Discussion was held regarding establishing a no parking zone at the 200 Block of East Market Street, between Public Square to Sheffield Street. The Chief of Police and Director of Public Works looked at the street and assessed the situation. Mr. Long agreed there should be a "no parking" area. Alderman Decker asked if it would adversely affect businesses if the no parking were put into place. Alderwoman Simpson wants to make sure the residents in the RV's weren't prohibited from parking there. Also, concerns about parking in the evening for other businesses open after hours were voiced. Mayor Pro-Tem Hazel stated it would be less restrictive if no parking was between 7 am and 5 pm. The consensus amongst Council was to have no parking between 7 am and 5 pm and directed Staff to bring back an Ordinance at the next Council meeting.

## **H. COUNCIL AND STAFF REPORTS**

City Manager's Report.

***Finley deGraffenried, City Manager***

- Water and Drainage Workshop
- Sign Ordinance
- Effluent Reuse
- Emergency Well
- Budget Update
- Red Top Jail
- Emergency Planning
- LCRA ESA Funds
- Water Master

- Paving
- Upcoming Meetings
- Council will be holding a workshop Monday, June 25<sup>th</sup> to discuss and provide direction on water supply projects, and to review drainage projects and funding options.
- The appointed Sign Ordinance committee will meet to review a number of issues related to not only electronic scrolling signs, but also permitting, size, temporary signs and off premise signs.
- Staff will be meeting with the City Engineers to formulate a task list for development of more advanced waste water treatment processes and a waste water permit amendment with TCEQ.
- Staff is meeting with contractors for a less expensive power option for the operation of the City's well.
- Staff has completed year end projections and is currently working on Departmental performance standards and budget projects for 2012-2013.
- Thanks to the assistance of the Friends of the Llano Red Top Jail, about ½ of the interior flooring has been removed. Staff is waiting for one additional quote for the removal of non friable asbestos tile from the hall and kitchen. Then, formal bidding will be initiated for the structural stabilization of the jail.
- The City has mailed emergency information to residents explaining the siren warning and has provided information for individual home emergency planning; updating the Emergency Notification database and scenarios and finalizing communication plans.
- As a result of the LCRA discontinuing its ESA (electric savings account) fund, the City has received a disbursement of \$8,227.59 to close our account out. Funds from the account have previously been used within the utility and electric department for the purchase of items such as handheld meter readers; meter reading vehicle; voltage recorders; and infra red camera.
- Staff and Alderwoman Puryear recently attended the TCEQ open meeting on the Water Master Program in San Saba. Many of the attendees spoke in opposition to the Program, however, two Domestic and Livestock stakeholders spoke in favor of the program to protect their riparian rights related to cattle ranching. The cost to support the program would be borne by permit holders, however, Domestic and Livestock users, who have inherent rights above first in time, would not share in any costs of the program. It appears TCEQ is pushing the program which can only be implemented under Court Order, by petition of 25 or more permit holders, or by order based on Senior Rights being threatened. The next closest meeting will be in Fredericksburg on June 21<sup>st</sup>.
- Street department staff has been preparing rights of way for paving this past week.
- Mr. deGraffenried covered upcoming meeting, stating meetings are occasionally subject to change and to check with City Secretary.

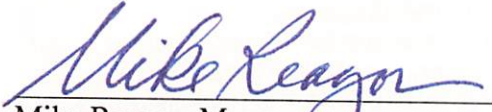
## I. PRESENTATION

1. Two-Pro Golf Management will be in attendance to give an update on the Llano Municipal Golf Course.

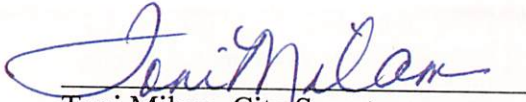
*Jimmy Tidwell, Two-Pro Management Golf/Finley deGraffenried, City Manager*

Kevin Collins with Two-Pro Golf Management gave a brief report regarding the Llano Municipal Golf Course. Mr. Collins states they are cautiously optimistic and will be taking a closer look the next 6 months as far as revenue. They are currently working on converting to their accounting software which will give a more accurate account of the rounds of golf that are being played. The new software will also do some extensive tracking on where people are coming from to play golf. Some of the issues Mr. Collins brought up are the lack of maintenance equipment; looking for some creative ways to purchase equipment; possibly a lease agreement which would include warranties. They are also looking to improve the filtration of the system by replacing sprinkler heads. Their goal is to get the course back in shape in upwards of a year is their goal; and to promote and advertise programs via media. Mr. Collins advised he would like to come back in the future to give a more extensive update on the revenue.

- J. ADJOURNMENT – With there being no further business, meeting was adjourned at 6:45 p.m.

  
Mike Reagor, Mayor



  
Toni Milam, City Secretary