

REGULAR CALLED MEETING MINUTES
OF THE LLANO CITY COUNCIL
CITY HALL
301 WEST MAIN
LLANO, TEXAS
MONDAY
AUGUST 08, 2011
5:30 P.M.

CALL TO ORDER – Mayor Mike Reagor called the meeting to order with the following Council members present: Jeanne Puryear, Mike Hazel, Sherry Simpson and Gordon Hefner. Council man J.R. Decker was absent.

PLEDGE OF ALLEGIANCE

INVOCATION – Led by Pastor Ervin Light, Jr.

PUBLIC COMMENTS – Mrs. Cheryl Quallenberg, representing a group of local artists, advised Council that This group would like to paint some attractive signs to replace the current signs which are used to advise the citizens of Llano of current drought contingency stages. Mayor Reagor asked Mrs. Quallenberg to contact him and the City Manager later in the week.

PUBLIC HEARINGS – regarding request to close and convey the alley in Block 51 Holden's Addition between Lots 3,4,5, and 12,13,14. This Block is bordered by Hood Street on the North and Austin Street on the South. This Alley borders Bessemer Avenue on the West end and runs East 81.45 feet. This public hearing opened at 5:34 p.m. Building Official Randy Farnsworth advised Council that he would represent the party that was requesting this closure. The party, Mrs. Brenda Schneider, owns the old Border Patrol Building which sits partially in the alley. In order to convey the building, Mrs. Schneider requests that the alley be closed abandoned and conveyed. Mayor Pro Tem Mike Hazel advised that the alley actually runs East 105.74. City Manager Finley deGraffenried advised that the miscalculation of feet does not negate the public hearing. With there being no further testimony or comments, the public hearing was closed at 5:36 p.m.

PUBLIC HEARINGS – regarding request to close and convey the alley in Block 3 Barler's Subdivision. This block is bordered by Sandstone Street on the North, E. Luce Street on the South, Ash Street on the West and Walnut Street on the East. This public hearing opened at 5:38 p.m. Mr. Roy Nobles, representing the neighbors adjoining the alley, advised Council that the neighbors have no objection to the closing, but they are concerned about any additional dirt or debris that might accumulate in the alley once it is closed. The neighbors want the Council to be aware that there is a utility pole in the alley that services three houses. Mr. Nobles was assured that the City would retain a utility easement. Mayor Pro Tem Mike Hazel asked Building Official Randy Farnsworth to check on the pile of dirt and rocks in the alley. With there being no further testimony or comments, the public hearing was closed at 5:43 p.m.

DISCUSSION/ACTION

1. CONSENT AGENDA – 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. Information concerning Consent Agenda items is available for public review. Consider approval of Consent Agenda.

a. Discuss and consider approval of Special Called City Council Meeting of July 28, 2011 and Regular Called City Council Meeting Minutes of August 01, 2011.

b. Discuss and consider making Dallas Street a one-way street going West from Sheffield to Bessemer on September 11, 2011, from 11:00 a.m. to 1:00 p.m. for the Holy Trinity Catholic Church annual chicken dinner.

A motion was made by Mayor Pro Tem Mike Hazel and seconded by Councilwoman Jeanne Puryear to approve the consent agenda. With there being no further discussion, this motion carried.

NEW BUSINESS

2. Discuss and consider request to vacate, abandon, close and convey the alley in Block 51 Holden's Addition between Lots 3,4,5, and 12,13,14. This Block is bordered by Hood Street on the North and Austin Street on the South. This Alley borders Bessemer Avenue on the West end and runs East 81.45 feet. A motion was made by Mayor Pro Tem Mike Hazel and seconded by Councilwoman Sherry Simpson for the City Staff to do due diligence in preparing an Ordinance to close and convey the alley. With there being no further discussion, this motion carried.

3. Discuss and consider request to vacate, abandon, close and convey the alley in Block 3 Barler's Subdivision. This block is bordered by Sandstone Street on the North, E. Luce Street on the South, Ash Street on the West and Walnut Street on the East. Building Official Randy Farnsworth advised Council that Mrs. Fredericka Dreyer has done a considerable amount of work on her property and has not yet cleaned up all the dirt and rocks as a result of the work. Mr. Farnsworth advised that in the current state, Mrs. Dreyer's barn meets the setbacks for her property line, but that the water tank does not. If the alley is closed and the adjacent alley adjacent to Mrs. Dreyer's property is conveyed to her she would then be in compliance with the required setbacks. A motion was made by Mayor Pro Tem Mike Hazel and seconded by Councilwoman Jeanne Puryear for the City Staff to do due diligence in preparing an Ordinance to close and convey the alley. With there being no further discussion, this motion carried.

4. Discuss and consider Resolution Number 2011 -08-08, approving Llano Economic Development Corporation Projects per Texas Local Government Code Section 505.158. As per requirements of Texas Local Government Code Section 505.158, the first reading of the Resolution occurred. The second required reading of the Resolution will occur on August 15, 2011.

5. Discuss and consider amendment to Ordinance No. 1144 to modify charges for water/wastewater for vacant apartments in multi-family units. City Manager Finley deGraffenried advised Council that the current utilities Ordinance stipulates that if an apartment in a unit is leased, the remaining apartments in that unit that are not yet leased are charged a minimum rate for utilities. Council is asked to consider an amendment to the Ordinance whereby a locking cut-off will be installed in each empty unit until that unit is leased. If the locking cut-off is tampered with charges of tampering will be filed. Councilwoman Sherry Simpson responded that this seems reasonable compared to being charged a base amount. Mr. Steve Nash of Park Ridge Apartments advised that he had spoken with utility Director Josh Becker regarding him purchasing curb stops with pad-locks. The City of Llano would have the keys for the locks. The City would charge \$25.00 when the meters are turned on. A motion was made by Mayor Pro Tem Mike Hazel and seconded by Councilwoman Sherry Simpson to direct City Staff to prepare an Ordinance amending Ordinance No. 1144 to include installation of locking cut-offs in units that are not leased in multi-unit complexes to avoid a minimum utility charge on those units. With there being no further discussion, this motion carried.

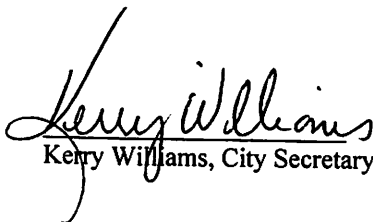
6. Discuss and consider modifications to City of Llano 2012 budget. City Manager Finley deGraffenried advised Council that in the next two weeks, he would like for Council to continue to give Staff input regarding any proposed budget amendments so that by the first week of September they would have a finalized budget. He advised that there are still needed items that are not yet funded. No official Council action was taken on this item.

7. Discuss and consider Llano River flows and conservation stages. Councilwoman Sherry Simpson started the discussion by asking if Staff could put something together regarding the water loss. City Manager Finley deGraffenried advised that water loss is due to evaporation, the water is going into the ground, being soaked up by vegetation along the River bank and being legally diverted. The TCEQ has written letters to Jr. water rights holders West of Llano. He advised that a recent study from LCRA concludes that there are 428 acre feet of water in Llano City Park, with the City having a permit for 700 acre feet. He advised that the well water analysis is good. If there is no bacteria found in the water after three days of bacteriological testing and the water can be determined to be groundwater, then the water can be pumped into the Clear Well. No official Council action was taken on this item.

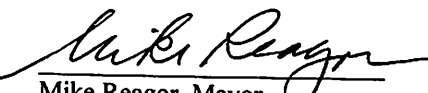
COUNCIL AND STAFF REPORTS

City Manager Finley deGraffenried – None

ADJOURNMENT - With there being no further business, the meeting was adjourned at 6:50 p.m.


Kerry Williams, City Secretary




Mike Reagor, Mayor
August 15, 2011
Date