



City of Llano  
Regular Called City Council Minutes  
August 20, 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, Alderman Miiller, Alderwoman Gilliland, Alderwoman Tudyk and Alderman Bauman.
- 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 Gilliland led the Pledge of Allegiance, and Alderwoman Tudyk led the Pledge to the Texas Flag.
- C. INVOCATION** led by Reverend Rademeyer
- 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:  
 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.  
 Reverend Rademeyer spoke with Council regarding heavy rains on Bailey Street causing some flooding. Council asked Staff to request the City Engineers look at and act accordingly.
- E. SWEARING IN AND OFFICIAL OATH OF COUNCILMEMBER**  
 Mayor Gail Lang to administer the Statement of Election and the official "Oath of Office" to newly appointed Councilmember: Kara Gilliland  
 Mayor Lang administered the official "Oath of Office" to newly appointed Councilmember Kara Gilliland.
- F. INTRODUCTION OF NEW CITY EMPLOYEE** – Daniel Hipp – Electric Department;  
 Vernon Zuercher – Parks Department  
 Director of Public Works, Eugene Long introduced new employee Vernon Zuercher. Mr. Hipp was absent from the meeting and will be introduced at the next Council meeting.
- G. 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 August 6, 2018.  
*Toni Milam, City Secretary*
  2. Approval of the Special Called City Council meeting minutes as written, dated August

13, 2018.

*Toni Milam, City Secretary*

Motion by Alderman Bauman, with a second by Alderman Miiller to approve the consent agenda items as presented. Motion

## **H. PUBLIC HEARINGS**

1. The City of Llano City Council will also hold a public hearing at 5:30 p.m. on Monday, August 20, 2018 to receive written and/or oral comments regarding the **specific use permit** to place a beauty salon in residence in a single family – 2 (SF-2) District at 1101 Hickory Street. The legal description of this property is SOUTH ADDTION, BLOCK 15, N PT OF LT 84 0.270 AC. At said times and place all such persons shall have the right to appear and be heard.  
Mayor Lang opened the public hearing at 5:27 p.m. to receive written and/or oral comments regarding the Specific Use Permit request. Applicant Cindy Marrs spoke on her own behalf, with objections from Wayne Morris, not meeting the State requirements. Hearing no other public comments, the public hearing closed at 5:42 p.m.
2. The Llano City Council will hold a public hearing to consider a rezoning request. These public hearings are to receive written or hear oral testimony regarding amending the Zoning Ordinance and to consider a **rezoning request** from Northern Business District to Commercial (COM). The legal description of the property is L I & F Blk 138 LTS 7-10. In addition to rezone L I & F Blk 139 LT 1 & PT of LTS 2-4 and L I & F Blk 139 LTS 13-16 from a single family -2 (SF-2) to Commercial. According to the zoning ordinance, all property owners of record within three hundred (300) feet of this property have been notified. All interested property owners within the required boundaries, as listed on the current city tax roll, will be given the chance to be heard about this request at the meeting. Mayor Lang opened the public hearing at 5:43 p.m., to receive written and/or oral comments regarding the request to rezone property from NBD to Commercial; and to also rezone contiguous property from SF2 to Commercial. Marc Sewell was recognized and stated the application for the rezoning was incomplete. The buyer and seller representatives were present to answer questions. Hearing no other comments, Mayor Lang closed the public hearing at 5:55 p.m.
3. The City of Llano City Council will also hold a public hearing at 5:30 p.m. on August 20, 2018 to receive written and/or oral comments regarding the amendment to the Code, Chapter 110, Article I, Section 110-4 and Article II, Section 110-53, providing for a repealer clause; providing for a severability clause; establishing an effective date; providing for proper notice and meeting. At said times and place all such persons shall have the right to appear and be heard.  
Mayor Lang opened the public hearing at 5:56 p.m. to receive and/or written comments regarding the amendment to Chapter 1109, Article I, Section 110-4 and Article II, Section 110-53. After ma brief explanation by City Secretary, Toni Milam, and hearing no other comments, Mayor Lang closed the public hearing at 5:57 p.m.

## **I. REGULAR AGENDA ITEMS**

1. Discuss and consider action on the approval of an Ordinance authorizing a specific use permit to allow a beauty salon in a single family-2 (SF-2) District, to be located within the residence at 1101 Hickory St.  
*Toni Milam, City Secretary*  
Motion by Mayor Pro-Tem Leverett, with a second by Alderman Bauman to approve the Ordinance authorizing a specific use permit allowing for a beauty salon in a single family-2 (SF-2) zoned area contingent upon the salon remain a one-person salon, having a separate entrance, closed off from

the rest of the residence and following all state requirements. Motion approved with Alderwoman Gilliland voting no, and Alderman Miiller abstaining.

2. Discuss and consider action on the approval of an Ordinance authorizing the rezoning from NBD (Northern /Business District) to COM (Commercial) on property. The legal description is L I & F Blk 138, Lots 7-10. The physical address is 210 Tarrant St.

*Toni Milam, City Secretary*

Marc Sewell spoke against the request to rezone the property, stating in his opinion this would be spot zoning and should be rejected as there was no plan submitted. Ervin Light stated he was raised in the area and all the surrounding property is being utilized as commercial.

Motion by Alderman Bauman, with a second by Alderman Miiller to approve the Ordinance authorizing the rezoning from NBD (Northern Business District) to COM (Commercial). Motion approved.

3. Discuss and consider action on the approval of an Ordinance authorizing the rezoning request to consider rezoning from single family-2 (SF2) to COM (Commercial) contingent upon property located at 210 Tarrant St. being rezoned, making this rezoning request contiguous. The legal description is L I & F Blk 139 Lot 1 and Portion of Lots 2,3,4 and L I & F Blk 139, Lots 13, 14, 15, and 16.

*Toni Milam, City Secretary*

Marc Sewell spoke against the rezoning request. Motion by Alderman Bauman, with a second by Mayor Pro-Tem Leverett to approve the Ordinance authorizing the rezoning request from SF-3 (SF-23) to COM (Commercial) contingent upon the property located at 210 Tarrant St. being rezoning to commercial also, directing Staff to acquire physical addresses when publishing public hearing notices in the newspaper. Motion approved.

4. Discuss and consider action on the approval of an Ordinance amending the Code of Ordinances, Chapter 110, Article I, Section 110-4 and Article II, Section 110-53.

*Toni Milam, City Secretary*

Marc Sewell spoke against the amendment request. This amendment would eliminate any state requirement that goes above and beyond what is required by the State when it comes to signage and distance to and from the property for notification purposes. Motion by Mayor Pro-Tem Leverett, with a second by Alderman Bauman to approve Ordinance amending the Code of Ordinances /Chapter 110, Article I, Section 110-4 and Article II, Section 110-53, directing Staff to publish notices of public hearings on the City's website. Motion approved.

5. Discuss and consider action, if any on the proposed budget for the FY2018-2019 as presented.

*Lynda Kuder, Director of Finance*

After a brief discussion regarding the proposed budget, clarification was given regarding the Main Street budget, leasing the greens mower for 3 years for the Golf Course, projected year end budget adjustments have been made. No formal action was taken.

6. Discuss and consider action, if any on the Water Conservation and Drought Contingency Plan, and the possibility of a secondary water source.

*Josh Becker, Director of Water/Wastewater*

Josh Becker reported the repairs have been completed. He also reported the City is still meeting the Stage 3 requirements. Council would like for a "secondary water source" to be investigated, by forming a separate committee to look at options and make recommendations. Council also would like for a "water committee" to be formed to investigate revising the Water Conservation and Drought Contingency Plan and to make recommendations to Council for changes.

Motion by Alderman Miiller, with a second by Mayor Pro-Tem Leverett to move to Stage 2. Motion approved with Alderwoman Gilliland and Alderman Bauman voting no.

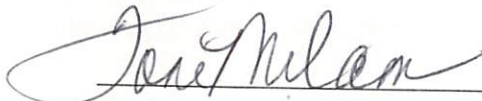
7. Discuss and consider action, if any, to make application for a Texas Department of Agriculture grant for additional work on downtown sidewalks, and connectivity from downtown to Hwy 29.

*Tex Toler, Main Street Manager*

After a brief discussion, motion by Alderman Müller, with a second by Alderwoman Tudyk postpone this agenda item until the next meeting. Motion approved.

**J. ADJOURNMENT** 7:32 p.m.

  
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Gail Lang, Mayor

  
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Toni Milam, City Secretary, TRMC