

MINUTES OF CITY COUNCIL REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 10, 2018
7:05 p.m.

Present: Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South, and Darin Walker.

Absent: None.

1. **Called to Order by Mayor Linda Anthony at 7:44 pm.**
2. **Citizens Communications:** The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Citizens Communication agenda item or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers must sign up with the City Secretary before speaking. Speakers shall limit their comments to five (5) minutes each.

No one spoke.

3. **CONSENT AGENDA:** The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council Meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or Citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.
 - a. Approval of the December 13, 2017 Regular Meeting Minutes. City Secretary Lacie Hale.
 - b. **Public Safety:** Approval of the Public Safety Report for November 2017. Chief Scott Gerdes.

COUNCILMEMBER McCOLLOUGH MOTIONED TO APPROVE THE CONSENT AGENDA. COUNCILMEMBER WALKER SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

4. **Land Use:** Variance request for multiple variances (cut/fill over 18 inches in three setbacks, structure in a setback, and sign variance) for Shepherd of the Hills Lutheran Church at 3525 Bee Cave Road. (Sections 22.03.210, 22.03.281 and 32.03.007 of the West Lake Hills Code.) Applicant Bill Dawson.
 - a. Staff Briefing. **Mayor Anthony briefly explained that applicant explained that the previous sign was significantly larger than what they are proposing to replace it with. The applicant asserted that they need a large sign because of the length of the name of the church. Also, the fact that it is on a curve of a very busy thoroughfare.**

- b. Presentation by applicant. **Presentation was given during the January 10, 2018 Board of Adjustment meeting.**
- c. Public Hearing: **No one spoke.**
- d. Deliberation and action.

(Note: This item requires dual action. BOA action on the cut/fill variances and structure in the setback variances and City Council action on the sign variance.)

COUNCILMEMBER WALKER MOTIONED TO APPROVE THE SIGN VARIANCE AS PROPOSED. COUNCILMEMBER McCOLLOUGH SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

- 5. Land Use: Discussion regarding process and timeline for evaluation and discussion of proposals received for potential sale of 110 Westlake Drive (property currently owned by the City of West Lake Hills.) Mayor Linda Anthony.

- a. Staff Briefing. **Mayor Anthony shared that the submitted proposals and tree survey have been posted online. She made it clear that they were going to have a general discussion of the timeline for the criteria to evaluate the proposals and how to proceed. City Administrator Robert Wood added that a summary of the proposals was given to Council at the dais. Mayor Anthony asked if the summary and colored tree survey could be added to the website.**

- b. Public Hearing:

Michael Tennie of 113 Westlake Drive looked at the proposals and saw the tree survey. His position has not changed. He prefers the lot to be left the same. Understands Councils position but wants to be clear that the three houses in the back are residential; one to the side is residential, and three across are residential. This property used to be residential and he does not think the Council should buy the land, tell the people who invested around it that it is going to be kept as a green zone, then change it. If it is changed, he does not think it should be anything but single family residential. There was one proposal that divided it up to six lots and put six houses on there. It would be .4 acre, which is consistent use of that. He felt that the proposal was very good but not the price was not as competitive as a 20,000 square foot office building. His lot was appraised at \$425,000 in 2017, he suspects they will be up and does not see why the lots would not be worth a similar amount. It seems like this is the type of development that should be in there. This type of offer does not compete with \$2.7 million dollar office building. Council is under no obligation to accept anything. He recommends limiting to that type and try to get more competitiveness in that type. We know that we can charge the owner \$400,000 per lot and know that there is some infrastructure for the driveway, sewers and that. It is not \$300,000 per lot so they have some running room.

Robyn Braun of Westhaven Drive shared that her entire property is immediately adjacent to this. She appreciates the town hall meeting and appreciates that the criteria will be put online. She asked if after the public looks at the criteria, will they have an opportunity to send an email asking to consider adding additional criteria.

- c. Deliberation and action.

Council requested that a column be added to the summary sheet to include unique features and if any green space is, open to the public. They also asked what the impervious cover is for the property. Mayor Anthony added that she would like to have a workshop to discuss individual projects and allow presentations of the submittals. Council decided to set the criteria at the January 24, 2018 meeting. They would staff like to put the message out there that this is going on and invite the public to submit comments. Also, asked staff to add an option for the public to submit a comment through the City's website.

Council decided to hold a town hall meeting on Sunday, February 18, 2018, at 2:00 pm. Mayor Anthony explained that the format would be the individual applicants would come and make a presentation of their proposal. A letter will be sent to every proposal originator. After each presentation, there will be an opportunity for questions from the public.

Council asked City Attorney Alan Bojorquez if the original proposals could be changed when they present it to Council. City Attorney Alan Bojorquez explained that since is public land; the requirement is that we sell it for fair market value. Soliciting proposals is one way of legally determining what fair market value is. Since it is the City's land, not only do we get to pick the price, based on fair market value, but also on the use. The City has the right to reject all of the proposals at any time but also have the right to negotiate some aspects of the development but not price.

No Council action was taken.

- 6. **Administration:** Update on City and other area infrastructure improvement projects including Bee Cave Road, drainage master plan, Water District 10, and Camp Craft Road. City Administrator Robert Wood.
 - a. **Staff Briefing. Mayors Anthony shared that Water District #10 finally have their own website. All of the proposed water lines are on the it.**
 - b. **Public Hearing: No one spoke.**
 - c. Deliberation and action.

No Council action was taken.

- 8. **Public Works:** Discussion/decision on letter or resolution to support City of Austin's application for grant funding from the Capital Area Metropolitan Planning Organization for replacement of the Redbud Trail Bridge over Lady Bird Lake.
 - a. **Staff Briefing. Mayor Anthony briefed Council that this has been discussed for many decades. There was an open house last year, where the City of Austin displayed all of the schematics of what they were proposing for the new bridge. They have asked us to consider drafting a resolution to CAMPO saying they have the support of surrounding entities. Mayor Anthony requested that they City draft a letter instead. The submitted designs are problematic for the city.**

- b. Public Hearing: No one spoke.
- c. Deliberation and action.

Council agreed to send a letter explaining the issue that the proposed designs can create for the City of West Lake Hills and the City would like to be involved in the design process.

No Council action was taken.

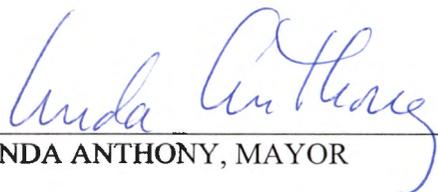
- 9. Personnel: Discussion/decision on possible appointment of additional Associate Municipal Court Judge. City Attorney Alan Bojorquez.
 - a. Staff Briefing. **None was given.**
 - b. Executive Session per Texas Government Code, Section 551.071 for Consultation with Attorney and Section 551.074 of the Texas Government Code for Personnel Matters.
 - c. Deliberation and action.

COUNCIL HELD AN EXECUTIVE SESSION ON ITEM #9 FROM 8:45 PM TO 8:55 PM.

COUNCILMEMBER McCOLLOUGH MOTIONED TO ENGAGE JUDGE MADISON AS AN ASSOCIATE JUDGE FOR THE CITY OF WEST LAKE HILLS. COUNCILMEMBER PLUNKETT SECONDED THE MOTION AND IT PASSED BY 5-0 VOTE.

- 10. **Adjourned by Mayor Linda Anthony at 8:56 pm.**

Certificate


LINDA ANTHONY, MAYOR

Attest:


LACIE HALE, CITY SECRETARY

