

**Minutes  
City of Mountain City  
City Council Meeting  
14 August, 2017  
City Hall**

**1. CALL REGULAR COUNCIL MEETING TO ORDER & ROLL CALL**

The regular monthly City Council meeting was called to order at 7:00 pm by Mayor pro tem Ralph McClendon. There was a quorum, with all Council members present except Mayor Phillip Taylor. This also included Council members Suzanne Hallam, Cynthia Holmes, and Lee Taylor. City Administrator Rick Tarr, City Treasurer Vicki Senefeld, and City Secretary Ellis Craig were all in attendance.

**2. PUBLIC COMMENT & COMMUNICATION ON NON-AGENDA ITEMS**

There were 12 other attendees. These included City residents Frank Navarro, Christine Greve, Shane Smith, Patty Hom, and Pauline Tom. In addition, D. Gutierrez, from the Hays County Sheriff's Office, attended to discuss and receive a City proclamation regarding the Neighbors Night Out event.

There were two requests for public comment submitted. Walter Barrett asked About the certificates of obligation proposed for use in the City water system. His primary question was whether the water billings would be sufficient in paying off the note. This was answered in the affirmative. He also asked about contingency plans for emergency water needs. It was noted that, at this point, emergency access to the Hays ISD water supply is the primary back-up.

David Autry's public comment involved concern about overhanging limbs on the roadways. He has observed school buses having to dodge these road hazards. He further reported that, during a walk around the City recently, he observed at least 30 different spots where limbs hang low over the road. The Council responded that an arrangement has already been made to have Heritage Tree Care trim the overhanging branches around the City.

### 3. CONSENT ITEMS

#### a. **Approve minutes from July 10, 2017 monthly Council meeting and July 26, 2017 Special Council meeting**

The minutes of the July 10, 2017 regular Council meeting were approved by a vote of 4-0 (motion by Patterson, seconded by Holmes), with no corrections. The minutes of the July 26, 2017 Special Council meeting were approved by a vote of 4-0 (motion by Holmes, seconded by Patterson), with no corrections.

#### b. **Approve Financial report from City Treasurer**

The July 2017 Financial Report was reviewed. As of the July report the checking account balance was \$18,397.41. The Savings Account balance was \$226,921.28. Income for the month was \$1,279.64 (\$86.54 in Ad Valorem taxes, \$1,112.32 in Sales tax, \$75 in rental income, & \$5.78 in Savings interest). Expenses for July were \$7,229.73. Non-routine expenses included \$4,796.28 to TDS for dumpsters during Dumpster Days, 240.30 for air conditioning repair work, \$89 to Barton Publications for public notices regarding City elections, \$60.61 to the City Administrator for travel expenses, and \$31 for a stop payment on a check.

The Treasurer did report some needed corrections in the line placement of the financial Report. The July 2017 Financial report was approved by a vote of 4-0 (motion by Patterson, seconded by Hallam).

### 4. REPORTS

#### a. **Mountain City Events update (McClendon)**

Mayor pro tem McClendon reported that the next scheduled event will be the Fire & Ice event.

#### b. **Status report on purchase of Mountain City Oaks Water System (McClendon)**

Mayor pro tem McClendon gave an update on the purchase. At the Special Council meeting on July 26, 2017 approval was given by the Council to publish the notice regarding the intention to issue combination tax and revenue certificates of obligation. Two separate notices will have to be published in the newspaper. With PUC (Public Utility Commission) approval, the City now has 180 days to finalize the purchase. Bids from banks will begin coming in on September 11, 2017. It was also noted that a reporter with the Hays Free Press wants to interview Council members regarding this purchase.

c. **Status report on City ordinances updates (Tarr)**

City Administrator Tarr recommended a special workshop to develop the structure of the revised ordinances. He anticipates that about 2 hours will be needed and recommended convening it on a weekend.

d. **Status report on Limb Day project (Tarr)**

City Administrator Tarr initially addressed the overhanging limbs issue. He reported that Heritage Tree Care will be trimming all branches so that they are at least 14 feet above the roads. As for the Limb Day project, the bid was \$4,500. Alonzo Vasquez received the contract.

e. **Status report on Council election (Craig)**

City Secretary Craig reported that August 22, 2017 is the last day to apply for a place on the ballot for the City Council. Thus far, 3 applications have been submitted, all by the current office-holders.

f. **Status report on school district development near Mountain City & impact on flooding (McClendon)**

Mayor pro tem McClendon has met with Rob Walls of Hays County ISD. Drawings have been developed for the new band hall. There have not been any engineering reports yet. These types of analyses were promised during the last development, but never received. The City needs assurances that the development will not cause adverse water flow into Mountain City. Council member Lee Taylor volunteered to accompany the Mayor or Mayor pro tem at future meetings with the school. There was also discussion about seeking input from architect and engineering firms.

## 5. COMMITTEES AND BOARDS

### RECESS FOR BOARD OF ADJUSTMENT MEETING

The City Council meeting was recessed at 7:37 pm for the Board of Adjustment meeting. The regular City Council meeting re-convened at 7:40 pm.

## **6. UNFINISHED BUSINESS**

### **a. Follow-up on possible ordinance violations (Craig)**

A letter was sent earlier to the owners of the vacant lot at 106 Poplar. Names and an address were obtained from the Central Appraisal District offices. The owners have a Houston address. The letter has been returned as not deliverable and unable to forward. It appears that additional research will be needed to locate the owner(s). The Council recommended going back the Central Appraisal District to determine if taxes have been paid on the property and by whom.

## **7. NEW BUSINESS**

### **a. Identify, discuss and take possible action on new City Ordinance violations**

It was reported that a number of travel trailers around the City appear to be in violation of the 10 foot setback rule.

### **b. Discuss and take possible action on FY 2018 City Budget (P. Taylor)**

The new Budget will go into effect October 1, 2017. The adjusted tax base, on which the City's Ad Valorem taxes are based, is now around \$58 million. The Council went through each line item of the proposed Budget, compared the amounts to expenditures this past year, and recommended changes to a number of the line item amounts. These proposed changes will be incorporated into a new proposed Budget to be voted on at the September Council meeting.

### **c. Discuss and take possible action on FY 2018 Tax Rate**

There was a recommendation that was approved by a vote of 4-0 (motion by Holmes, seconded by L. Taylor) that the tax rate remain the same that it has been for several years (\$0.123 per \$100 valuation). The major need for additional revenue concerns the City's roads. However, the roads are in reasonable shape at his time.

### **d. Discuss draft water utility budget**

Mayor pro tem McClendon reported that no additional property tax will be necessary with the purchased water system, but there will be insurance costs. The water system budget will be discussed further at the September meeting.

e. **Discuss and take possible action on National Night Out 2017 Proclamation**

A Proclamation designating October 3, 2017 as National Night Out was approved by a vote of 4-0 (motion by L. Taylor, seconded by Holmes) and presented to D. Gutierrez, a representative of the Hays County Sheriff's Department.

8. **EXECUTIVE SESSION**

No Executive session.

9. **INFORMATIONAL ITEMS**

a. **Website/Communications updates (P. Taylor)**

No updates

b. **CAPCOG update (P. Taylor)**

No updates

c. **Other information updates from Council members**

No updates.

10. **ADJOURN**

The meeting was adjourned at 8:43 pm.

These minutes approved on the 11th day of September 2017.

**APPROVED**

/s/Phillip Taylor, MAYOR

**ATTEST**

/s/Ellis Craig, CITY SECRETARY