

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, August 23, 2023 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:

Mayor Linda Anthony
James Vaughan
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
Finance Director Vonda Ragsdale
Director of BDS Jennifer Bills
Lieutenant Robert Mills
City Attorney Patty Akers

2. Citizen 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 Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Mayor Anthony opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

- a. Approval of the August 9, 2023 Regular Meeting Minutes.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Vaughan, the Council voted three (3) for and none (0) opposed with one (1) abstention to approve the consent agenda as presented. Councilmember Walker abstained. Motion carried.

4. Proclamation Proclamation declaring September 2023 as National Preparedness Month in the City of West Lake Hills.

Mayor proclaimed September 2023 as National Preparedness Month in the City of West Lake Hills.

5. Land Use 3736 Bee Cave Road Suite #3 - Discuss and consider action on variances to allow a 15.28 square foot commercial wall sign that exceeds the 12 square foot maximum and allow corporate colors for the sign (Section 32.01.013 and Section 32.03.009 of the West Lake Hills Code). Applicant Michael Haran (i Fratelli Pizza Westlake).

Director Bills gave a brief summary.

MOTION: Upon a motion made by Councilmember Vaughan and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to approve the request as presented. Motion carried.

6. Ordinance Discuss and consider action on an ordinance amending Chapter 30 Property Maintenance, Article 30.02 Nuisances, Section 30.02.001 Declaration and Article 30.03 Conditions of Lots and Sidewalks, Section 30.03.001 Duty of Property Owner, Section 30.03.003 Enforcement by declaring the harboring of dead flammable vegetation and brush a public nuisance, amending the duty of property owner, amending the authorization of the City to abate and cause a lien upon said property.

Mayor Anthony introduced the topic. Failure of property owners to maintain properties despite violations, notices, and citations has created a public safety issue. The proposed ordinance would enable the city to perform the work and place a lien on the property for repayment for work completed. Potentially, the city may hold future permits until the balance is paid.

MOTION: Upon a motion made by Councilmember Vaughan and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve the ordinance as presented. Motion carried.

7. Administration Discuss and consider action on an ordinance amending Chapter 8 Fire Prevention and Protection, Article 8.03 Burn Ban, Section 8.03.004 Prohibiting Smoking in Public Right of Way or a Construction Site, and Section 8.03.006 Enforcement.

Mayor Anthony gave a brief summary. A revised copy of the ordinance was provided to the Council.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to approve the revised ordinance as presented. Motion carried.

8. Resolution Discuss and consider action on a resolution authorizing the city administrator to execute an agreement with the Texas Department of Transportation for the construction and maintenance of gateway monuments.

City Administrator Fletcher gave a brief summary.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to

approve the resolution as presented. Motion carried.

9. Administration Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (streets and drainage projects).

PROPOSITION B - City Administrator Fletcher provided updates. He stated that TCEQ process is advancing and that current acquisitions are continuing.

PROPOSITION A - Bart Kleiman distributed Project Status Reports to the Council and reviewed the updated schedule.

10. Finance Discuss and consider action on the FY 2023-24 Proposed Budget.

City Administrator Fletcher gave a brief summary. The next steps will include a special meeting on September 6th at 5:00 p.m. for the public hearings and then the regular meeting on September 13th at 7:00 p.m. to adopt the budget and tax rate.

11. Administration Discuss and consider action to authorize the mayor and/or city administrator to execute documents related to insurance and benefits as included in the fiscal year 2023-24 proposed budget.

MOTION: Upon a motion made by Councilmember South and a second by Councilmember Walker, the Council voted four (4) for and none (0) opposed to authorize the mayor and/or city administrator to execute documents related to insurance and benefits as included in the FY 2023-24 proposed budget. Motion carried.

12. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess in Executive Session (closed meeting) to discuss the following:

- a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow;
 2. Alvarez - 1505 Wildcat Hollow;
 3. Lambert - 1600 Westlake Drive; and
 4. 1836 Real Estate, LLC - 707 Butler Cove.
- b. Section 551.072 - Deliberations about Real Property.

Council convened into Executive Session at 7:55 p.m.

13. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney and deliberations about real property.

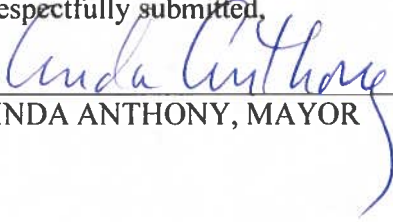
Council reconvened in Open Session at 8:32 p.m.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Vaughan, the Council voted four (4) for and none (0) opposed to authorize the mayor to engage the firm of Richards, Rodriguez & Skeith, LLP to handle the Jaffe matter. Motion carried.

14. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Vaughan, the Council voted four (4) for and none (0) opposed to adjourn the meeting at 8:33 p.m. Motion carried.

Respectfully submitted,



LINDA ANTHONY, MAYOR

ATTEST:



Terry Blanchard, TRMC
City Secretary

These minutes were approved on September 13, 2023.

