

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, May 28, 2025 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Pro Tem Bowman called the meeting to order at 7:02 p.m.

CITY COUNCIL PRESENT:

Mayor Pro Tem Gordon Bowman
Dana Harmon
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
City Attorney Charles E. Zech

Mayor Pro Tem Bowman introduced Charles Zech as the new City Attorney.

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 Pro Tem Bowman opened the meeting for public comments.

Randy Lee updated the City Council on the Ash Juniper bill before the Legislature. Mr. Lee reported that his group managed to "kill" the bill that would have destroyed our tree ordinance, stating that the bill was defeated for now.

Hearing no further comments, 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 May 14, 2025 Regular Meeting Minutes.
 - b. Approval of the May 14, 2025 Special Meeting Minutes.
 - c. **204 Westhaven Drive** - Approval of recommendation from ZAPCO for Lot 52R, a replat of 1.37 acres of Lot 52 of the Westlake Park Subdivision and 0.09 acres out of Lot 32 of the Barton Springs Estates Subdivision, within the city limits (Section 36.01.018 of the West Lake Hills Code). Applicant: Kyle Quick, Austin Civil Engineering.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember Harmon, the Council voted five (5) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

4. Finance Discussion and possible action on a Revenue Forecast and preliminary tax rate for fiscal year 2025-26.

Finance Director Ragsdale provided an update to the City Council. The revenue forecast was reviewed and the preliminary tax rate of \$0.17783 (the no new revenue rate) was discussed for Fiscal Year 2025-26.

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

Proposition A - Stephen Karp made a presentation to the City Council. Substantial completion date is listed as July 14, 2025 with final completion on August 14, 2025. Mr. Karp reported that the job trailer will be removed from the job site within the next two to three weeks.

Proposition B - City Administrator Fletcher gave a brief presentation to the City Council.

6. Administration Receive an update and consider possible action regarding City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow.

Director Bills gave an update to the City Council.

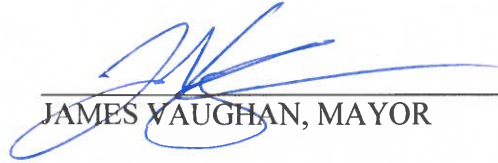
- The structure at 1508 Westlake Drive has been demolished and septic decommissioned, so the lot has been completely cleared.
- The plat was subsequently approved on May 16th, so once recorded, that lot line will move back and incorporate some more acreage into the 1405 Wildcat property.
- Staff have reviewed the second submittal and returned comments to the agents for the property owner, so they are in their second 60-day review period. They have a third 60-day review period after this. The deadline to get the comments/responses back to us is June 28th.
- We meet most Thursdays with the architects and engineers to go over any concerns/comments. There are a lot of different moving pieces to this project, but we feel like we are making progress.
- There will probably be some items before the Council in the next couple of months related to a license to encroach for some of the improvements that are in the right-of-way and possible variances at the front of the property for items that were depicted in the settlement agreement but never approved, the fence being one of those items.
- We are working with the applicant to have them make those formal requests to get them before the Council.

7. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember South, the Council voted five (5) for and none (0) opposed to adjourn

the meeting at 7:44 p.m. Motion carried.

Respectfully submitted,



JAMES VAUGHAN, MAYOR

ATTEST:



Terry Blanchard, TRMC
City Secretary

These minutes were approved on June 11, 2025.

