



**SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY APRIL 12, 2022
MINUTES**

A meeting of the City Council ("Council") of the Village of The Hills ("the Village") was held in person and remotely. Mayor Wharton called the meeting to order, and the roll was called of the duly constituted officers and members of the Council to wit:

Greg Wharton, Mayor	Jim Nelson, Councilmember, Treasurer (via Zoom)
Hilda Potsavich, Mayor Pro Tem	Sarah Carroll, Councilmember
Robert Smith, Councilmember, Secretary	Rick Van Dalen, Councilmember

and all said persons were present, thus constituting a quorum.

Also present were Wendy Smith and Sonja De La Fuente, Village of The Hills, and Tom Stiles, The Hills of Lakeway Property Owners Association.

1. CALL TO ORDER

The meeting was called to order at 5:30 P.M.

2. EXECUTIVE SESSION

The Council went into Executive Session at 5:30 P.M.

The Mayor and City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections §441.071 (Consultation with attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.087 (Economic Development), §418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including, but not limited to Section 321.3022 (Sales Tax Information).

- A. Lohmans intersection plans, finances, and agreements
- B. Contract and change order with Green Dream International, LLC

The City Council came out of Executive Session at 5:57 P.M. at which time Councilmember Sarah Carroll left the meeting.

There was no reportable action.

City Council reconvened the open meeting at 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

The Mayor led the Pledge of Allegiance.

4. PUBLIC COMMENT

Laura Sexton advised that she was unable to get Zoom link to work so she called in.

John Dillon asked the Council about short term rentals and if there was a way to control the number of them in The Hills.

Councilmember Nelson provided some history regarding the POA and the requirements to change the rules regarding short term rentals. Mayor Wharton mentioned that the Village could look at passing an ordinance.

5. CONSENT AGENDA

- A. Minutes of the March 8, 2022, Regular City Council Meeting
- B. Finance/Treasurer's Report for March 2022
- C. Quarterly Investment Report (January – March 2022)

Treasurer Jim Nelson provided the Treasurer's Report for March. He informed the Council that only three percent (3%) is left to collect in property tax. 79% of sales and beverage tax are in and estimated to be over what was expected. Franchise fees are right on budget. In regard to expenses, he noted that the mowing and maintenance category has gone over 50% of the annual budget.

The City Manager provided the Quarterly Investment Report and advised that \$250,000 was moved to TexPool this month and will show up on the next report. The \$100 on this report was a test deposit for that.

Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Van Dalen seconded the motion, which carried 4-0 with Councilmember Carroll absent.

6. REPORTS

A. Law Enforcement

Constable Ozuna reviewed the written Constable Report and advised that this report was for activity that took place prior to his arrival. The Mayor recommended less tolerance of speeding going forward. Mayor Pro Tem Potsavich concurred.

B. POA Liaison

Mayor Pro Tem Potsavich reported the following from the March 22, 2022, POA Meeting:

- Homeowner's Open Forum: Connie Sheldon asked why garbage can rules were not enforced equally (neighbor leaves cans in yard). Jim said Vickie will follow up.
- Architectural Committee will accept permit applications online. They should be sent to Vickie.
- Road Committee will request the poles and appropriate signs for the new section of walkway Alpha will provide striping and reflectors along walkway and at crosswalks.
- Security Committee report will be attached. - Vickie will initiate a full Reserve Study by a vendor she is acquainted with. She cannot find a recent Study
- New Business included a review of the "Aging Wood Fences" policy.

C. MUD Liaison

Mayor Wharton reported that the MUD Board met on March 21, 2022, and reported the following:

- Approved a contract in the amount of \$132,000 for repainting the elevated storage tank.
- There has been an issue with the rag removal system at the wastewater plant and they are working to fix that.
- There is \$1.82 million in the general fund and tax collections are at 95%.

D. Club Liaison

Councilmember Van Dalen reported that pool will be done for Memorial Day, so there will be a big party. He and Casey have settled on a Founder's Day celebration, which is good for residents and club members.

E. Park Liaison

City Manager Smith reported that the Parks and Recreation Commission met and set their calendar for the year and began the strategic planning process. She noted that they plan on holding an event every month. Their next strategic planning session will be held on April 20th via Zoom where maintenance, events, and capital improvements will be the focus.

F. Youth Advisory Commission

City Manager Smith reported that the YAC met on Sunday. They want to continue to host Splashfest and are planning on either the 16th or 23rd of July. The membership application is available online and plan on recruiting members over the summer and appoint at the start of the school year.

G. City Manager's Report

City Manager Smith reported on the following:

- Met with Austin Energy this week. They plan to impose their third base rate increase in 30 years. There has been a 22% decrease in revenue since 2009. The public package will roll out shortly.
- The new Walking Trail schedule is not available yet due to change order, but still moving forward.

Councilmember Nelson recommended taking a hard look at crossing the dam. He recommended asking the engineers for an estimate of what it would cost. The Mayor referred this to the Walking Trail Committee.

Councilmember Smith asked about JR's sign on Club Estates, as he didn't notice it recently.

H. Mayor's Report

Mayor Wharton complimented Wendy, Sarah and the Parks and Recreation Commission on the park improvement project and ribbon cutting. He also complimented Councilmember Hilda and City Manager on the Volunteer Dinner. He advised that he has had several conversations with John Dillon and others regarding the need for short term rental regulation and that the City has the authority to regulate. He welcomed feedback and advised that he will gather data and would like to bring that information to the next regular meeting. He noted the great momentum in the Parks and Recreation Commission and encouraged them to be aggressive in their programs. He advised that he will be a strong advocate for them.

7. BUSINESS ITEMS

- A. Discussion and consideration of approving a replat of 28 Wingreen Loop to create two lots

City Manager Smith provided the report for this item.

Property Owner and requestor, Ben Walthall answered questions of the Council and explained it was his desire to sell the small portion of property to the adjacent property owner so they may reconfigure their driveway.

Councilmember Van Dalen moved approval of the replat of 28 Wingreen Loop to create two lots; Councilmember Smith seconded the motion, which carried 4-0 with Councilmember Carroll absent.

- B. Discussion and consideration of approving perimeter fencing at 42 Autumn Oaks

City Manager Smith provided the report for this item.

The Mayor noted that the new owner acquired the lot in its current condition and that the fence in question is not a perimeter fence of the community.

There was a consensus of the Council that if the homeowner wished to come to a future Council meeting to explain why public funds should be used to build fencing at 42 Autumn Oaks then the item may be reconsidered at that time.

- C. Discussion and consideration of ratifying a Change Order in the amount of \$3,200 with TF Harper & Associates LP, for the Playground Renovation Project

The City Manager provided the report for this item.

Councilmember Nelson moved to ratify a Change Order in the amount of \$3,200 with TF Harper & Associates LP, for the Playground Renovation Project; Mayor Pro Tem Potsavich seconded the motion, which carried 4-0 with Councilmember Carroll absent.

- D. Discussion and consideration of an amendment to Change Order #1 with Green Dream International, LLC, for Walking Trail Project VTH.003

The City Manager provided the report for this item.

Councilmember Nelson noted that with this change order the project will still be under budget. City Manager Smith will provide all costs related to the project to Councilmember Nelson.

Councilmember Nelson moved to amend Change Order #1 with Green Dream International, LLC, for Walking Trail Project VTH.003; Councilmember Smith seconded the motion, which carried 3-0 with Mayor Pro Tem Potsavich abstaining and Councilmember Carroll absent.

- E. Discussion and consideration of the City's Strategic Plan Update and appointment of a review committee

Councilmember Nelson recommended stopping and looking at the big picture. He will send out the latest edition of the document to each of the councilmembers request their input. Once received, he will summarize and present at the next meeting.

F. Discussion and consideration of use of CLFRF funds

Councilmember Nelson reported that this is separate from the regular budget. City Manager Smith advised the encumbrance should be done by 2024 and complete by 2026.

Councilmember Nelson moved to form a committee of the Mayor, Councilmember Van Dalen and City Manager Smith to evaluate the program, opportunities, and timelines; Councilmember Van Dalen seconded the motion, which carried 4-0 with Councilmember Carroll absent.

G. Discussion and consideration of the City Council's budget priorities for FY2022-2023

Councilmember Nelson recommended City Manager Smith provide Council with a high-level budget timeline.

The City Manager provided the following general timeline:

- May – Parks and Recreation Commission provides recommendations
- June – the calendar is discussed, and new and bigger items considered
- July – the budget requests are whittled down
- August – a preliminary budget is presented and filed with the City Secretary for 30 days then a Public Hearing is held
- September – budget adopted

G. Discussion and consideration of the Traffic Study

The City Manager reported that she is still waiting for information and this item will be considered at the next regular meeting.

8. ANNOUNCEMENTS AND REQUESTS

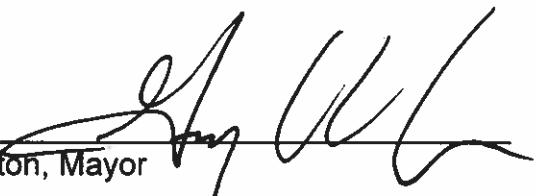
New business items to be included on the next agenda.

- Short Term Rentals

9. ADJOURNMENT

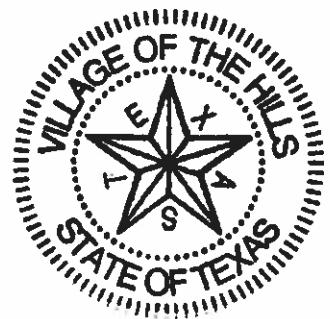
Mayor Pro Tem Potsavich moved to adjourn at 7:12 P.M.; Councilmember Smith seconded the motion, which carried 4-0. Councilmember Carroll was absent.

Signed this 10th day of May 2022.



Greg Wharton, Mayor

(Seal)



ATTEST:



Sonja De La Fuente, City Secretary