



**SPECIAL MEETING OF THE CITY COUNCIL
AUGUST 16, 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:

Present:

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

thus, constituting a quorum.

Also present were Wendy Smith, City Manager, Sonja De La Fuente, City Secretary, and Steven DeGraffenreid, Grounds Maintenance Manager, Village of The Hills; and Tom Stiles, The Hills POA.

1. CALL TO ORDER

The regular meeting was called to order at 9:35 A.M.

2. EXECUTIVE SESSION

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).

- Discussion and consideration of approving a Cost Sharing Agreement with the City of Lakeway related to the Lohman's Intersection

The City Council met in Executive Session at 9:00 A.M.

The Mayor reported that Council also discussed personnel matters and approved a 2% increase to base, increasing the car allowance from \$500 to \$600 and a bonus pool of 7.5% of new base.

3. PLEDGE OF ALLEGIANCE

The Mayor led the Pledge of Allegiance.

4. PUBLIC COMMENT

None.

5. CONSENT AGENDA

- A. Minutes of the Julye 14, 2022, Regular City Council Meeting
- B. Finance/Treasurer's Report for July 2022

Treasurer Jim Nelson provided the Treasurer's Report for July as follows:

- Franchise revenue is running \$13,000 over.
- Still waiting for report regarding sales tax.
- Probably \$125-130,000 over in revenue.
- Operating expenses in line, with a few out and a few under.
- In good shape.

Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Van Dalen seconded the motion, which carried 5-0.

6. REPORTS

A. Law Enforcement

Deputy Constable Ozuna reviewed the written report. He advised they have been concentrating on speeding violations on The Hills Drive between Waterfall and Dashwood and the failure to stop at The Hills Drive and Tiburon.

Councilmember Carroll shared that with school starting, a lot of kids will be meeting their parents at the front gate on Lohmans.

B. POA Liaison

The Mayor reported the POA Board met and discussed the following:

- \$18,000 bid to convert fountain into landscape. Still no one willing to bid to fix fountain. More landscape bids will be sought.
- POA discussing timing of Road Budget spend to stripe and crosswalk Walking Trails, no action taken, will coordinate with Village based on Village schedule

- Discussion of putting down exit gate at Lohman's in late hours (e.g., 12-4 a.m.) to prevent drivers from bypassing gate by driving into community through open exit. Further consultation with security team to happen re feasibility
- Security Camera/Network Upgrades almost fully complete
- Update was given re dam ownership meetings and preliminary conclusions
- President promoted community volunteerism and encouraged candidates for Village and POA Board elections. 3 POA Board seats open (Jim/Tom stated they are not running)
- POA is running slightly overbudget for the year (approx. \$45K YTD) and Board believes that additional dues increases will be needed in 2023. Suggestion made to indicate this is likely in all POA minutes going forward to set public expectations.
- Security Contract will be re-bid as large rate increase proposal is expected from current vendor
- Treasurer is meeting with CPA as it is suspected accounting has not been properly tracking current budget items vs. reserve account items
- Board intends to put a ban of STRs and an elimination on mandatory social dues up for vote as Master Declaration amendments in Jan 2023 POA annual election
- Extensive debate regarding changing/ updating vehicle check policies at the gate (insurance/license/contractors, etc.). Item tabled for further discussion in future meeting as Board was divided.
- Public comments included support for banning STRs (but allowing sub-HOAs to decide for themselves), eliminating mandatory club dues, and eliminating the rule prohibiting golf carts left in driveways overnight. One commenter wanted to know about dam/bridge inspections and plan for dam/bridge walking trail.

C. MUD Liaison

Councilmember Van Dalen was not able to attend the meeting on August 15, 2022, but will attend the special meeting on August 22, 2022.

D. Club Liaison

Councilmember Van Dalen had nothing to report.

E. Park Liaison

Councilmember Carroll reported that the Parks and Recreation Commission meeting was rescheduled to August 22, 2022.

F. Youth Advisory Commission

City Manager Smith reported that SplashFest was a success and had the largest turnout of volunteers from the Youth Advisory Commission (YAC) and friends. 13 of the 14 pizzas were consumed. The misting fan and pop-up tents helped beat the heat.

There was discussion held among the Council regarding possibly holding the event later in the day/early evening and closer to school starting.

The next YAC event will be the Trunk Or Treat with date to be determined.

G. City Manager's Report

City Manager Smith reported that both the Short-Term Rentals ordinance and Hotel Occupancy Tax ordinance have been received back from the City Attorney and have been published in the Lake Travis View. The application, checklist, and permit have been created. Awaiting input from the Fire Department regarding safety. Messaging is scheduled to roll out on September 1. Applications will be accepted starting then and enforcement will begin October 1.

H. Mayor's Report

Mayor Wharton had nothing to report.

7. BUSINESS ITEMS

- A. Discussion and consideration of approving a replat of 6 Hedgefield Court to create one lot

Councilmember Smith moved to approve the replat of 6 Hedgefield Court to create one lot.; Councilmember Van Dalen seconded the motion, which carried 5-0.

- B. Discussion and consideration of approving a replat of 9 Cheverly Court to create two lots

There was a consensus of the Council to table the item until the next meeting pending consultation with the City Attorney.

- C. Discussion and consideration of a Proposed Budget for Fiscal Year 2022-2023 and setting a Proposed Tax Rate

The City Manager provided the report regarding this item. She reviewed the proposed budget line items with the Mayor and City Council. There was discussion regarding the projection of revenue based on club membership sales and the Mayor recommended adjusting the projection to the average of the last three years. The Mayor noted that the City Manager's compensation was discussed in Executive Session and agreed upon by the Council as reported. Other items noted were the 50% shared person from the Constable; Mowing and Maintenance has changed due to the new contract with Brighton; and restroom cleanings will double.

Mayor Pro Tem Potsavich moved to accept the Fiscal Year 2022-2023 budget as presented with recommended amendments and set the Proposed Tax Rate as recommended; Councilmember Nelson seconded the motion, which carried 5-0.

D. Discussion and consideration of approving a Cost Sharing Agreement with the City of Lakeway related to the Lohman's Intersection

Mayor Pro Tem Potsavich moved to approve a Cost Sharing Agreement with the City of Lakeway related to the Lohman's Intersection conditioned on the insurance and total loss provision; Mayor Wharton seconded the motion, which carried 5-0.

E. Discussion and consideration of cart path improvements behind Stillmeadow Drive

The Council discussed the cart path and its use by the residents and club members. The Mayor proposed getting a third bid to add to the two already received and the City fund the concrete installation pending receipt of an easement from the Club and a commitment from the POA that they would maintain. The liaisons will reach out to the two entities to obtain commitments. It was also noted that it should be confirmed that concrete is what the residents who border the path want.

F. Update on Walking Trail Project VTH.003

City Manager Smith provided the report for this item. She noted that the project is complete. Before signage and striping is done the POA staff will get a proposal from Alpha to present to the Board. There are a few more items to take care of to finalize project before striping (i.e., gaps on Wingreen Loop & Hedgebrook Way). Final numbers will come back to Council.

There was discussion among the Council regarding a couple of dips in trail, one is near the bridge. It was also mentioned that there is a lip where trail meets the road by the Golf Club Academy. There was also discussion regarding rules for the walking trail and it was noted that there are no motorized vehicles allowed and no parking.

The Mayor requested checking with the City Attorney regarding the City's ability to issue parking tickets with the Council hearing appeals.

8. ANNOUNCEMENTS AND REQUESTS

There was a consensus of the Council to move the next regular meeting scheduled for September 13th to September 22nd at 10:00 A.M.

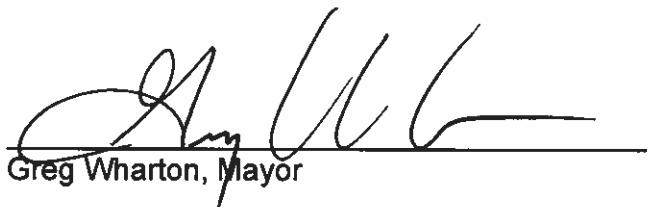
New business items to be included on the next agenda.

- 9 Cheverly Court
- HURF Report
- Parking Tickets
- Budget Amendment
- Over 65 Tax Exemption
- CLRF Fund Committee

9. ADJOURNMENT

Mayor Pro Tem Potsavich moved to adjourn at 10:49 A.M.; Councilmember Van Dalen seconded the motion, which carried 5-0.

Signed this 22nd day of September 2022.

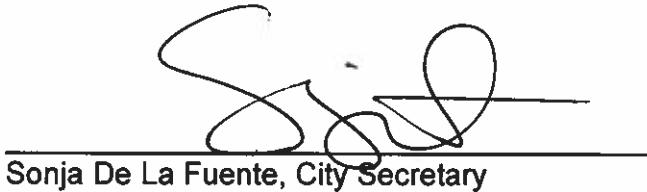


Greg Wharton, Mayor

(Seal)



ATTEST:



Sonja De La Fuente, City Secretary