



**REGULAR MEETING OF THE CITY COUNCIL  
DECEMBER 13, 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  
Hilda C. Potsavich, Mayor Pro Tem  
Sarah Carroll, Councilmember

Rick Van Dalen, Councilmember, Treasurer  
Jim Vick, Councilmember, Secretary  
Amy Ovlen Wharton, Councilmember

thus, constituting a quorum.

Also present were Gordon Pierce, Interim City Manager, Sonja De La Fuente, City Secretary, Village of The Hills, Luis Ozuna, Deputy Constable, and Tom Stiles, The Hills POA.

**1. CALL TO ORDER**

The Regular meeting was called to order at 9:04 A.M. The Council convened to Executive Session at 9:04 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).*

- City Manager Transition

The City Council reconvened the open meeting at 9:33 A.M. There was no reportable action.

### **3. PLEDGE OF ALLEGIANCE**

The Mayor led the Pledge of Allegiance.

### **4. PUBLIC COMMENT**

There were no public comments

### **5. PRESENTATIONS**

- Travis County Constable

The Constable was not present. Therefore, there was not a presentation.

### **6. APPOINTMENTS**

- A. Appoint Mayor Pro Tem for the term of one year

*Motion by Councilmember Carroll to appoint Mayor Pro Tem Potsavich as Mayor Pro Tem for the term of one year. Second by Councilmember Van Dalen. Motion carried 5-0.*

- B. Appoint Council Treasurer for the term of one year

*Motion by Mayor Pro Tem Potsavich to appoint Councilmember Van Dalen as Treasurer for the term of one year. Second by Councilmember Carroll. Motion carried 5-0.*

- C. Appoint Council Secretary for the term of one year

*Motion by Mayor Pro Tem Potsavich to appoint Councilmember Vick as Secretary for the term of one year. Second by Councilmember Wharton. Motion carried 5-0.*

- D. Committee Assignments

Mayor Wharton recommended eliminating the Public Safety Committee, Trash & Recycling Committee, Media Committee and Hills Club Liaison. He also suggested combining the Perimeter Fence with Greenbelts and the Trail & Roads Committee to create the Infrastructure Committee, and finally keeping the Parks Committee, POA Liaison, and MUD Liaison, and the Youth Advisory Commission.

Councilmembers Potsavich and Vick to serve as the Infrastructure Committee.

Councilmembers Carroll and Wharton to serve on the Parks Committee.

Councilmembers Vick and Van Dalen as POA Liasons.

Councilmembers Carroll and Van Dalen as MUD Liasons.

Councilmember Wharton as oversight to Youth Advisory Commission.

*Motion by Mayor Wharton to establish the External Service Committees as described. Second by Councilmember Carroll. Motion carried 5-0.*

## **7. CONSENT AGENDA**

- A. Minutes of the November 8, 2022, Regular City Council Meeting
- B. Minutes of the November 10, 2022, Special City Council Meeting
- C. Minutes of the November 16, 2022, Special City Council Meeting
- D. Finance/Treasurer's Report for November 2022

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

## **8. REPORTS**

### **A. Law Enforcement**

Deputy Constable Ozuna reviewed the written report. He expanded on some of the details of various incidents over the month. He advised that National Night Out would be in August or October. There was a consensus of the Council that October would be best. Deputy Constable Ozuna recommended improving lighting around the shared gate (i.e. reflective stop signs and/or rumble strips).

### **B. POA Liaison**

Mayor Pro Tem Potsavich advised the next POA meeting would be held tonight, December 13, 2022. The election is coming up in January with three open spots.

### **C. MUD Liaison**

Councilmember Carroll's written notes from the November MUD Board meeting were reviewed as follows:

Item #1: Legends Community, Bill Hayes presented community details with request to consider logo on water tower located off Lohmans Crossing across from Tuscan Village

- a. Logo would likely be square looking graphic only; no words, # of logos TBD; board discussed desire to keep it minimized "visual pollution"
- b. Board discussed having logo only visible from Legends community and 620, not from Hills; Lakeway City okay with logo painting; assumes development is a plus for all - Hill's property taxes go up (even though not befitting from revenue taxes)
- c. Interesting details shared:
  - i. Adding stop light at Lohmans and Tuscan village (over City Hall)
  - ii. Perk for Hills: this community will be bringing natural gas to the front gate and likely able to bring within \*should be further developed/discussed

- iii. Legends will include: amphitheater, park with water feature, splash pad, turf lawn (will hire activities director to plan events), homes will include variety of single family homes, cottages/townhomes, 4-plex, 1/2+ bedroom 'apartments,' 55+ age restricted living, affordable housing will be spread throughout (will not be able to recognize)
- iv. Legends must build 2 water lift stations due to 2 water districts within; just a costly project but worth it; no water from Hurst Creed MUD
- v. Stiles detail: 150,000 gate entrance/exits per month
- vi. \$2500-5000/month estimated billboard suggested by Bill Hayes; 20-year agreement

**Item #2: Leak Adjustment Policy - APPROVED**

- a. Currently: Everyone gets 1 leak adjustments (\$) in their lifetime with proof of plumbing work/repair; will bill water use at lowest rate; never formalized
- b. Encourages/incentivized use of water scope as result; modifies one leak adjustment per calendar year for single billing cycle (2 months)
  - i. \$1.50/1000 gallon credit adjustment if using Waterscope previously
  - ii. \$2.50/1000 gallon credit adjustment if becoming new user of Waterscope
  - iii. No adjustment for pool filling

**Item #3: MS4 (required posting on agenda) and drainage**

- a. Seeking participation on drainage committee (storm water); Nov 30 meeting
- b. Dewdrop project: seeking bids to schedule job
- c. 52 Cottondale: close to finished but needs lots of repairs for final inspection; buyers moved in without COO; Alvarez construction must collect trash and pay water; built a 5' retention wall without engineering;
- d. Cart trail #10 bridge update
- e. 2 autumn oaks (park home): Peak Construction halted for drainage plan but expecting soon

**Items #4/#5/#6**

- a. Tax noticed out end of November
- b. 6K over budget YTD (1st month); report APPROVED
- c. 7 Cheverly court: double lots new owner notified MUD
- d. 1125 total acre feet; "<1200 will throw a party" but may end a hair over
- e. Rain helpful; treatment plan operating well
- f. LCRA in-touch regarding water use; MUD on notice but a 2nd year of breaking the rule would result in re-negotiation
- g. BRZ Coating for water tower work; satisfies LCRA requirements for work (safety)
- h. Huber/auger re-installed and clarifier fixed on plant; working smoothly; crane removed leaking piece; everything back online

Councilmember Van Dalen attended the December meeting and noted that the MUD electric bills would increase by \$30,000-\$40,000 and they would be donating \$2,500 to HURF. He

advised that Earl presented the financial report and it was noted that chemicals have increased by approximately 50% since last year. Director Coskey recommended checking with other companies. There is a drainage issue on Dewdrop Cove that has been going on for a while. The cost to repair is going to be under \$75,000. They will get one more bid. There was discussion regarding the potential builder behind Academy of Golf (8-14 acres). An engineering study will cost approximately \$36,000 that is to be completed by MUD engineers, but paid for by the builder. The backwash recovery is up from 70% to 99.5% due to the raw water tank.

**D. Club Liaison**

There was no report.

**E. Park Liaison**

Councilmember Carroll reported that the Holidays in The Hills launch event was held on Sunday with fantastic turnout. She recommended holding this event again next year. She suggested reconsidering use of banners for marketing in the future, as e-marketing and social media seemed to be more effective. Member recruitment will be discussed at the next meeting. Approximately 63% of the budget has been used for the fiscal year so far, but that is as planned. There was a dog versus dog incident in the park on December 5<sup>th</sup>.

**F. YAC Liaison**

There was no report. City Secretary will forward the list of members to Councilmember Wharton.

**G. City Manager's Report**

Interim City Manager Gordon Pierce did not have anything to report.

**H. Mayor's Report**

The Mayor deferred his report.

**9. BUSINESS ITEMS**

- A. Discuss, consider and take any necessary action to adopt an Ordinance increasing certain property tax exemptions beginning Fiscal Year 2023-2024

This item was tabled until the next meeting.

- B. Discuss, consider and take any necessary action to approve a License Agreement with The Hills Country Club for the Stillmeadow Cart Path Project

This item was tabled until the next meeting.

C. Discuss, consider and take any necessary action to adopt an Ordinance amending the City's Code of Ordinances related to Parks & Recreation

This item was tabled until the next meeting.

D. Discuss, consider, and take any necessary action to adopt a Resolution naming authorized signers with the City's depository bank

Councilmember Wharton indicated she did not wish to be a signer if not required.

*Motion by Mayor Pro Tem Potsavich to adopt a Resolution naming authorized signers with the City's depository Bank. Second by Councilmember Carroll. Motion passed 5-0.*

E. Discuss, consider and take any necessary action related to the City Manager Transition

*There was a consensus of the City Council to continue the recruiting effort with the candidates discussed in Executive Session.*

## **10. ANNOUNCEMENTS AND REQUESTS**

- New business items to be included on the next agenda.

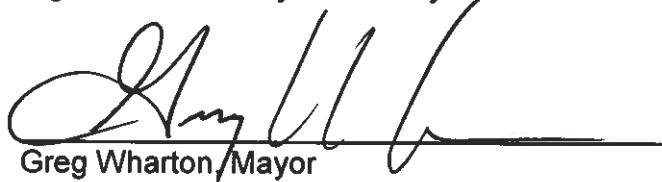
Councilmember Vick requested moving Bulky Item pick-up to Monday or another weekday. Interim City Manager Pierce will look into this matter.

Mayor Pro Tem Potsavich requested follow-up with the Lakeway City Manager for an update. Interim City Manager Pierce will follow-up with him.

## **11. ADJOURNMENT**

*Councilmember Nelson moved to adjourn the meeting at 10:37 A.M.; Councilmember Smith seconded the motion, which carried 5-0.*

Signed this 17<sup>th</sup> day of January 2023.



Greg Wharton, Mayor

(Seal)



ATTEST:



Gordon Pierce, Interim City Manager