

CALL TO ORDER

Mayor Ruge called the meeting to order at 6:00 p.m.

ROLL CALL

City Secretary Alicia Ramirez certified a quorum with the following Council Members present:

Mayor Todd Ruge
Mayor Pro Tem Bobby Lane
Council Member Angela Kennedy
Council Member Eileen Altmiller
Council Member Wiley Hopkins
Council Member Jose Montoya
Council Member George Haehn
Kenneth Williams, City Manager

City Staff in attendance: Brian La Borde, Assistant City Manager; Alicia Ramirez, City Secretary; Sidonna Foust, Finance Director; Stanley Fees, City Engineer; Chance Sparks, Planning Director; Bo Kidd, Chief of Police; Melinda Hodges, Library Director; Lysa Gonzalez, Tourism Director; and Ann Miller, Economic Development Executive Director.

PUBLIC COMMENTS

None.

WORKSHOP

PRESENTATION BY MR. DREW HARDIN WITH LOCKWOOD ANDREWS AND NEWNAM REGARDING WHOLESALE WATER SUPPLY OPPORTUNITIES FOR THE CITY OF BUDA INCLUDING THEIR EFFECT(S) ON THE REGION AND CONSIDERATION OF AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO A WATER SUPPLY AGREEMENT BETWEEN THE CITY OF BUDA AND ELECTRO PURIFICATION LLC. (IF NECESSARY, CITY COUNCIL MAY ELECT TO RECESS THE MEETING AND RETIRE INTO EXECUTIVE SESSION TO SEEK LEGAL ADVICE FROM THE CITY ATTORNEY'S OFFICE ON THE MATTER, PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071)

Mayor Ruge opened the floor for public comments. The following individuals spoke on the item: Mary Stone, 470 Humphreys Drive, and Thomas Brown, 111 Maple Drive, Mountain City Administrator.

Mayor Ruge suspended the public comment period allowing Commissioner Mark Jones to speak on the matter. Mr. Jones suggested all affected parties meet and review the matter thoroughly finalizing the matter with a mitigation agreement.

Mayor Ruge continued the public comment period with the following individuals speaking on the matter: Linda Rogers, of 14 Spring Valley, and member of the Spring Valley Water District; Bart Fletcher,

Electro Purification, LLC, project developer; Lila Knight of 1701 Burluson Street, Kyle TX; Tom Sherman of 544 Front Street, New Home, representing Texas Water Resources Organization; Susanne Hallum of 126 Maple Drive, Mountain City; Tommy Poer of 101 S. San Marcos; Ed McCarthy, legal counsel for Jackson Sjoberg, McCarthy, & Townsend, LLP, of 711 W. 11th Street, Austin; Keith McNabb of 100 Jennifer Lane, Driftwood TX; David Crowell of 4200 FM 150 West, Kyle, TX; Eileen Conley of Property Owner; and Elizabeth Craig of 518 Grande Street, Driftwood, TX.

Mayor Ruge closed the public comment period.

Assistant City Manager Brian LaBorde provided a brief history of the project, the various processes completed, studies conducted, and regional impacts. He introduced Mr. Drew Hardin of Lockwood Andrews & Newman. Mayor Ruge informed the City of Buda has completed an independent study, reviewed the hydrologist's report, and conducted a thorough review costing up to \$80K. Mr. Harden presented background information. *A copy of the presentation is part of the permanent supplemental record.* Bob Hardin, Vice President of R.W. Hardin and Associates, spoke on the regional effects of the project and future impacts on the various springs.

General discussion was held on the annual to total cost comparative; water pipeline flow through Clark Wilson, Buda, and Goforth (in that order); carrying capacity of the system, specifically due to the current and impending growth; creating a mitigation agreement, long term plan and effects, the possibility of lowering pumps; the capacity of the system.

Commissioner Will Conley noted the water situation is a countywide issue. He suggested allowing other stakeholders the opportunity to evaluate and to speak to their constituents regarding the viability of the project.

Responding to a question by Mayor Ruge, Commissioner Conley noted the county has not joined the Utilities Development Corporation or Hays County Public Utility Association coalitions.

EXECUTIVE SESSION

At 7:47 P.M., Council convened in Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open, Code §551.071 Consultations with Attorney.

CONVENE INTO REGULAR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

At 8:38 P.M., Council reconvened, and the following business was transacted, if any, on matters discussed in executive session.

Motion, to authorize the City Manager to execute all documents necessary to enter into a water supply agreement between the City of Buda and Electro Purification, LLC, to include a mitigation plan, was made by Mayor Ruge and seconded by Mayor Pro Tem Bobby Lane. AYE: Ruge, Lane, Hopkins, Montoya, Haehn, and Altmiller. NAY: Kennedy. Motion carried 6-1.

Mayor Ruge informed that the City currently has two plans without a mitigation plan.

CONSENT AGENDA

APPROVAL OF THE JANUARY 6, 2015 CITY COUNCIL MEETING MINUTES

APPROVAL OF AN ORDINANCE ON SECOND READING ANNEXING APPROXIMATELY 76.80 ACRES OF LAND LOCATED ON THE WEST SIDE OF RM 967, SOUTH OF CULLEN COUNTRY SUBDIVISION, EAST OF WHISPERING HOLLOW SUBDIVISION AND NORTH OF THE SAINT ELIZABETH'S EPISCOPAL CHURCH (CHITWOOD/WENTZ TRACT)

APPROVAL OF AN ORDINANCE ON SECOND READING AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BUDA PERTAINING TO 98.71 ACRES OF LAND OUT OF THE SVR EGGLESTON SURVEY, ABSTRACT NO. 5, BEING GENERALLY LOCATED ALONG THE WEST SIDE OF FM 967, SOUTH OF CULLEN COUNTRY SUBDIVISION, EAST OF WHISPERING HOLLOW SUBDIVISION AND NORTH OF THE ST. ELIZABETH EPISCOPAL CHURCH; THE CHANGE WILL RESULT IN (A) 2.91 ACRES UNCHANGED AS C2/R2 ZONING, (B) 76.80 ACRES CURRENTLY PENDING ANNEXATION TO ESTABLISH INITIAL ZONING OF MR WITH FZ1 ZONING AND (C) 19.00 ACRES CURRENTLY ZONED C2/R2 CHANGED TO MR WITH FZ1 ZONING (CHITWOOD/WENTZ TRACT) (#2015-03)

Motion, to approve the Consent Agenda, as presented, was made by Mayor Ruge and seconded by Mayor Pro Tem Lane. Motion carried unanimously.

Council Member Montoya abstained from any action on the item.

PUBLIC HEARINGS

PUBLIC HEARING HELD IN REGARD TO A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUDA TO CHANGE THE EXISTING ZONING OF LIGHT INDUSTRIAL (I1) TO INTERSTATE COMMERCIAL/RETAIL/OFFICE (C3/R3) FOR THE PROPERTY LOCATED AT 17020 IH 35, BUDA, TEXAS 78610, BEING LOT 1, BLOCK A, PARK 35 SOUTH SECTION 1 (DOLLAR TILE)

Planning Director Chance Sparks presented background information.

Mayor Ruge opened the public comment period at 8:42 p.m. Hearing none, Mayor Ruge closed the public comment period at 8:42 p.m.

REGULAR AGENDA

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A PURCHASE ORDER THROUGH BUY BOARD COOPERATIVE PURCHASING FOR THE PROCUREMENT AND INSTALLATION OF MULTIPLE MODERN SHADE CANOPIES IN VARIOUS PARKS BY T.F. HARPER AND ASSOCIATES (FY 14-15 CIP)

Parks & Recreation (P&R) Director Drew Wells presented background information. He noted if approved, he will coordinate the details with the P&R Commission.

Mayor Ruge called for comments from Rose Marie Shelton. Ms. Shelton was not available for comment.

Mayor Ruge commended staff for the distribution of the shade structures across town.

Motion, to authorize City Manager to execute the purchase order, as presented, was made by Council Member Altmiller and seconded by Council Member Montoya. Motion carried unanimously.

DISCUSSION AND DIRECTION TO STAFF ON NO PARKING ZONE AT TRAFFIC CONTROL DEVICES

City Engineer Stanley Fees presented background information. *A copy of the presentation is part of the permanent supplemental record.* Based on engineering practices, Mr. Fees recommended no further action at this time.

General discussion was held on the fire truck turn radius and other access options into the various subdivisions, and the need to review the matter again in the future, possibly during the Unified Development Code workshop.

INTRODUCTION AND FIRST READING ON AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BUDA TO CHANGE THE EXISTING ZONING OF LIGHT INDUSTRIAL (I1) TO INTERSTATE COMMERCIAL/RETAIL/OFFICE (C3/R3) FOR THE PROPERTY LOCATED AT 17020 IH 35, BUDA, TEXAS 78610, BEING LOT 1, BLOCK A, PARK 35 SOUTH SECTION 1 (DOLLAR TILE)

Planning Director Chance Sparks presented background information.

Motion, to introduce the Ordinance, as presented, was made by Mayor Pro Tem Lane and seconded by Council Member Hopkins. Motion carried unanimously.

DISCUSSION TO STAFF REGARDING THE PARKING OF VEHICLES ON UNIMPROVED SURFACES

Planning Director Chance Sparks presented background information.

General discussion was held residents utilizing their front yard for retail purposes, e.g. car lot, which may be handled through zoning/code enforcement.

Mayor Ruge spoke in favor of an ordinance with enforcement value to mitigate the problem. Mayor Pro Tem Lane inquired whether the city had a grandfather provision which may allow such use.

In conclusion, Council directed staff to research and present a plan at a future meeting.

ADOPTION OF AN ORDINANCE ON SECOND READING AMENDING THE UNIFIED DEVELOPMENT CODE SECTION 5.8(2) AND TABLE 5-3, PERTAINING TO CLUSTER DEVELOPMENT FLEXIBLE ZONING (#2015-04)

Planning Director Chance Sparks presented background information. *A copy of the presentation is part of the permanent supplemental record.*

General discussion was held on the future recommendation by the Parks and Recreation Commission, the subdivision approval process, various combinations of uses, the operation and maintenance impact, and the strategic value.

Motion, adopt an Ordinance on second and final reading, as presented, was made by Mayor Ruge and seconded by Council Member Jose Montoya. Motion carried unanimously.

STAFF REPORT

None

CITY MANAGER'S REPORT

City Manager Kenneth Williams

- 2014 Bond Program
- Capital Improvement projects
- Developments
- Drainage projects
- Engineering Department
- Finance Department
- Grant related projects
- Law Enforcement
- Legislative Update
- Library Projects
- Parks & Recreation Department
- Planning Department

- Road projects
- Special projects
- Tourism Projects
- Transportation
- Wastewater projects
- Water projects

Mr. Williams solicited Council for items to submit for the upcoming Legislative Session.

He announced the following public meetings:

- January 22, 2015 – Downtown Wastewater Rehabilitation Public Input meeting at Buda Elementary, Kunkel Room at 6:30 p.m.
- January 25, 2015 - Friends of Buda Library Annual Meeting at 2:00 p.m.
- January 26, 2015 - Lonestar Rail public input meeting from 5-8 p.m.

ITEMS OF COMMUNITY INTEREST

None.

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Kennedy requested an update on water conservation program, specifically long term needs. Mayor Ruge added the rain barrel concept to harvest rain.

Council Member Altmiller requested an update on Unified Development Code (UDC), specifically pertaining to landscapes.

Mayor Pro Tem Lane requested an update and discussion item on the traffic signal issue requested on January 6, 2015.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Mayor Ruge and seconded by Council Member Haehn. Motion carried unanimously.

There being no further business, the meeting was adjourned at 9:18 p.m.

THE CITY OF BUDA, TEXAS

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, TRMC
City Secretary

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Secretary's Office, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)