



**AGENDA
CITY COUNCIL SPECIAL CALLED MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
FEBRUARY 22, 2024 AT 6:00 PM**

STRATEGIC PLANNING MEETING

JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/761891621>

You can also dial in using your phone.

United States: +1 (872) 240-3412

Access Code: 761-891-621

CALL TO ORDER, CALL OF ROLL

Kevin Sullivan, Mayor
Chelaine Marion, Mayor Pro-Tem
Shane Saum, Council Member
Stephanie Smith, Council Member

Rob Durbin, Council Member
Paul Roberts, Council Member
Paul Prince, Council Member

PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Mayor prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below.

[Citizen Participation Registration Form](#)

WORK SESSION

Strategic Planning work session to discuss:

PO Box 4727, Lago Vista, TX 78645 • 512.267.1155 • www.lagovistatexas.gov

- Review Mission and Vision Statements
- Review Work Plan Goals
- Legislative Goals - Future Policy, CapMetro
- Discussion regarding City Council and Planning & Zoning conducting a Joint Meeting
- Grant Discussion
- Charter Review Committee Discussion
- Transparency / Citizen Involvement
- Review the Interim Growth Management Policy
- Austin Housing Decision
- Infill, Utility Extension and Tie Rebates
- Dormant Planned Development District List - Prioritize
- Infrastructure Funding and Planning/Partnerships
- Capital Improvement Program and Debt Capacity

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at 9:45 p.m. on the 15th day of February 2024.

Lucy Aldrich, City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT, AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 22, 2024

SUBMITTED BY: Tracie Hlavinka, City Manager

SUBJECT: Strategic Planning work session to discuss:

- Review Mission and Vision Statements
- Review Work Plan Goals
- Legislative Goals - Future Policy, CapMetro
- Discussion regarding City Council and Planning & Zoning conducting a Joint Meeting
- Grant Discussion
- Charter Review Committee Discussion
- Transparency / Citizen Involvement
- Review the Interim Growth Management Policy
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- Infill, Utility Extension and Tie Rebates
- Dormant Planned Development District List - Prioritize
- Infrastructure Funding and Planning/Partnerships
- Capital Improvement Program and Debt Capacity

FINANCIAL IMPACT: N/A

ATTACHMENTS:

[Strategic Planning Meeting Schedule.pdf](#)

[Strategic Planning February 22, 2024.pdf](#)

[Austin Housing Decision .pdf](#)

[Infill Discussion.pdf](#)

[2024-02-15 _ Utility Estimates Extensions Rebates _ Strat Planning.pdf](#)

[CIP Program Debt Capacity.pdf](#)

[Example - Mission Statements.pdf](#)

[Example - Vision Statements.pdf](#)

[PPrince - Presentation.pdf](#)

[RDurbin - Grant Spreadsheet Example.pdf](#)

[23-1994 Opposing Legislature.pdf](#)

[Dormant Entitlements.pdf](#)

STRATEGIC PLANNING MEETING

Thursday, February 22, 2024, 6:00 pm

Saturday February 24, 2024, 9:00 am

Thursday, February 22, 2024

6:00 pm	Mayor open meeting
6:05 pm	Review Mission and Vision Statements
6:45 pm	Review Work Plan Goals
7:15 pm	Legislative Goals – Future Policy, CapMetro,
8:00 pm	Discussion regarding City Council and Planning and Zoning conduct a joint meeting
8:30 pm	Grant Discussion
9:00 pm	Charter Review Committee Discussion
9:30 pm	Transparency/Citizen Involvement

Saturday, February 24, 2023

8:30 am	Continental Breakfast
9:00 am	Review the Interim Growth Management Policy
9:30 am	Austin Housing Decision
10:00 am	Infill, Utility Extension and Tie Rebates
10:30 am	Dormant PDD List – Prioritize
11:00	Infrastructure Funding and Planning/Partnerships
11:30 am	CIP Program & Debt Capacity
1:00 pm	Wrap-Up and Adjourn



Strategic Planning

February 22, 2024

Agenda

- Review Mission & Vision Statements
- Review Work Plan Goals
- Discuss Legislative Priorities
- Discuss possible Joint Meeting with P&Z
- Grant Discussion
- Charter Review Discussion
- Transparency/Citizen Involvement Discussion

Mission Statement

- A mission statement is a short, meaningful sentence or paragraphs that summarizes the purpose or reason for existence of an organization.
- It describes the company's purpose, objectives, and overall goal in clear and concise words.
- It serves as an "invisible hand" that guides the people in the organization. It keeps everyone on the same page and aligned with the intended overall direction of the company.
- It communicates the company's intended direction and focus to all stakeholders - customers, employees, partners, investors, public etc.
- It is one of the most visible and enduring artifacts of a company's identity and values.

Examples

- Google: To organize the world's information and make it universally accessible and useful.
- Amazon: To be Earth's most customer-centric company, where customers can find and discover anything they might want to buy online.
- Apple: To bringing the best user experience to its customers through its innovative hardware, software, and services.

Current Mission Statement

A series of overlapping diamond shapes in teal, olive green, and yellow, arranged in a diagonal pattern from the top right towards the center of the slide.

Provide and maintain a healthy, safe, vibrant community, ensuring quality of life.

Vision Statement



- A vision statement describes the desired future position of a company. It outlines where the organization wants to be in the future.
- It provides direction and inspiration for the organization's future state. Usually long-term, 10-30 years in the future.
- It is ambitious, aspiring to an ideal future situation for the company. Usually expresses optimism and hope.
- It is broad enough to encompass a variety of paths forward yet clear enough to guide planning. It should avoid specifics and numbers.
- It articulates what success looks like for the business. This gives clarity of purpose and motivation.

Examples

- IKEA: "To create a better everyday life for the many people."
- Disney: "To make people happy."
- Google: "To provide access to the world's information in one click."

Current Vision Statement



To be a diverse City of Choice for businesses and residents alike as a result of our location, natural resources, culture, and educational opportunities.



Work Plan Goals

2024 Goals

Goal #1:

Protect the quality of life for Lago Vista residents by maintaining a safe, clean, and attractive community while providing sustainable conservation and smarter growth.

Goal #2:

Maximize the effectiveness of City efforts by collaborating with relevant county, regional, state and federal entities, as well as local organizations, including but not limited to the Chamber of Commerce, LVISD, various POAs, CapMetro, and CAMPO.

Goal #3:

Enhance efficiency and effectiveness of the organization through transparency and a quality workplace for employees.

Goal #4:

Enhance the image of Lago Vista as a great place to live and work.



On December 7, the Austin City Council passed new code amendments for the first phase of the “Home Options for Middle-Income Empowerment” Initiative.

On Thursday, December 7, the Austin City Council passed new code amendments for the first phase of the “Home Options for Middle-Income Empowerment” (HOME) Initiative (<https://publicinput.com/LDCupdates>), with a 9-2 supermajority. The approved code amendments are among a series of updates to the City’s Land Development Code (LDC) (<https://www.austintexas.gov/department/city-and-land-development-code>), which governs land use regulations in Austin, intending to provide more housing types and increase housing supply within single-family zoned areas of Austin. These amendments also provide homeowners with additional flexibility and options for their properties by:

- **Allowing up to three units:** Increasing the number of homes allowed on single-family lots to three units, giving homeowners the ability to provide on-site housing options to family members, a caregiver, or earn additional income.
- **Including Tiny Homes:** Making it easier to install a tiny home, an accessible and affordable way to add a small house to a property.
- **Creating Preservation and Sustainability Bonuses:** Incentivize saving existing homes that conserve neighborhood character and help keep materials out of area landfills.
- **Encouraging the Creation of Smaller Homes:** Regulates the size and scale of houses while promoting smaller “starter homes” for homebuyers.

The amendments apply to Austin properties zoned as Single-Family Residence Large Lot (SF-1), Single-Family Residence Standard Lot (SF-2), and Family Residence (SF-3). Homeowners can check the zoning of their property using this interactive Property Profile (<https://maps.austintexas.gov/GIS/PropertyProfile/>) tool. In addition to zoning, other considerations such as site limitations, homeowners’ associations, deed restrictions, and tree regulations may impact a property’s ability to add housing units.

Homeowners are not required to do anything new to their property. They can continue using their property as a single-family home or choose new options and build up to three homes, including tiny homes.

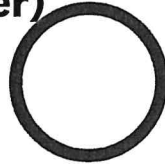
These amendments also eliminated restrictions in the LDC regarding the number of unrelated adults that can live in one home, including single-family homes and apartments. Occupancy limits will continue to be regulated under the City’s Property

Maintenance Code (Chapter 4, Section 404) which has enforceable occupancy limits based on square footage per person to ensure health and safety and prevent overcrowding.

###

Share

(<https://www.addtoany.com/share?url=https%3A%2F%2Fwww.austintexas.gov/news/austin-city-council-passes-home-code-amendments-phase-1&title=Austin%20City%20Council%20Passes%20HOME%20Code%20Amendments%20Phase%201>)
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[City Council Message Board \(https://austincouncilforum.org/\)](https://austincouncilforum.org/)

[Visit Austin \(https://www.austintexas.org/\)](https://www.austintexas.org/)

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[Jobs \(https://www.austincityjobs.org/\)](https://www.austincityjobs.org/)

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AGENDA ITEM

City of Lago Vista

To: Mayor & City Council Council Meeting: February 16, 2017

From: David Harrell, AICP, Director

Subject: RESOLUTION 17-1690: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS AUTHORIZING THE CREATION OF A RESIDENTIAL INCENTIVES PROGRAM TO ADDRESS VACANT SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE CITY.

Request: Business Item **Legal Document:** Resolution **Legal Review:** ☒

EXECUTIVE SUMMARY:

The original incentives concept was brought forward due to a proposal by a local builder. They had assembled some grouped lots for purposes of building within a specified area of the City. At the December Council meeting, it was decided to bring a group of Councilman together with Staff to get their input on how the residential incentives should be constructed by Staff. Based on the input Staff would suggest the following incentives and programs:

- 1) Allowed only in areas that are zoned R-1 on the zoning map.
- 2) Allow 300' of City paid extension of lines versus the standard 150' of City paid extension of lines in the designated areas. Standard 3" sewer lines are \$14 a linear foot & standard 6" water lines are \$33 a linear foot. This would result in a builder savings of \$4,200 (vs \$2,100) for sewer and \$9,900 (vs \$4,950) for water. This would be limited to a maximum of ten (10) lots. This would translate into an additional maximum savings of \$70,500.
- 3) Waive building permit fees as designated in a contract; this would be limited to a maximum ten (10) homes for each builder or company. For a 3,000 square foot home that would translate into a \$730 for builder savings with a maximum savings of \$7,300.
- 4) Waive tap fees as designated by contract; this would be limited a maximum of ten (10) homes for each builder. This would result in a maximum savings of \$30,000.

4) Limit the "Residential Incentives Program" to no less than three (3) or more than five (5) entities or persons proposing development of a minimum of five (5) lots within a fiscal year by contract; with potential penalties for not meeting the contract, listed within the contract.

Creation of this Residential Incentives Program would be allowed throughout the City. The proposed contract would outline the above standards. Also, the City would forgo between \$269,500 (25 lots) - \$539,000 (50 lots) in fees depending on the total number of lots developed if limited to a maximum five (5) entities.

Staff has placed additional items within the Resolution that can be approved by Council, please review this item. I've highlighted the additions in yellow.

Impact if Approved:

The City will have the basic framework in place to begin residential incentives

Impact if Denied:

The City will not have the basic framework in place to begin residential incentives. The program will not be started at this time.

Is Funding Required? ☐ Yes ☒ No **If Yes, Is it Budgeted?** ☐ Yes ☐ No ☒ N/A

Indicate Funding Source:

NA

Suggested Motion/Recommendation/Action

Motion to: **Approve Resolution**

Motion to: **Deny Resolution**

Motion to: **Table Resolution**

Known As:

RESOLUTION 17-1690

CITY OF LAGO VISTA, TEXAS

RESOLUTION 17-1690

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS
AUTHORIZING THE CREATION OF A RESIDENTIAL INCENTIVES PROGRAM TO
ADDRESS VACANT SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE CITY**

WHEREAS, the City has numerous vacant lots zoned for single family use that have been vacant since the inception of the City; and

WHEREAS, these lots do not or only have partial utilities which further hampers development of these lots; and

WHEREAS, the City is attempting to increase the likelihood of development on these lots in order to facilitate growth of tax revenue, economic development, and reduce area blight by the creation of residential incentives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

THAT, the City Council of the City of Lago Vista, Texas, does hereby authorize the creation of a residential incentives program to address vacant single family residential lots within the City as outlined below in a separate contract to be approved by the City:

- 1) Allowed only in areas that are zoned R-1 (Residential Single Family) on the zoning map.
- 2) The City will absorb the cost of an additional maximum one hundred and fifty (150) foot water and sewer line linear extension on top of the current maximum one hundred and fifty (150) foot water and sewer line linear extension, for total maximum cost absorption of three hundred feet (300) of linear extension for a minimum of five (5) lots and a maximum of ten (10) lots per person or entity.
- 3) The City will waive building permit fees and associated fees on a minimum of five (5) lots and a maximum of ten (10) lots per person or entity.
- 4) The City will waive tap fees on a minimum of five (5) lots and a maximum of ten (10) lots per person or entity.
- 5) The City reserves the right to not approve an individual contract if it believes there is a financial or legal risk to the City. Further restrictions may apply and would be placed within the individual contracts.
- 6) The program shall be limited to a minimum of three (3) or a maximum of five (5) persons or entities within a fiscal year (October 1 – September 30), with the City able to administratively reduce this number should the need arise, including but not limited to, financial related concerns.

- 7) The City shall hold a lottery to pick the persons or entities if they number over five (5) or a number where the maximum for that fiscal year has been changed under number 6 of this Resolution. This lottery shall be held in a public meeting format with proper notice in accordance with State law.

AND IT IS SO RESOLVED.

PASSED AND APPROVED this 16th day of February, 2017.

Attest:

Dale Mitchell, Mayor

Sandra Barton, City Secretary

On a motion by Council Member _____, seconded by Council Member _____, the above and foregoing instrument was passed and approved.

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
FEBRUARY 16, 2017**

BE IT REMEMBERED that on the 16th day of February, A.D., 2017, the City Council held a Regular Meeting at 6:30 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE

Dale Mitchell	Mayor	Kenneth Reneau	Interim City Manager
Ron Smith	Council Member	Sandra Barton	City Secretary
Ed Tidwell	Mayor Pro Tem	Barbara Boulware-Wells	City Attorney
Kevin Sullivan	Council Member	David Harrell	Dev. Services Dir.
Stephanie Smith	Council Member	Danny Smith	Police Chief
Suzanne Bland	Council Member	Gary Graham	Interim PW Director
Mark Tippetts	Council Member	Starr Lockwood	Finance Director

Mayor Mitchell called the regular meeting to order and recognized that all Council Members were present. Other Department Heads present: Dave Street. Mike Garner, Minister from Northlake Church provided the Invocation and Mayor Mitchell led the Pledge of Allegiance.

CITIZEN COMMENTS: In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

John Terry Kulisek, 21206B Boggy Ford Rd., asked how and who sets items on the agenda and would like to discuss the housing issue. Kenneth invited him to come in and speak with Staff. Jackie Goodwin, 4501 Nettle Lane, asked what the status was of the Lago Vista Clubhouse structural and electrical repairs and the status of the study from Mr. Walters. Al Schwerman, High Drive, made comments about the City sign and ways it could be used for City information.

PRESENTATIONS

1. Impact of Travis County loss of Grant funding from Chief Smith.

Chief Smith provided an oral overview of the impact on law enforcement agencies now that the newly elected Sheriff's policies electing to refuse to cooperate with Immigration agents or honor detainers on arrestees who are also illegal immigrants. As a result of this, TCSO is no longer eligible for State or Federal grants. These grants helped in previously providing the Travis County Sheriff's Office Victim's Services Unit as a courtesy to smaller LE agencies in Travis County. These services are State mandated.

The LVPD is looking into partnering up with other Police Departments to apply for grants which are an 80% grant requiring a 20% match.

The VSU will cease providing services to the smaller agencies within 2 years.

2. Mayor Mitchell to present the Lago Vista Volunteer of the Year Award for 2016.

Mayor Mitchell presented the 2016 Award to Sylvia Harris with the Lago Vista Area Volunteers. They provide medical equipment to Lago Vista citizens in need in the community. The number to contact the organization is 512-267-1567.

PUBLIC HEARING AND ACTION

3. Conduct a public hearing on the issuance of the City of Lago Vista, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017;

- Open Public Hearing

The Public Hearing was opened at 7:01 p.m. Mayor Mitchell read the Ordinance heading aloud for the record.

Tom Lawrence, City Financial Advisor provided an overview of the proposed financing Ordinance. With approval from Council, Jana will then submit to the AG's office for approval and then would close in about four weeks.

Jana Edwards, Bond Counsel supplied an updated Ordinance to Council that contained the winning bid information.

Starr clarified that it will not be additional tax, it will be reallocating.

- Close Public Hearing

The Public Hearing was closed at 7:31 p.m.

- A. First and Final Reading – Consideration and action with respect to Ordinance No. 17-02-16-01; An “Ordinance Authorizing the Issuance of City of Lago Vista, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017; Authorizing the Levy of an Ad Valorem Tax and the Pledge of Certain Net Revenues in support of the Certificates; approving an Official Statement and a Paying Agent/Registrar Agreement; awarding the Sale of the Certificates; and authorizing other matters related to the Certificates”.

On a motion by Mayor Pro Tem Tidwell, seconded by Councilman Tippetts, the Council voted unanimously to approved Ordinance No. 17-02-16-01 as presented.

ACTION ITEMS (action and/or a vote may be taken on the following agenda items):

4. Discussion and consideration of Resolution No. 17-1688; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the use of City streets for the 26th Annual La Primavera Lago Vista bicycle race to be held March 4 & 5, 2017.

Elaine Hughes, Executive Director of the Lago Vista/Jonestown Chamber of Commerce appeared to ask support for the race and provide an overview of assistance needed and the benefits of having the race in Lago Vista. Elaine stated that Don Hutcheson has provided the event insurance.

On a motion by Councilwoman Bland, seconded by Council Tippetts, the Council voted unanimously to approve Resolution No. 17-1688 as presented.

5. Discussion and consideration of Resolution No. 17-1689; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the City Manager to enter into a contract for services with consultant Michelle Hanna Cummings for professional assistance at the Airport.

David Harrell, Development Services Director, provided a brief overview of the proposed contract to support and expedite items and requirements as presented in the Airport Action Plan and assisting in getting Airport reimbursements. Councilwoman Bland asks that we utilize the existing money in the budget to pay for these fees before extending beyond the budget.

On a motion by Councilman Sullivan, seconded by Councilman Tippetts, the Council voted unanimously to approve Resolution No. 17-1689 using the updated contract that David handed out today.

6. Discussion and consideration of Resolution No. 17-1690; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the creation of a Residential Incentives Program to address vacant single family residential lots within the City.

Kenneth Reneau, Interim City Manager asked that Gary Graham, Interim Public Works Director address the backlog for service connections and line extensions. Kenneth's recommendation is that the Council take no action on this item at this time.

Keith Billington, with Silverton Custom Homes, appeared and made comments in support of the proposed incentives.

On a motion by Councilman Sullivan, seconded by Councilman Tippetts, the Council voted unanimously to table Resolution No. 17-1690.

7. Discussion and consideration of Resolution No. 17-1691; A Resolution by the City Council of the City of Lago Vista, Texas cancelling the regular City Council meeting scheduled for March 16, 2017.

Barbara Boulware-Wells, City Attorney, explained that Spring Break falls in the same week as the regular City Council meeting and there has been a request for Council to consider cancelling the Council meeting. The Council discussed and Barbara addressed questions.

On a motion by Mayor Mitchell, seconded by Councilman Tippetts, the Council voted unanimously to approve Resolution No. 17-1691 as presented.

8. Discussion and consideration of Resolution No. 17-1692; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the Interim City Manager to approve the construction contractor for Section 3A-1B1 Onsite Residential Development of lots in the Tessera On Lake Travis.

Barbara Boulware-Wells, City Attorney, provided an overview of the proposed Resolution and addressed questions from Council. Gary Graham, Interim Public Works Director also provided some information regarding construction, engineering and addressed questions.

On a motion by Councilwoman Bland, seconded by Councilwoman Smith, the Council voted unanimously to approve Resolution No. 17-1692 with the new conditions on the Resolution that was handed out at the Council meeting.

CONSENT AGENDA

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

9. Approval of the following minutes:

January 5, 2017 Special Called meeting;
January 12, 2017 Special Called meeting and
January 19, 2017 Regular Council meeting
January 21, 2017 Council retreat

The City Secretary did receive a message from Councilwoman Bland to correct a typo and this was correction was addressed.

On a motion by Councilwoman Bland, seconded by Councilman Sullivan, the Council voted unanimously to approve all the minutes mentioned above.

WORK SESSION

10. Update on Legislative Session

Barbara Boulware-Wells, City Attorney provided handouts to the Council and an oral overview of updated bills related to City business and addressed questions from Council.

11. Departmental Reports

- A. Development Services – Councilman Smith asked questions of activity reported on the Code Enforcement Reports regarding vacant lots.
- B. Financials
- C. Golf Course
- D. Library Report
- E. Municipal Court Report
- F. Police Department – Councilman Smith mentioned that he noticed there were higher number of police calls than normal.
- G. Public Works Reports

12. Reports/Minutes from City Boards, Committees and Commissions

Councilwoman Smith asked Mayor Pro Tem for an update from the Veteran's Memorial Advisory Committee regarding the design and he stated that he could not at this time.

Gary Graham, City Engineer stated that he has been designated as the liaison for the project and he hopes to bring a revised design to Council soon.

- a. August 15, 2016 Board of Adjustment minutes
- b. October 27, 2016 Planning and Zoning Commission minutes
- c. November 10, 2016 Planning and Zoning Commission minutes
- d. November 21, 2016 Planning and Zoning Commission minutes

- e. December 12, 2016 Veteran's Memorial Advisory Committee minutes
- f. January 9, 2017 Veteran's Memorial Advisory Committee minutes
- g. January 12, 2017 KLVB Bullet Report
- h. February 8, 2017 KLVB Bullet Report

FUTURE MEETINGS

13. Consider schedule and items for future Council meetings.
 Councilman Smith requested: update from Veteran's Advisory Committee; dark skies; forming a Committee.
 March 2 meeting – overview of annexation
 Councilman Sullivan requested: Camille & Dawn intersection; possible joint meeting with Planning & Zoning regarding annexation
 Councilwoman Bland requested an update on Lago Fest – April 6; update from Parks & Recreation Committee.
 Budget Calendar – March 2

EXECUTIVE SESSION

14. At 9:47 p.m., the Council convened into Executive Session pursuant to Sections 551.071 (Advice of Counsel), 551.072 (Real Property), 551.074 (Personnel), Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:
- A. Consultation with Legal Counsel concerning process and options for obtaining replacement for City Manager and Public Works Director.
 - B. Consultation with Legal Counsel concerning upcoming Legislative Session and possible items for consideration by Legislature.
 - C. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, Brian Atlas v. City of Lago Vista, Travis County 200th District Court.
 - D. Consultation with legal counsel regarding claims or possible claims or contractual claims or possible claims or charges, and possible issues and questions.
 - E. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.

ACTION ITEMS (action and/or a vote may be taken on the following agenda items):

15. At 11:11 p.m., the Council reconvened from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:
- A. Consultation with Legal Counsel concerning process and options for obtaining replacement for City Manager and Public Works Director.

On a motion by Councilwoman Bland, seconded by Councilman Sullivan, the Council voted unanimously to allow the Interim City Manager to sign a contract with Chris Hartung to seek a Public Works Director.

- B. Consultation with Legal Counsel concerning upcoming Legislative Session and possible items for consideration by Legislature.

No action

- C. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, Brian Atlas v. City of Lago Vista, Travis County 200th District Court.

No action

- D. Consultation with legal counsel regarding claims or possible claims or contractual claims or possible claims or charges, and possible issues and questions.

No action

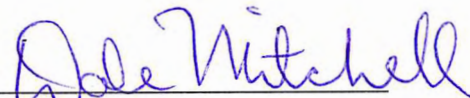
- E. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.

No action

ADJOURNMENT

Mayor Dale Mitchell adjourned the meeting at 11:14 p.m.

Respectfully submitted,


Dale Mitchell, Mayor

ATTEST:


Sandra Barton, City Secretary



On a motion by Council Member Kevin Sullivan, seconded by Mayor Pro Tem Ed Tidwell, the above and foregoing instrument was passed and approved this 20th day of April, 2017



AGENDA ITEM

City of Lago Vista

To: Mayor and City Council

Council Meeting: April 20, 2017

From: David Harrell, AICP, Director

Subject: Resolution No. 17-1697; A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS AUTHORIZING THE CREATION OF A PILOT RESIDENTIAL INCENTIVES PROGRAM TO ADDRESS VACANT SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE CITY.

Request: Business Item

Legal Document: Resolution

Legal Review: ☒

EXECUTIVE SUMMARY:

This item was initially presented to the City Council in a workshop format at the April 6, 2017 meeting. This Resolution will authorize the staff to move forward with a Pilot Residential Incentives Program ("Program") for a two year duration that will be undertaken in two phases. Staff has identified a particular area of the City, Lots 34035-34049 and Lots 34054-34076 within Highland Lakes Estates to undertake this Program during the first year. The second year will require FY17-18 budget approval and will be undertaken at a different location.

Phase 1 will be to expand water and wastewater lines along Owens Street, Owens Cove, and Orwell Cove; this will be within the budget, estimated at \$97,000. Phase 2 will be to repave and place ribbon curbs on Owens Street, Owens Cove and Orwell Cove with funding being advanced by the City. These funds will be up to 90% reimbursed over a period of time (3-5 years) by the property owners through an street assessment on the lots in accordance with Subchapter C, Chapter 313, Texas Transportation Code. Such street assessment will require subsequent public hearings and Council approval of an ordinance.

Assumed calculated benefit to City:

Estimate - \$250,000 hours x 0.65 cents/100 = \$1,625/yr

\$1,625 x 38 homes = \$61,750/yr

Estimate - 7,000 (average) gallons water consumption/month = \$1,860/yr/water/wastewater bill.

\$1,860 x 38 houses = \$70,680/yr

Actual - \$5,115.00 impact fee x 38 houses = \$190,000/total one time.

The City funded project cannot begin until the backlog of taps is 10 days or less.

Impact if Approved:

The Pilot Residential Incentives Program can start and the targeted area and potential future areas may develop at an increased pace which will, in turn, provide new infrastructure and increase tax revenues.

Impact if Denied:

There will be no Pilot Residential Incentives Program and the targeted area and potential future areas may remain in their present condition for a longer period of time and will not provide improved infrastructure or an increase in tax revenues.

Is Funding Required? ☒ Yes ☐ No If Yes, Is it Budgeted? ☐ Yes ☒ No ☐ N/A

Indicate Funding Source:

Next fiscal year's budget and potentially other areas such as CIP or bonds.

Suggested Motion/Recommendation/Action

Motion to

Motion to

Motion to

Known as:

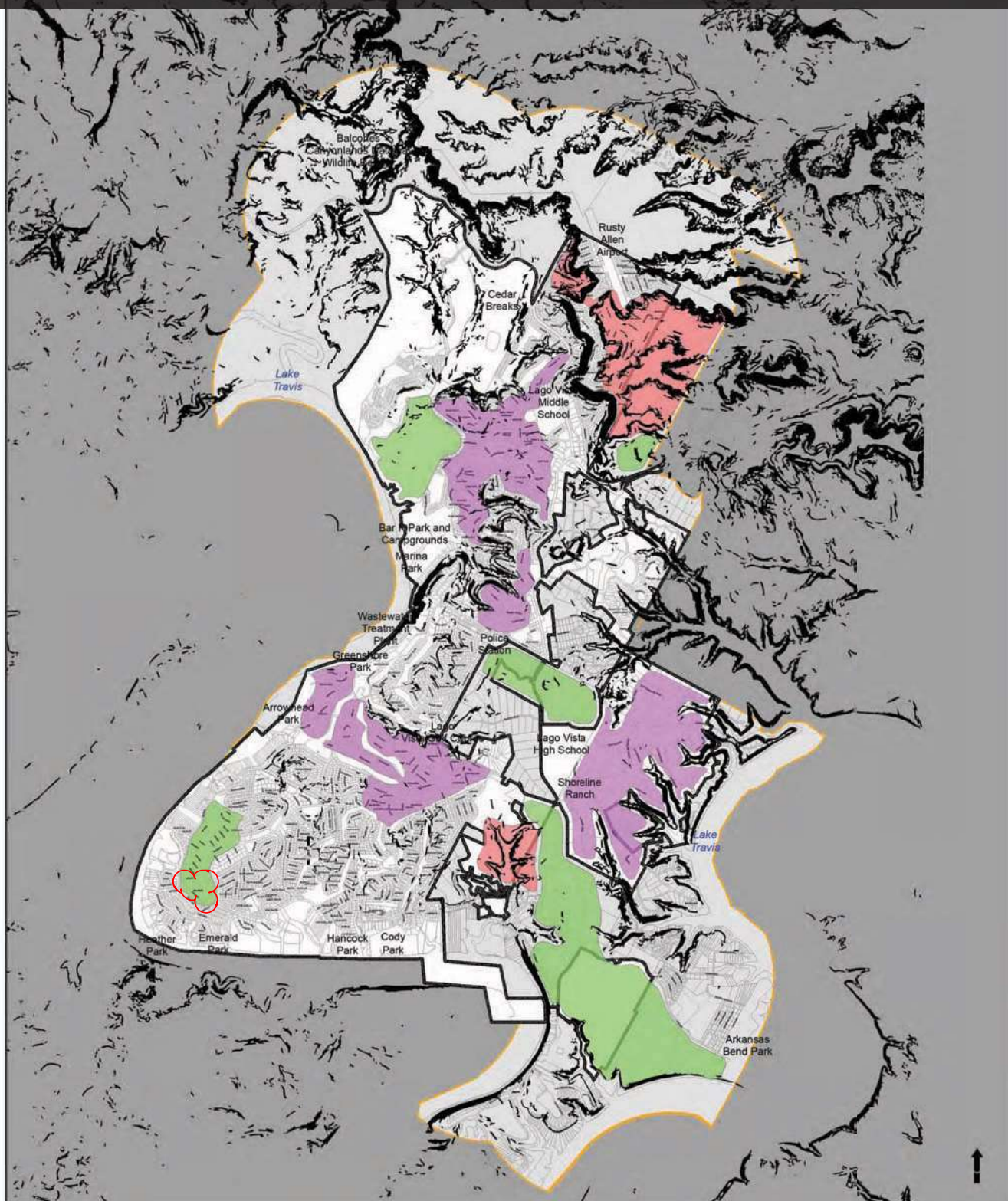
Resolution No. 17-1697; A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS AUTHORIZING THE CREATION OF A PILOT RESIDENTIAL INCENTIVES PROGRAM TO ADDRESS VACANT SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE CITY.

Agenda Item Approved by City Manager

Lastly, the areas shaded in green are currently undeveloped areas that should be a focus for future development by giving priority for infrastructure extension. These areas have little to no infrastructure, but were selected due to favorable topography, roadway access, and lake access/view. These areas have great potential to serve many uses. The City should take the lead in planning for these areas by budgeting for future infrastructure installation, coordinating with property owners, and targeting desirable users. Desirable uses for these areas may include a sports complex, a conference hotel or civic center overlooking the lake, national retailers, and City parks/lake access. Development in these areas will be supported by the City's water and wastewater impact fee program; however, the City may wish to consider adopting roadway impact fees as well.



Figure 12. Infrastructure Extension Priorities

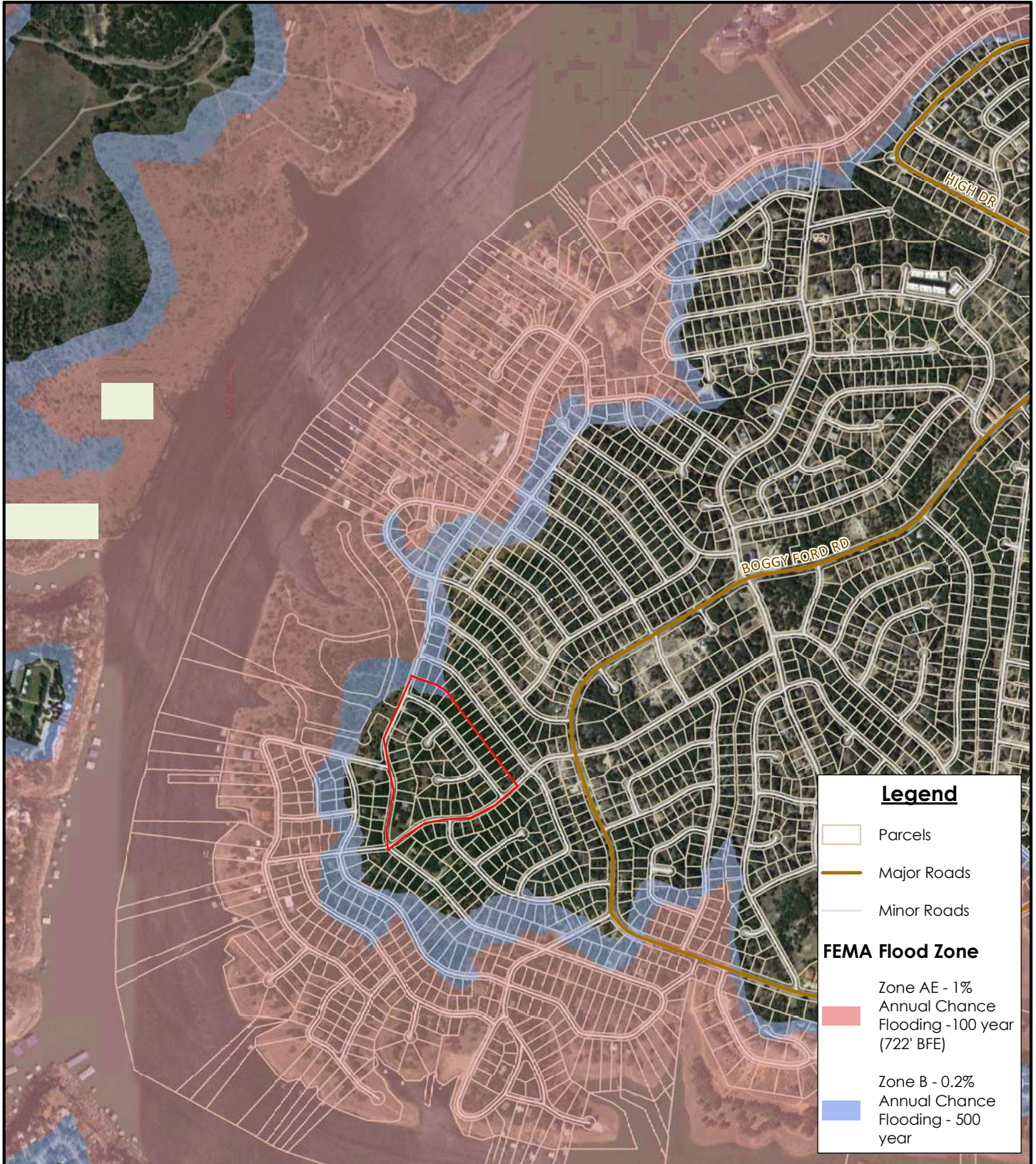


- Infrastructure Extension Priorities
- Infrastructure Extension not Recommended
- Existing Infrastructure Infill Areas
- 25% slope or greater



City of Lago Vista

Sub-area in Red



CITY OF LAGO VISTA, TEXAS

RESOLUTION NO. 17-1697

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS AUTHORIZING THE CREATION OF A PILOT RESIDENTIAL INCENTIVES PROGRAM TO ADDRESS VACANT SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE CITY.

WHEREAS, the City has numerous vacant lots zoned for single family use that have been vacant since the inception of the City; and

WHEREAS, these lots do not or only partially have utilities and degrading streets which further hampers development of these lots; and

WHEREAS, the City is attempting to increase the likelihood of development to facilitate growth of tax revenue and economic development by the creation of a Pilot Residential Incentives Program (“Program”); and

WHEREAS, in directing this Program infrastructure extension priority areas, as designated in Figure 12 of the City’s 2030 Comprehensive Plan shall be targeted; and

WHEREAS, due to the experimental nature and limited funding for infrastructure it is necessary to limit the Program to certain areas and lots.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

THAT, the City Council of the City of Lago Vista, Texas, does hereby authorize the creation of a Pilot Residential Incentives Program (“Program”) as outlined generally below:

- 1) The Program will initially be for two (2) years.
- 2) The City’s 2030 Comprehensive Plan has indicated that Lots 34035 – 34049 & Lots 34054 – 34076 of Section 34, Highland Lakes Estates Plat are in one of the infrastructure extension priority areas and therefore shall be designated as the experimental location.
- 3) The City shall fund the extension of water and wastewater services on Owens St., Owens Cv., & Orwell Cv. in the first (1st) phase.
- 4) Repaving and placement of ribbon curbs along Owens St., Owens Cv., & Orwell Cv. shall be part of the second (2nd) phase which is a street assessment pursuant to Subchapter C of Chapter 313, Texas Transportation Code.

- 5) The street assessment will require public hearings and passage of an ordinance but potentially will result in the reimburse to the City of approximately 90% of the City's expenditures.
- 6) Second year of the Program, only if budgeted & approved by City Council, will result in those same types of improvements being undertaken in a different location.
- 7) Utility extensions/taps under this Program cannot commence until present backlog of taps is reduced to ten days or less.

AND IT IS SO RESOLVED.

PASSED AND APPROVED this 20th day of April, 2017.

Attest:

Dale Mitchell, Mayor

Sandra Barton, City Secretary

On a motion by Council Member _____, seconded by Council Member _____, the above and foregoing instrument was passed and approved.

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
APRIL 20, 2017**

BE IT REMEMBERED that on the 20th day of April, A.D., 2017, the City Council held a Regular Meeting at 6:30 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE

Dale Mitchell	Mayor	Kenneth Reneau	Interim City Manager
Ron Smith	Council Member	Sandra Barton	City Secretary
Ed Tidwell	Mayor Pro Tem	Barbara Boulware-Wells	City Attorney
Kevin Sullivan	Council Member	David Harrell	Dev. Services Dir.
Stephanie Smith	Council Member	Danny Smith	Police Chief
Suzanne Bland	Council Member	Gary Graham	Interim PW Director
Mark Tippetts	Council Member	Starr Lockwood	Finance Director
	(Via Skype)		

Mayor Mitchell called the regular meeting to order and recognized that all Council Members were present. Other Department Heads present: Dave Street and Meredith Kuntzsch. Rev. Ken Lowry, Living Waters Church provided the Invocation and Mayor Mitchell led the Pledge of Allegiance.

CITIZEN COMMENTS: In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

Rev. Ken Lowry invited everyone to the March for Jesus on Saturday April 22 at 10:00 a.m. Michael Panter , 20722 Camel Back St., asked the Council to consider a golf course assessment fee.

Laura Rarity, 5901 Lakeshore Dr., voiced her concerns regarding the odor problem on Lakeshore Drive at the Turner pump station.

PRESENTATIONS

2. Presentation by Communications and Marketing Supervisor regarding update on 2017 Lago Fest activities.

Meredith Kuntzsch gave an oral update of progress made in preparation for the 2017 Lago Fest taking place on May 27, 2017 beginning at 1:00 p.m. to 9:00 p.m. She also provided and overview of planned activities, sponsors and vendors and addressed questions from Council.

4. Discussion, review and action on awarding a bid on Veterans Memorial Park.

Marley Porter appeared and provided to Gary Graham, three signed construction documents for the project.

He addressed questions from Council regarding the project design and costs.

Richard Bohn, Chairperson of the Veteran's Memorial Advisory Committee also addressed questions from Council.

President of the Lions Club spoke about the club's proposed donation for a monument but is not sure where their donation stands at this time because of the design change but is not trying to hold up the project in any way.

On a motion by Councilwoman Bland, seconded by Mayor Pro Tem Tidwell, the Council voted unanimously to direct the City Manager to award the bid on the Veteran's Memorial Park in the amount of \$46,992.

1. Presentation by Carl Dieckmann on proposed trails project.

Sheryl Speckmann, Chair of the Parks and Recreation Advisory Committee provided some background information of the proposed project. Carl Dieckmann appeared and provided a power point presentation and an overview of the proposed trail project and to request the City's help and support for the project. He is requesting a portion of land in the Cedar Break effluent area owned by the City and wants a letter of commitment from the City.

Barbara Boulware-Wells addressed questions and concerns from Council.

No action taken. This item will be placed on a future agenda for action.

7. Discussion and consideration of Resolution No. 16-1696; A Resolution by the City Council of the City of Lago Vista, Texas to approve an update to the Library Long Range Plan.

Jan Steele, Librarian appeared and provided a brief overview of the proposed plan and Library accomplishments and recommends approval.

Sheryl Speckmann also provided a brief oral overview of the proposed plan.

On a motion by Councilman Sullivan, seconded by Councilwoman Bland, the Council voted unanimously to adopt Resolution No. 16-1696 as presented.

PUBLIC HEARING AND ACTION

3. Conduct a public hearing on an Ordinance of the City Council of the City of Lago Vista, Texas, amending Ordinance 16-05-05-02, 2030 Lago Vista Comprehensive Plan in order to reduce residential density standards; providing a savings clause; providing a severability clause; and, provide an effective date.

- Staff Presentation-

David Harrell provided a brief outline of the proposed amendment. He advised Council that the Planning and Zoning Commission recommended approval at their March 30, 2017 meeting and addressed questions from Council.

- Open Public Hearing-

The Public Hearing was opened at 8:58 p.m. Stephen Curik asked for clarification about the proposed amendment. No further comments from citizens.

- Close Public Hearing-

The Public Hearing was closed at 9:03 p.m.

- Council Discussion-

No further discussion by Council.

- Consideration and action regarding Ordinance No. 17-04-20-01; an Ordinance of the City Council of the City of Lago Vista, Texas, amending Ordinance 16-05-05-02, 2030 Lago Vista Comprehensive Plan in order to reduce residential density standards; providing a savings clause; providing a severability clause; and, provide an effective date.

On a motion by Councilman Smith, seconded by Councilman Sullivan, the Council voted unanimously to approve Ordinance No. 17-04-20-01 as presented.

ACTION ITEMS (action and/or a vote may be taken on the following agenda items):

5. Discussion, review and action concerning a proposal by Alan Plummer & Associates to perform the engineering services needed to bring the Hollows water quality facilities into conformance with the Highland Lakes Watershed Ordinance as administered by LCRA and as required by the June, 2013 Centex Settlement Agreement.

Gary Graham, Public Works Directors, provided a brief overview of the needed services and addressed questions from Council. There are \$192,000 in funds available as a part of the settlement agreement. \$100,000 of additional funds were approved as part of the 2017 Certificates of Obligation sole by the City for this purpose.

On a motion by Councilman Sullivan, seconded by Councilman Smith, the Council voted unanimously to instruct the City Manager to execute the contract for the engineering services as proposed.

6. Discussion, review and action concerning new costs for water and wastewater line extension work performed by or for the City.

Gary Graham, Public Works Director gave a brief overview of the proposed updated schedule of costs and addressed questions from Council.

On a motion by Councilman Sullivan, seconded by Mayor Mitchell, the Council voted unanimously to direct City Staff to bring back an ordinance documenting this new rate structures.

CONSENT AGENDA

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

8. Approval of the following minutes:

January 26, 2017 Special Called meeting;

February 2, 2017 Special Called meeting;

Councilman Sullivan had questions and requesting these minutes be removed from the consent agenda and be reviewed by the City Secretary.

February 9, 2017 Special Called meeting;

February 16, 2017 Regular meeting and

March 2, 2017 Special Called meeting

10. Approval of Resolution No. 17-1698; A Resolution by the City Council of the City of Lago Vista, Texas approving the Parks and Recreation Master Plan.
11. Approval of appointment of Police Chief to act as City Manager in absence of City Manager.

On a motion by Councilman Sullivan, seconded by Mayor Pro Tem Tidwell, the Council voted unanimously, with the exception of Councilwoman Bland, to approve the minutes from January 26, February 9, February 16, March 2 and items 10 and 11 on the consent agenda.

9. Approval of Resolution No. 17-1697; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the creation of a Pilot Residential Incentives Program to address vacant single family residential Lots within the City.

Councilwoman Bland was not present for this agenda item.

David Harrell, Development Services Director gave a brief overview of the proposed Resolution and the pilot program and addressed questions from Council.

Gary Graham addressed a question regarding a backlog of taps and service connections.

Keith Billington, made comments in favor of this pilot program.

On a motion by Councilwoman Smith, seconded by Councilman Sullivan, the Council voted five ayes (Tidwell, Sullivan, R. Smith, Mitchell and S. Smith) to one nay (Tidwell) to adopt Resolution No. 17-1697 as presented.

12. Approval of a contract with Aramark Uniform Service to provide uniforms for City Staff.

Gary Graham, gave a brief overview of the proposed contract and recommends approval.

He also addressed concerns from Councilwoman Smith.

On a motion by Mayor Pro Tem Tidwell, seconded by Councilwoman Bland, the Council voted unanimously to approve the contract with Aramark Uniform Service to provide uniforms for City Staff to include the Allied merchandise and services.

WORK SESSION

13. Departmental Reports

- A. Development Services – Mayor Pro Tem Tidwell requested an update on code enforcement in the Coyote Trail area.
- B. Golf Course – Councilman Sullivan had questions regarding adding to a future agenda on May 4 and would like the legal size snapshot added to the report.
- C. Library Report
- D. Municipal Court Report
- E. Police Department

14. Reports/Minutes from City Boards, Committees and Commissions

- a. January 26, 2017 DRAFT Planning and Zoning Commission minutes

- b. February 1, 2017 Airport Advisory Board minutes
- c. February 8, 2017 Parks and Recreation Advisory Committee minutes
- d. February 23, 2017 DRAFT Planning and Zoning Commission minutes
- e. February 28, 2017 Veteran's Memorial Advisory Committee minutes
- f. March 8, 2017 DRAFT Parks and Recreation Advisory Committee minutes
- g. March 13, 2017 Veteran's Memorial Advisory Committee minutes
- h. March 16, 2017 DRAFT Planning and Zoning Commission minutes

FUTURE MEETINGS

15. Consider schedule and items for future Council meetings.

Councilman Sullivan requested an agenda item regarding the Turner Lift Station, forming an Economic Development Committee.

Councilwoman Bland requested an action item on the trail conservancy and golf course funding.

Mayor Mitchell would like to recognize those who participated in the Trash Off.

EXECUTIVE SESSION

16. At 10:13 p.m., the Council convened into Executive Session pursuant to Sections 551.071 (Advice of Counsel), 551.072 (Real Property), 551.074 (Personnel), Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:

- A. Consultation with Legal Counsel concerning process and options for obtaining replacement for City Manager and Public Works Director.
- B. Consultation with Legal Counsel concerning upcoming Legislative Session and possible items for consideration by Legislature.
- C. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Brian Atlas v. City of Lago Vista*, Travis County 200th District Court.
- D. Pending litigation pertaining to Cause No. D-1-GN-17-000994, *Lawrence Levy v. Dale Mitchell, Mayor of the City of Lago Vista*, Travis County 201st Judicial District Court.
- E. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.

ACTION ITEMS (action and/or a vote may be taken on the following agenda items):

17. At 11:12 p.m., the Council reconvened from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:

- A. Consultation with Legal Counsel concerning process and options for obtaining replacement for City Manager and Public Works Director.

On a motion by Councilwoman Bland, seconded by Councilman Sullivan, the Council voted unanimously to direct the acting City Manager to move forward with the Firm that was spoken about in finding a replacement for the Public Works Director.

- B. Consultation with Legal Counsel concerning upcoming Legislative Session and possible items for consideration by Legislature.

No action taken.

- C. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Brian Atlas v. City of Lago Vista*, Travis County 200th District Court.

No action taken.

- D. Pending litigation pertaining to Cause No. D-1-GN-17-000994, *Lawrence Levy v. Dale Mitchell, Mayor of the City of Lago Vista*, Travis County 201st Judicial District Court.

No action taken.

- E. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.

No action taken.

ADJOURNMENT

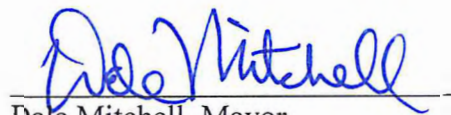
Mayor Dale Mitchell adjourned the meeting at 11:14 p.m.

ATTEST:


Sandra Barton, City Secretary



Respectfully submitted,


Dale Mitchell, Mayor

On a motion by Councilman Sullivan, seconded by Mayor Pro Tem Tidwell, the above and foregoing instrument was passed and approved this 18th day of May, 2017

Utility Estimates, Extensions & Rebates

Overview of Topics

- Brief Intro to Estimates, Extensions, & Rebates
- Current workflow process per utility estimate
- Workflow process per rebate agreement
- Current challenges and issues
- Proposed changes (just ideas)

Brief Intro to Estimates, Extensions & Rebates

- **Utility Estimates** — Property Owners, builders, or prospective buyers submit an application to determine where water & sewer lines are located in relation to their residential lot and how much it costs to connect to the City system. It lists out extension costs (if any), admin fees, tap fees, impact fees, rebate amounts and roadway impact fees.
- **Utility Extensions** — The process of physically extending water & sewer lines to a specific property.
- **Rebate Agreement** — An agreement between the funding entity and the City authorizing funding entity to collect rebate fees from undeveloped lots that wish to connect to Funding Entity's extension. Rebate fees are determined based on each lot's ROW frontage

Current Workflow Process per Utility Estimate & Extension

- Application submission & payment
- Generation of estimate
- Field personnel investigation
- Revision of estimate if needed
- Director of PW speaks with customer explaining the estimate and process
- Take payment and process

Current Workflow Process per Utility Estimate & Extension

- If applicant pays City for entire extension:
 - Coordinating & scheduling with contractor
 - Pre-con meeting
 - Inspection time
- If applicant selects outside contractor
 - Director of PW and Utility Superintendent Vetting of contractor
 - Contractor registration with Dev. Services (if not already)
 - Pre-con meeting
 - Inspection time
- Process close out documents

Current Workflow Process per Utility Estimate & Extension

- Total staff time to produce a single estimate → Avg 6 – 9 hrs.
 - At an average of 6 estimates per week → 36 – 54 hrs.
- Total staff time for a single estimate & extension → 15 – 22 hrs.

Workflow to Produce a Rebate Agreement

- Speak to customer about process
 - Often times at the Director level
- Research and produce Rebate Agreement
- Director review
- Send to customer
- Customer then either mails, or drops off two executed copies
- City Secretary reviews and processes documents
- Total staff time to produce a rebate agreement → 5 – 7 hrs.

Current Challenges and Issues

- Workflow process outlined earlier and the volume of estimate applications
 - Streamlining the process by reducing the number of City personnel involved.
- Estimates being valid for 6 months creates issues for customers on the same street
- No control of when or where these extensions take place
 - Makes developing an efficient & cost effective paving program difficult
- Essentially building critical infrastructure on the “fly” with very minimal engineering behind it.

Current Challenges and Issues

- Administering rebates
 - They are good for 10 years
 - Currently have over 40 known ones on file
 - Add in the human element and sometimes lots get missed
 - This requires PW to have an expense item in the budget for reimbursement
 - City personnel physically take the check, scan it, then mail it to the address on the Rebate Agreement
 - If they moved within the 10 yrs., they won't receive the check and require City personnel to research their new address.

Proposed Changes (Just Ideas)

- Providing general scopes of work instead of estimates
 - General scope will be:
 - Length, size and type of pipe
 - Number of hydrants
 - Number of valves
 - Air release valves & suck-out points
 - Maps of line extensions
 - Allows customer to shop around the vetted contractors for best pricing

Proposed Changes (Just Ideas)

- Discontinue the current utility line extension process altogether.
 - City crews will no longer perform extensions
 - Only service taps will be installed by City crews or contractors
 - City crews will no longer have to coordinate and schedule extensions with contractors
 - Reduces administrative burden
 - Frees up valuable time to focus on actual maintenance.

Proposed Changes (Just Ideas)

For customers wishing to install a water or sewer line extension to their property, the process would be as follows:

- Take general scope of work provided by City to an engineer
- Engineer designs water and sewer line extensions and produces an EOPC as per City Standards & Specs (already required by City Ordinance)
 - City Engineer reviews and approves the plans
- City uploads approved plans and EOPC to MPN
- Applicant posts a bond @ 125% of EOPC and pays all applicable fees (impact and tap fees)
 - Already required by Ordinance
- Applicant is then permitted to proceed with the vetted contractor of their choice
- The general process will
 - Reduce the amount of staff time
 - Provide the City with Engineering plans for extensions
 - Allow customers to shop the free market and hopefully create competition.
 - Will also allow customers to operate at their speed instead of waiting on the City.

Proposed Changes (Just Ideas)

- Eliminate Rebate Agreements altogether
 - Existing ones will be honored
 - Currently have over 40 on the books, with more in the works
 - Frees up valuable staff time
 - Frees up budget money
 - Downside is that extensions funded by property owner essentially become a sunk cost.

Proposed Changes (Just Ideas)

- Annually budget for water and sewer line extensions
 - Designed by engineer and competitively bid each year
 - Allows for greater control of quality and sizing of the lines being installed
 - Will allow staff to plan infrastructure projects more efficiently and effectively

QUESTIONS?



Capital Improvement Project (CIP) Program & Debt Capacity



Four Questions

- Is increasing the amount transferred from the Utility Fund Reserve Account to General Fund plausible and fiscally responsible?
- When should the next Certificate of Obligation (CO) Bonds be issued for Water and Sewer?
- When should the next General Obligation (GO) Bonds be initiated to cover other obligations?
- If no GO Bonds are to be issued, what can be done in the interim to ensure that all costs are covered (Operations and Maintenance (O & M), bond payments)?



CITY OF LAGO VISTA MONTHLY FINANCIAL REPORT - DECEMBER 2023

Security Bank:

General Account	\$ 4,525,190.15
Utility Account	\$ 526,180.98
Payroll Account	\$ 4,488.44
Accounts Payable Account	\$ 14,133.73

Logic Investments:

Debt Service	\$ 539,395.21
Debt Service Interest	\$ 86,608.47
Utility Reserve Account	\$ 15,433,311.45
Utility Reserve Account Interest	\$ 935,575.93
Impact Fees	\$ 3,709,789.28
Park Fund	\$ 624,900.00
Bed Tax	\$ 925,823.61
Customer Deposits	\$ 322,760.00
Impact Fees Interest	\$ 363,215.37
Park Fund Interest	\$ 71,142.67
Bed Tax Interest	\$ 74,530.18
Customer Deposits Interest	\$ 42,887.11
Austin Boulevard Paving	\$ 26,049.92
Austin Boulevard Paving Interest	\$ 3,953.23
WasteWater Impact Fees	\$ 4,360,928.79
WasteWater Impact Fees Interest	\$ 377,631.57
2017 CO Receiving Acct	\$ 526,653.71
2017 CO Receiving Acct Interest	\$ 369,847.23
2018 LCRA Reuse Water Grant Proje	\$ 6,446.87
2018 LCRA Reuse Water Grant Proje	\$ 1,932.12
Town Center Development	\$ 959,575.00
Town Center Development Interest	\$ 82,435.95
General Fund Reserve Account	\$ 2,402,175.59
General Fund Reserve Account Inter	\$ 177,457.89
Real Estate	\$ 1,005,892.43
Real Estate Interest	\$ 60,553.70
LV Sunset Park	\$ 252,202.63
LV Sunset Park Interest	\$ 24,122.83
ARPA Grant	\$ 1,350,051.48
ARPA Grant Interest	\$ 123,871.82
WTP Expansion	\$ 740,315.38
WTP Expansion Interest	\$ 56,371.14
Waterline: Bar-K to Bronco	\$ 253,908.54
Waterline: Bar-K to Bronco Interest	\$ 57,585.65
Street/Roadway Impact Fees	\$ 626,481.96
Street/Roadway Impact Fees Interest	\$ 11,127.09
TOTAL	\$ 42,057,505.10

Utility Fund Reserve Account	15,433,311.45
Utility Fund Reserve Account Interest	935,575.93
Total	16,368,887.38

	<u>Budgeted</u>	<u>Actual</u> <u>Collected</u>	<u>Percent</u> <u>Collected</u>
2023-24 Taxes	\$ 9,636,659	\$ 5,192,928	53.89%
Delinquent Taxes	\$ -	\$ (27,301)	-0.28%
Total	\$ 9,636,659	\$ 5,165,626	53.60%

Revenues for Fiscal Year without Transfers:

General Fund	\$ 5,251,261.50
Utility Fund	\$ 2,752,278.15
Golf Course Fund	\$ 134,065.24
Aviation Fund	\$ 98,038.00
Hotel Fund	\$ 83,580.53
	<u>\$ 8,319,223.42</u>

Expenditures for Fiscal Year without transfers:

General Fund	\$ 5,130,824.01
Utility Fund	\$ 2,643,095.91
Golf Course Fund	\$ 467,368.76
Aviation Fund	\$ 63,204.01
Hotel Fund	\$ 83,509.20
	<u>\$ 8,388,001.89</u>



DEBT INFORMATION

TABLE 5 – TAX SUPPORTED DEBT SERVICE REQUIREMENTS

Fiscal Year Ended 9/30	Outstanding Debt Service Requirements ⁽¹⁾			The Certificates			Total Debt Service Requirements	% of Principal Retired	Fiscal Year Ended 9/30
	Principal	Interest	Total	Principal	Interest	Total			
2024	\$ 1,639,000	\$ 1,037,372	\$ 2,676,372	\$ -	\$ -	\$ -	\$ 2,676,372		2024
2025	1,699,000	974,008	2,673,008	100,000	1,720,763	1,820,763	4,493,771		2025
2026	1,764,000	907,531	2,671,531	520,000	1,143,750	1,663,750	4,335,281		2026
2027	1,839,000	837,680	2,676,680	545,000	1,117,125	1,662,125	4,338,805		2027
2028	1,824,000	767,433	2,591,433	575,000	1,089,125	1,664,125	4,255,558	20.52%	2028
2029	1,900,000	697,195	2,597,195	600,000	1,059,750	1,659,750	4,256,945		2029
2030	1,975,000	623,773	2,598,773	635,000	1,028,875	1,663,875	4,262,648		2030
2031	2,050,000	547,271	2,597,271	665,000	996,375	1,661,375	4,258,646		2031
2032	2,135,000	466,880	2,601,880	700,000	962,250	1,662,250	4,264,130		2032
2033	2,210,000	382,668	2,592,668	735,000	926,375	1,661,375	4,254,043	47.09%	2033
2034	2,305,000	295,139	2,600,139	775,000	888,625	1,663,625	4,263,764		2034
2035	2,390,000	201,572	2,591,572	815,000	848,875	1,663,875	4,255,447		2035
2036	625,000	141,162	766,162	855,000	807,125	1,662,125	2,428,287		2036
2037	645,000	117,721	762,721	900,000	763,250	1,663,250	2,425,971		2037
2038	230,000	101,500	331,500	945,000	717,125	1,662,125	1,993,625	67.56%	2038
2039	240,000	92,688	332,688	995,000	668,625	1,663,625	1,996,313		2039
2040	250,000	83,500	333,500	1,045,000	617,625	1,662,625	1,996,125		2040
2041	255,000	74,031	329,031	1,100,000	564,000	1,664,000	1,993,031		2041
2042	265,000	64,281	329,281	1,150,000	513,500	1,663,500	1,992,781		2042
2043	275,000	54,156	329,156	1,200,000	460,500	1,660,500	1,989,656	80.79%	2043
2044	290,000	43,200	333,200	1,265,000	398,875	1,663,875	1,997,075		2044
2045	300,000	31,400	331,400	1,325,000	334,125	1,659,125	1,990,525		2045
2046	310,000	19,200	329,200	1,395,000	266,125	1,661,125	1,990,325		2046
2047	325,000	6,500	331,500	1,465,000	194,625	1,659,625	1,991,125		2047
2048	-	-	-	1,540,000	119,500	1,659,500	1,659,500	96.84%	2048
2049	-	-	-	1,620,000	40,500	1,660,500	1,660,500	100.00%	2049
	\$ 27,740,000	\$ 8,567,861	\$ 36,307,861	\$ 23,465,000	\$ 18,247,388	\$ 41,712,388	\$ 78,020,248		

⁽¹⁾ Excludes the Certificates.



TRAVIS CENTRAL APPRAISAL DISTRICT

49

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

CITY OF LAGO VISTA
THE HONORABLE ED TIDWELL
PO BOX 4727
LAGO VISTA, TX 78645

April 21, 2023

The appraisal district has substantially completed the 2023 valuation of properties in your jurisdiction. We have not yet received or processed any protests. Per Section 26.01(e) of the Texas Property Tax Code, I am supplying you with the estimate of taxable value of your jurisdiction. Please note that this estimate is based on the January 1 assessment date and historic protest trends.

2022 Certified Net Taxable	\$2,135,475,758
2023 Preliminary Net Taxable	\$2,438,991,457
Estimate of value loss due to protests	(\$97,559,658)
2023 Estimate of Net Taxable	\$2,341,431,798
 Estimate of taxable value of new value	 \$186,670,958

Sincerely,

mfijJJ

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337

CITY OF LAGO VISTA

TRAVIS CENTRAL APPRAISAL DISTRICT

49



BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



BOARD MEMBERS
TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTÓYA
BLANCA ZAMORA-GARCIA

July 24, 2023

CITY OF LAGO VISTA
THE HONORABLE ED TIDWELL, MAYOR
PO BOX 4727
LAGO VISTA, TX 78845

In accordance with Tax Code Section 26.01(a-1) enclosed is the 2023 Certified Estimate for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$2,017,273,765
Certification Percentage	84%
Section 26.01(c) Value Under Protest	\$310,983,930
Net Taxable Value	\$2,328,257,695

Sincerely,

A handwritten signature in black ink, appearing to read 'Marya Crigler'.

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337



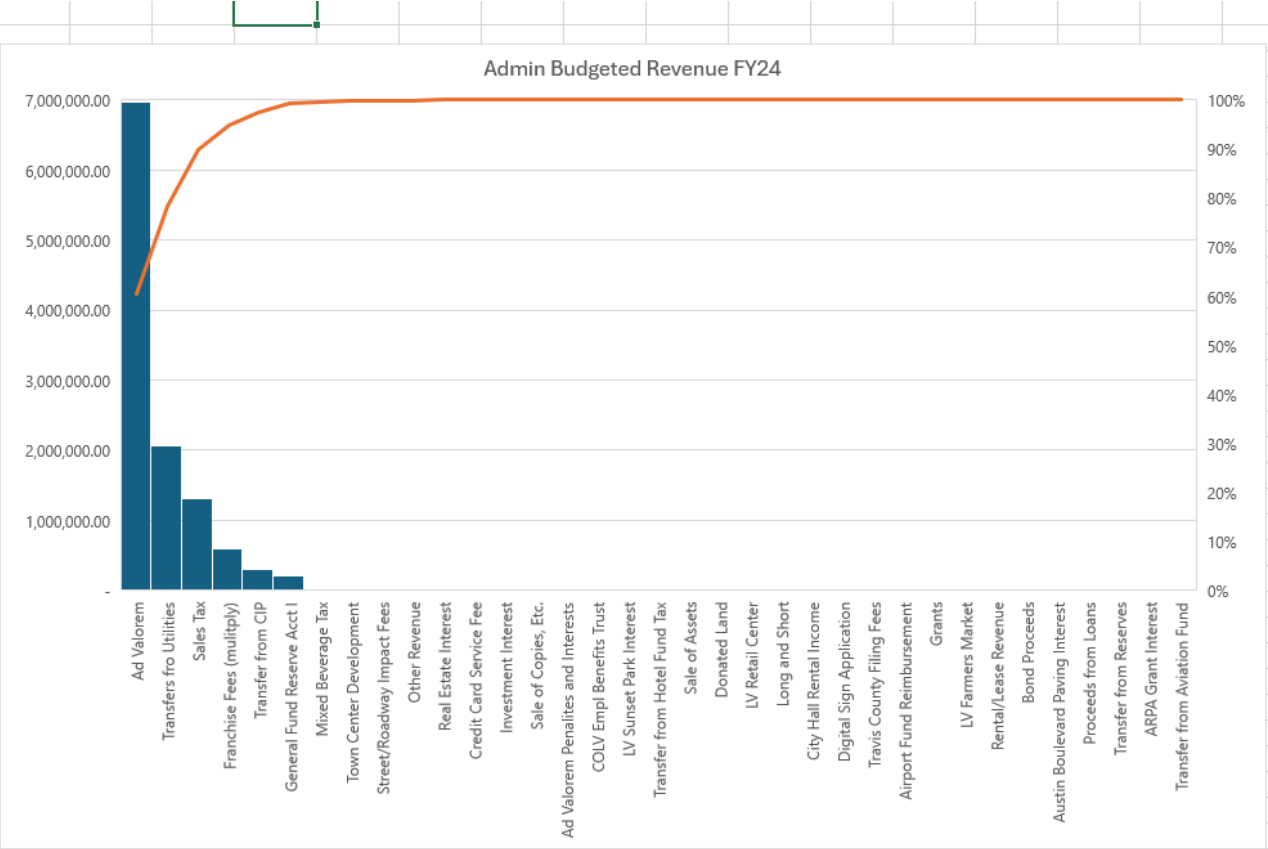
Ad Valorem Estimates FY2024

	Amount	TCAD	Our Estimate	Variance
Estimated Ad Valorem Revenue		9,999,062.51	9,636,659.00	362,403.51
Interest & Sinking Tax Rate	27.78%	2,777,739.57	2,677,063.87	100,675.70
Maintenance & Operations Tax Rate	72.22%	7,221,322.94	6,959,595.13	261,727.81
Total	100.00%	\$ 9,999,062.51	\$ 9,636,659.00	\$ 362,403.51
TCAD estimates collection of current year and prior years.				
We estimate collection of current year only				



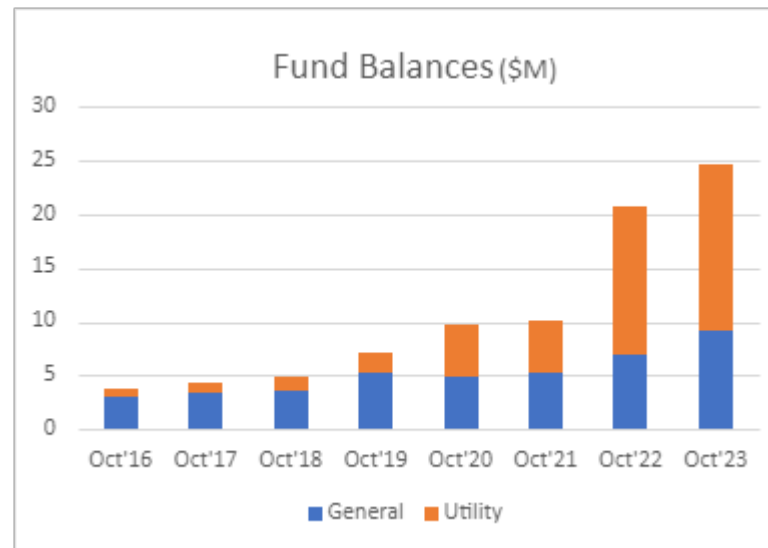
Budgeted Revenue FY2024

Department	Budgeted Revenue	Administration	Budgeted Revenue
Administration	11,516,722.00	Ad Valorem	6,960,287.00
Non Departmental	31,757.00	Ad Valorem Penalties and Interests	-
Development Services	1,469,039.00	Sales Tax	1,313,819.00
Municipal Court	135,193.00	Town Center Development	20,000.00
Police Department	121,614.00	COLV Empl Benefits Trust	-
Public Works/Building	273,373.00	General Fund Reserve Acct I	209,212.00
Solid Waste	1,327,122.00	Real Estate Interest	10,000.00
Parks & Recreation	710.00	Street/Roadway Impact Fees	12,000.00
Aviation	11,103.00	LV Sunset Park Interest	-
Aviation	-	Mixed Beverage Tax	22,000.00
Library	6,291.00	Transfer from Hotel Fund Tax	-
Total	14,892,924.00	Franchise Fees (multiply)	597,857.00
		Investment Interest	809.00
		ARPA Grant Interest	-
		Austin Boulevard Paving Interest	-
		Credit Card Service Fee	3,341.00
		LV Retail Center	-
		Sale of Copies, Etc.	20.00
		Sale of Assets	-
		Donated Land	-
		Other Revenue	11,967.00
		Long and Short	-
		City Hall Rental Income	-
		Digital Sign Application	-
		Travis County Filing Fees	-
		Airport Fund Reimbursement	-
		Grants	-
		LV Farmers Market	-
		Rental/Lease Revenue	-
		Bond Proceeds	-
		Transfers fro Utilities	2,059,643.00
		Proceeds from Loans	-
		Transfer from Reserves	-
		Transfer from CIP	295,767.00
		Transfer from Hotel Fund Tax	-
		Transfer from Aviation Fund	-
		Total Administration	11,516,722.00



General Fund and Utility Fund Transfer

	Balance as of...								
<u>Fund</u>	Oct'16	Oct'17	Oct'18	Oct'19	Oct'20	Oct'21	Oct'22	Oct'23	Oct'24
General	3.010	3.382	3.673	5.284	4.825	5.217	7.014	9.141	
Utility	0.767	0.888	1.137	1.829	4.895	4.980	13.670	15.621	
Capital	(0.991)	6.560	5.068	7.601	3.543	5.144	4.231	4.231	
Impact Fee	0.636	1.321	2.473	3.986	5.507	7.518	6.931	8.471	
	3.422	12.151	12.351	18.7	18.77	22.859	31.846	37.464	





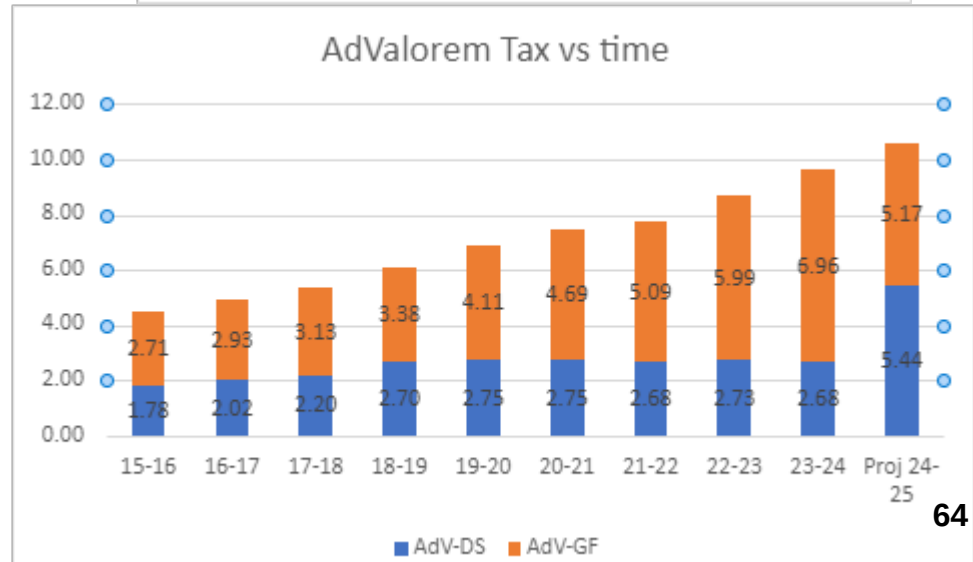
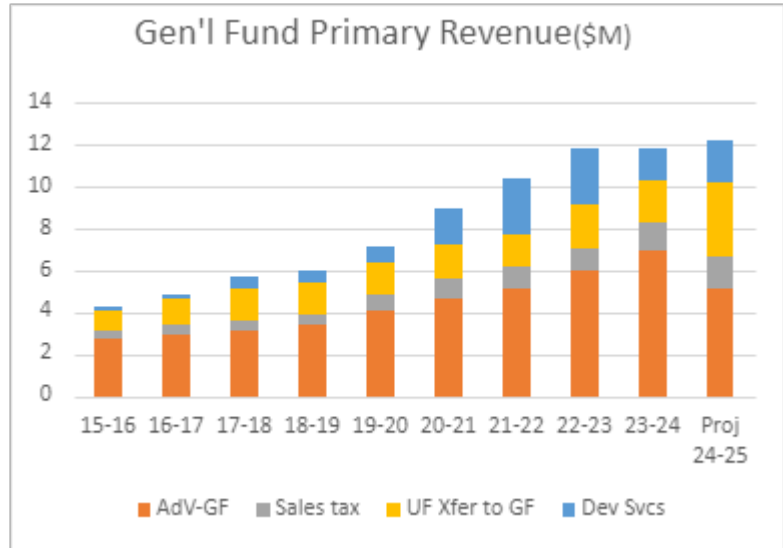
General Fund and Utility Fund Transfer

Possible (Likely?) GF revenue scenario

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Proj 24-25	
AdV-DS	1.78	2.02	2.20	2.70	2.75	2.75	2.68	2.73	2.68	5.44	2.76
AdV-GF	2.71	2.93	3.13	3.38	4.11	4.69	5.09	5.99	6.96	5.17	
Sales tax	0.414	0.443	0.481	0.529	0.732	0.909	1.06	1.103	1.314	1.524	
UF Xfer to GF	1	1.25	1.5	1.5	1.5	1.6	1.6	2.06	2.06	3.5	
Dev Svcs	0.194	0.254	0.598	0.545	0.819	1.801	2.614	2.701	1.469	2	

AdV	4.485	4.947	5.331	6.084	6.856	7.432	7.767	8.718	9.636	10.606	
increase		10.3%	7.8%	14.1%	12.7%	8.4%	4.5%	12.2%	10.5%	10.1%	
Incr-Ave	10.1%										

Sales tax	0.414	0.443	0.481	0.529	0.732	0.909	1.06	1.103	1.314	1.524	
increase		7.0%	8.6%	10.0%	38.4%	24.2%	16.6%	4.1%	19.1%	16.0%	
Incr-Ave	16.0%										

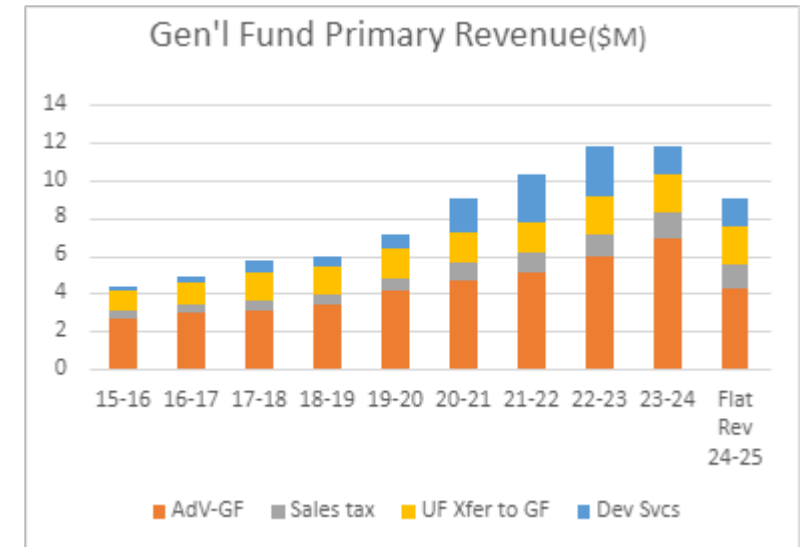


General Fund and Utility Fund Transfer

"Worst Case" scenario of completely flat revenue

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Flat Rev 24-25	
AdV-DS	1.78	2.02	2.20	2.70	2.75	2.75	2.68	2.73	2.68	5.44	2.76
AdV-GF	2.71	2.93	3.13	3.38	4.11	4.69	5.09	5.99	6.96	4.20	
Sales tax	0.414	0.443	0.481	0.529	0.732	0.909	1.06	1.103	1.314	1.314	
UF Xfer to GF	1	1.25	1.5	1.5	1.5	1.6	1.6	2.06	2.06	2.060	
Dev Svcs	0.194	0.254	0.598	0.545	0.819	1.801	2.614	2.701	1.469	1.469	

-> Flat total AdV	9.636
-> Flat sales tax	1.314
-> Flat UF Xfer	2.06
-> Flat Dev Svcs rev	1.469



Waco:

"The City of Waco is committed to providing excellent services, enhancing our community's quality of life, and fostering economic growth in a financially sustainable manner."

Liberty Hill:

"The mission of the City of Liberty Hill is to deliver the highest quality municipal services to our residents and businesses while preserving our heritage and planning for the future."

Cedar Park:

"The City of Cedar Park delivers exemplary municipal services that are responsive, innovative, and fiscally responsible. We engage our citizens and focus on high quality infrastructure, public safety, economic opportunity, and outstanding quality of life."

Georgetown:

"Georgetown: united in service to enhance our quality of life today and for generations to come. We get things done!"

Rockport:

"The City of Rockport is dedicated to improving the quality of life for our diverse community. We will provide effective services, responsible stewardship of resources, public engagement, and progressive visionary leadership."

Port Aransas:

"The City of Port Aransas aims to promote tourism, provide essential infrastructure, and deliver high-quality services. We seek to enhance our natural coastal environment while fostering community pride and economic growth."

Galveston:

"The City of Galveston exists to serve its citizens by providing effective municipal services which enable residents and visitors to enjoy a safe, beautiful, and thriving community."

Here are some example vision statements for the Texas municipalities:

Leander:

"Leander is a vibrant, innovative community where families and businesses thrive. We value our heritage, environment, and culture while proactively shaping the future growth of our city."

Lake Highlands:

"The vision of Lake Highlands is to preserve our strong sense of community, enhance pedestrian-friendly spaces, and attract new businesses to create an even more vibrant urban neighborhood."

Temple:

"Temple envisions itself as a growing and inclusive community of choice for residents and businesses. We strive to provide economic opportunity, excellent municipal services, and enhanced quality of life for all."

Midlothian:

"The vision of Midlothian is to be a safe, vibrant, family-oriented city. We aim to welcome balanced growth while preserving our small-town charm and heritage."

Burleson:

"Burleson aims to be a balanced and progressive city that preserves our heritage while providing economic opportunity and an exceptional quality of life for our diverse community."

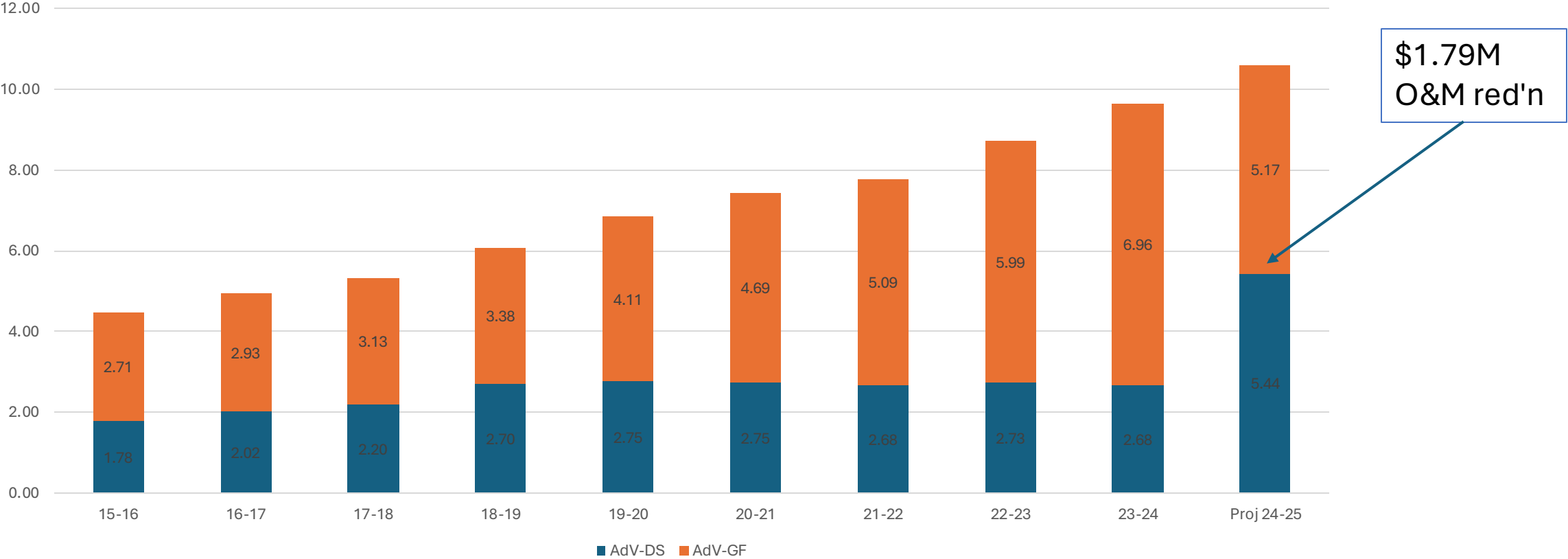
Burnet:

"The vision for Burnet is to preserve our historical charm while promoting sustainable growth, nurturing a vibrant downtown, and enhancing prosperity for all residents."

Round Rock:

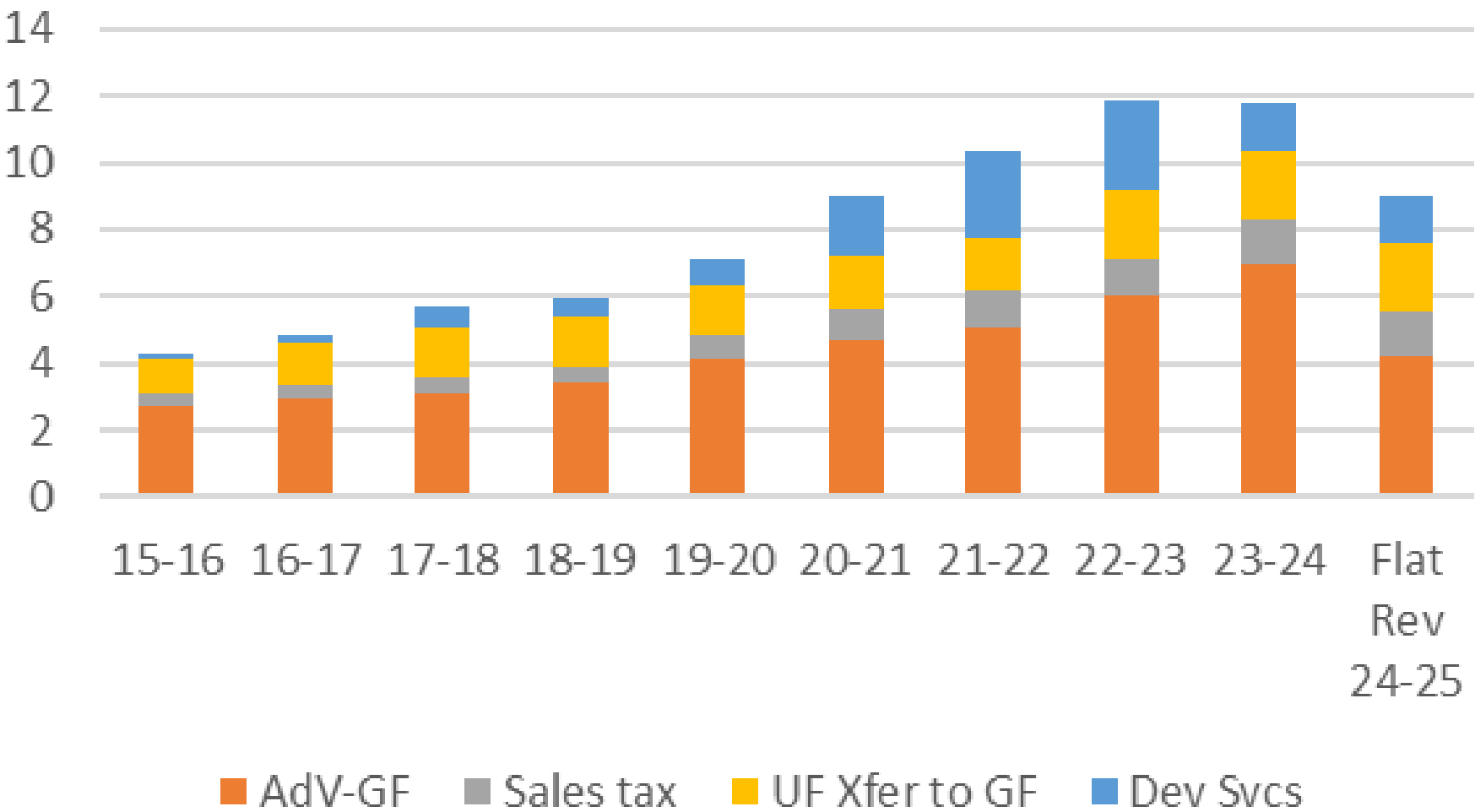
"Round Rock aspires to be a city of choice for residents and businesses. Our vision is a safe, clean community that preserves nature and heritage while encouraging innovation and economic opportunity."

AdValorem Tax vs time



Gen'l Fund Primary Revenue (\$M)

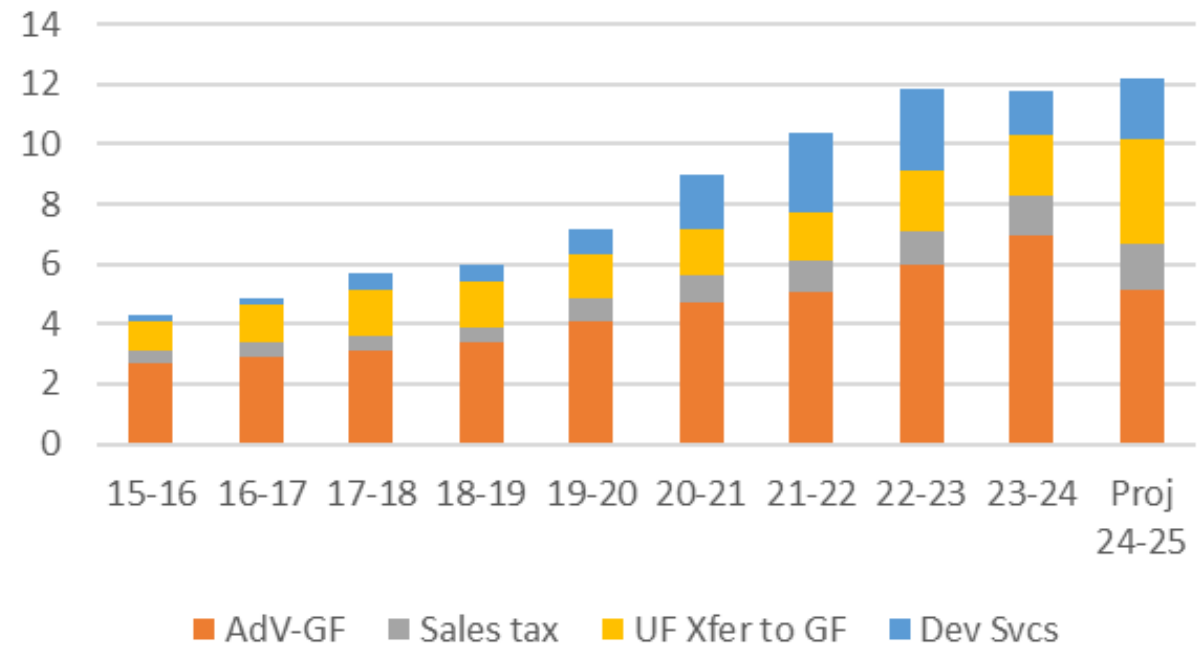
(Worst Case, Zero growth)



Analysis by Councilor Prince, NOT City Verified

Gen'l Fund Primary Revenue (\$M)

Possible (Realistic?) scenario

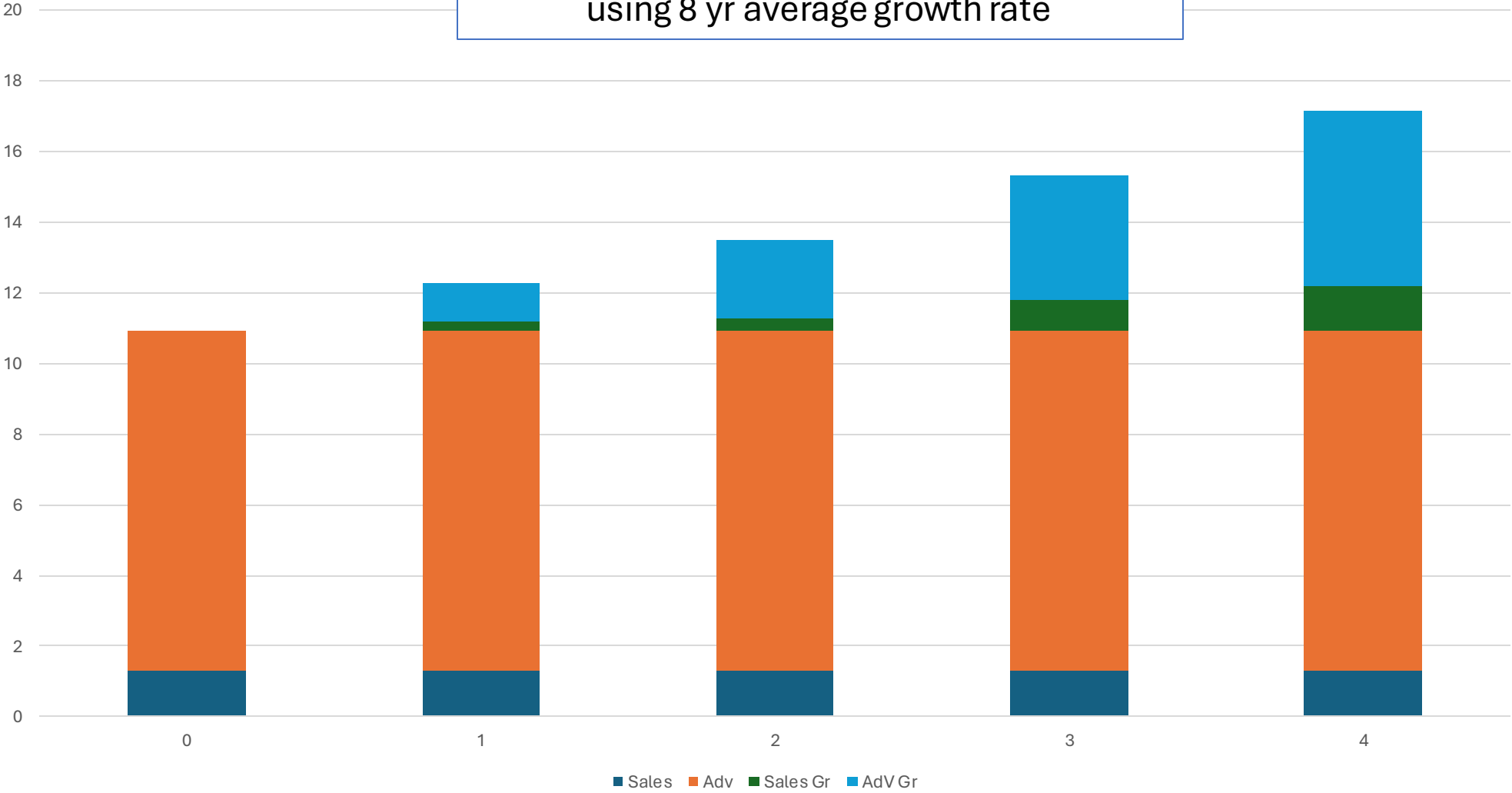


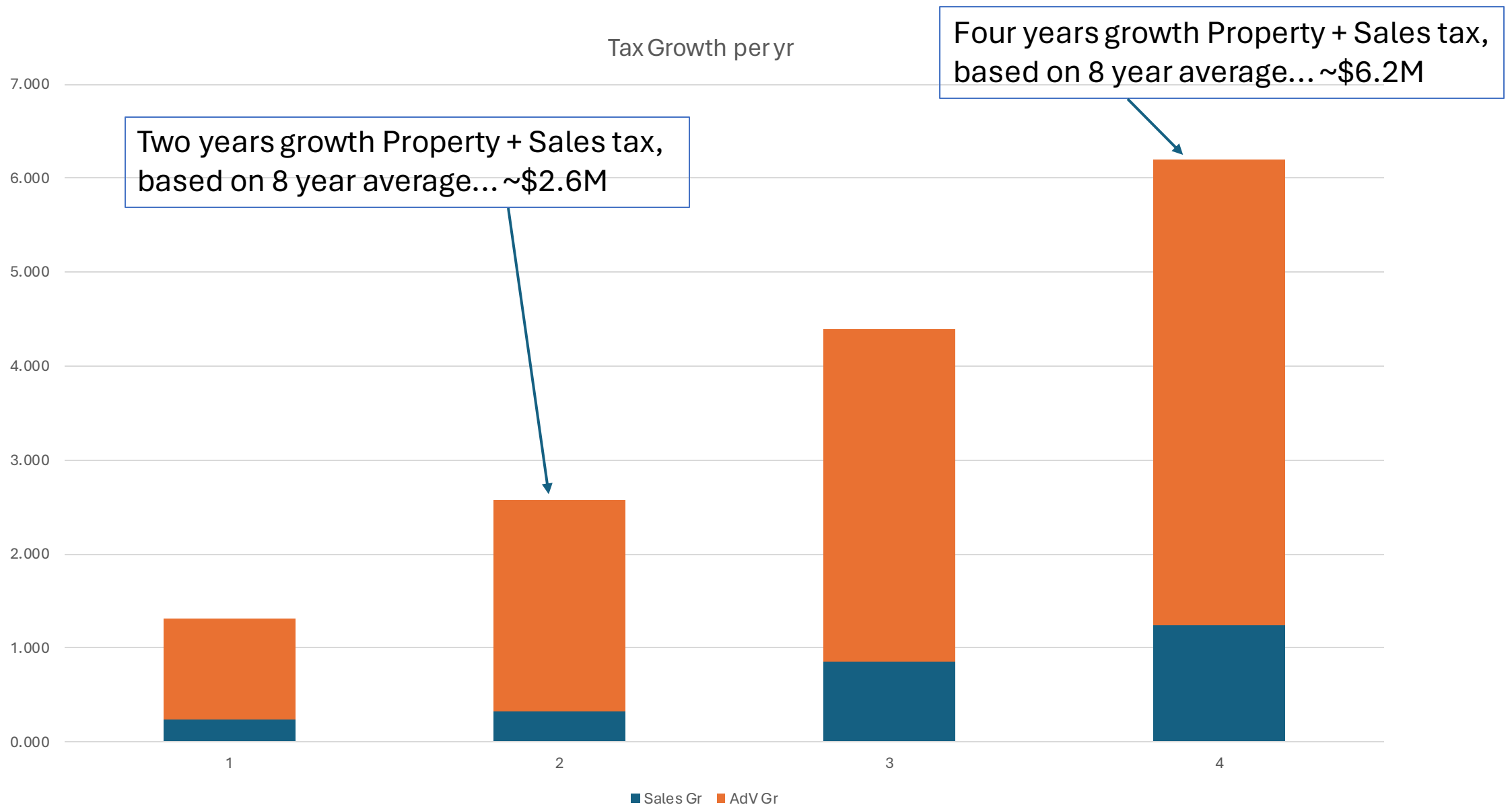
Possible (Likely?) GF revenue scenario

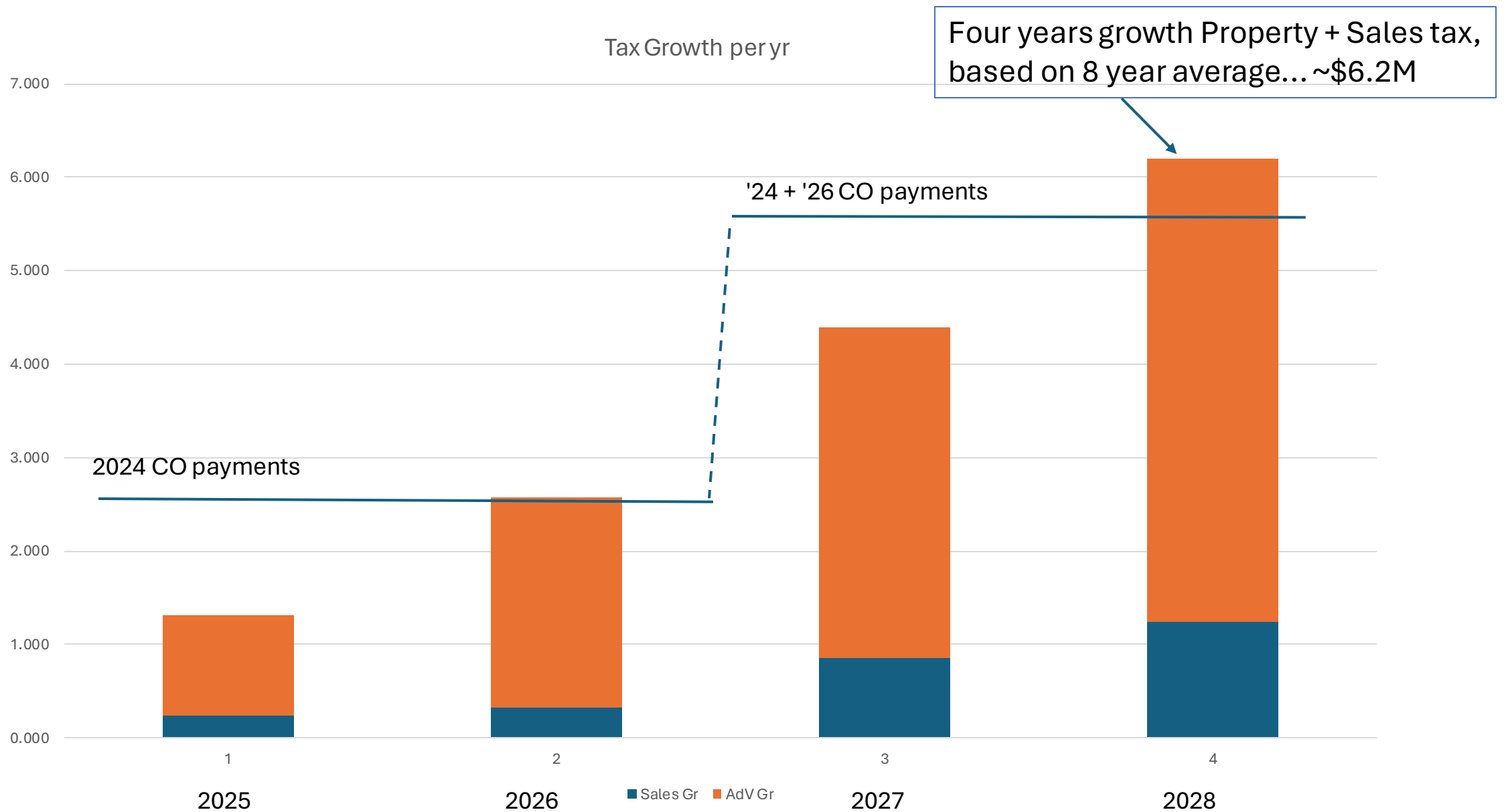
	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Proj 24-25	
AdV-DS	1.78	2.02	2.20	2.70	2.75	2.75	2.68	2.73	2.68	5.44	2.76
AdV-GF	2.71	2.93	3.13	3.38	4.11	4.69	5.09	5.99	6.96	5.17	1.79
Sales tax	0.414	0.443	0.481	0.529	0.732	0.909	1.06	1.103	1.314	1.524	
UF Xfer to GF	1	1.25	1.5	1.5	1.5	1.6	1.6	2.06	2.06	3.5	
Dev Svcs	0.194	0.254	0.598	0.545	0.819	1.801	2.614	2.701	1.469	2	

Analysis by Councilor Prince, NOT City Verified

Possible Property + Sales tax growth
using 8 yr average growth rate







Thoughts...

- Utility fund revenues are NOT growing as fast as Property & Sales tax
 - Increased XFER amount is not sustainable for multiple years
- If growth happens at 8 year average...
 - One year increase in xfer from UF to GF this coming year
 - Can issue 2nd CO (Water) in 2 or 3 years
 - GO for amenities needs to be ~5 years out

[illegible]

RESOLUTION NO. 23-1994

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA AUTHORIZING OPPOSITION TO LEGISLATIVE CHANGES RELATING TO H.B. 866, 1489, 2127, 2266, 2970, 3921 AND S.B. 175, 814, 1412, 1421, 1786, 1787.

WHEREAS, The City of Lago Vista is a small city on the outskirts of a major metropolitan area (Austin) and the Northwest corner of Travis County; a county with more than 300,000 residents; and

WHEREAS, due to the topographical features of the Texas Hill Country, the community and its residents are uniquely different from Austin and most of Travis County; and

WHEREAS, the City prides itself as a lakefront resort community, situated on the beautiful Eastern edge of the Hill Country and north shore of Lake Travis. The City promotes beautification efforts through Keep Lago Vista Beautiful; a Keep Texas Beautiful Goldstar Affiliate, is a Gold Scenic Certified City with Scenic Texas, works to protect the night skies for present and future generations through the International Dark-Sky Association; and

WHEREAS, the City works to provide residents with the open space and wonders of nature that come with this part of Texas; and

WHEREAS, the City believes that allowing local residents and community groups to participate in the decision-making process, cities are better able to tailor their policies to the specific needs and preferences of their communities; and

WHEREAS, H.B. 866 limits the ability of the City to ensure that “plats” and “plans” that are brought before the Planning and Zoning Commission and City Council meet certain minimum requirements; and

WHEREAS, H.B. 1489 limits the usage of certificates of obligation to only in a public emergency, in response to a court order, or to comply with state or federal regulation; and

WHEREAS, H.B. 2127 AND S.B. 814 preempts city regulations in a field occupied by the Agriculture, Finance, Insurance, Labor, Natural Resources, and Occupations Code. Property and Finance Code and prohibits a city from regulating licensed animal businesses; and

WHEREAS, H.B. 2266 allows a state license holder to bring legal action against a city if city regulation results in adverse economic impact on the license holder; and

WHEREAS, H.B. 2970 allows HUD-code homes in all residential under certain circumstances; and

WHEREAS, H.B. 3921 and S.B. 1787 undermine the role of local government in shaping the character and quality of their neighborhoods; and

WHEREAS, S.B. 175 prohibits cities and other political subdivisions from spending public funds to hire lobbyists or join nonprofit associations (like TML) that represent political subdivisions and contract with individuals who are required to register as lobbyists; and

WHEREAS, S.B. 1412 allows an accessory dwelling unit (ADU) in a single-family zoning or un-zoned areas by right, and prohibit much of a city's ability to regulate an ADU; and

WHEREAS, S.B. 1421 limits city regulation of agricultural operations and vegetation height restrictions within city limits and the extraterritorial jurisdiction; and

WHEREAS, S.B. 1786 modifies approval procedures for property development application review and inspection for cities including allowing for third-party reviews and inspectors; and

WHEREAS, the 2023 Texas Legislative Session has begun.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

SECTION 1. The City Council opposes legislation that undermines local decision-making authority and disregards the unique needs and circumstances of individual communities.

SECTION 2. The City Council opposes the passage of such Shot Clock Legislation (H.B. 866) as currently drafted.

SECTION 3. The City Council opposes legislation (H.B. 1489) that would limit the circumstances in which a city council could issue a CO to finance certain public works only: (1) to comply with a state or federal law, rule, or regulation if the city is officially notified of its noncompliance; (2) if the city council believes an expenditure on a public work is necessary to mitigate the impact of a public health emergency or natural disaster; or (3) if a court renders a decision that requires the city to construct or improve a public work.

SECTION 4. The City Council opposes legislation (H.B. 2127 and S.B. 814) that undermines the home-rule authority Article XI, Section 5 of the Texas Constitution provides. Broad local control allows City Council to address unexpected and city-specific concerns that affect their neighbors' health and safety. This proposed legislation is an unprecedented attack on local control by distant lawmakers. It will subject cities to a flood of litigation challenging city ordinances based on claims under eight state codes, which will discourage cities from adopting and enforcing ordinances to protect public health, safety, and welfare. It provides little guidance about what a city can or cannot do, and the direction it does provide is left entirely to the courts to interpret.

SECTION 5. The City Council opposes legislation (H.B. 2266) that will unintentionally result in a flood of litigation to prevent enforcement of city ordinances and regulations, such as local health, building, and fire code amendments, designed to protect the health, safety, and welfare of city residents.

SECTION 6. The City Council opposes legislation (H.B. 2970) that would permit the placement of a new HUD-code manufactured home by right in all zoning classifications that allow detached single family or duplexes.

SECTION 7. The City Council opposes legislation (H.B. 3921 and S.B. 1787) that would restrict local authority and reduce compatibility between distinct residential zoning districts by superimposing a one-size-fits-all approach without regard to its appropriateness or impact on established neighborhoods. The City's zoning authority allows it to protect the public welfare and safety by (1) lessening congestion in the streets; (2) securing safety from fire, panic, and other dangers; (3) promoting the health and general welfare; (4) providing adequate light and air; (5) preventing the overcrowding of land; (6) avoiding the undue concentration of population; and (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. This legislation undermines their ability to maintain orderly development and implementation of a comprehensive plan through zoning ordinances and subdivision regulations that address compatibility concerns such as density, setbacks, desired open space, and tree preservation.

SECTION 8. The City Council opposes legislation (S.B. 175) that would prohibit membership in a non-profit organization that provides many benefits for my city, such as training for city officials and employees, legal assistance on matters of municipal law, and access to a wide array of experts and information – all of which helps us to better serve the citizens of our city. Services which individual cities have neither time, money nor strength to do alone. Local elected officials would lose the ability to meaningfully participate in the statewide discussions that keenly affect local governments and the diverse group of Texans they represent.

SECTION 9. The City Council opposes legislation (S.B. 1412) that would generally restrict a city from adopting or enforcing regulations that prohibit an owner from building, selling, or renting an accessory dwelling unit (ADU), or require owner occupancy of the primary dwelling unit of a lot with an ADU for any lot zoned for single-family or duplex uses with only minimal oversight by the city.

SECTION 10. The City Council opposes legislation (S.B. 1421) that would prohibit a city from imposing a governmental regulation on agricultural operations located anywhere within city limits until certain conditions are met.

SECTION 11. The City Council opposes legislation (S.B. 1786) that would modify approval procedures for property development application review and inspection for cities including allowing for third-party reviews and inspectors.

SECTION 12. For each bill opposed by the City in this Resolution, City Council supports amendments that would make the effects of such legislation inapplicable to home-rule cities with a population of less than 85,000.

SECTION 13. The City Council supports legislation that allows jurisdictions to preserve or craft their own unique local character with traditional land use regulations that recognize a potential need for diverse housing forms and choices.

PASSED AND APPROVED this the 20th day of April, 2023.



Ed Tidwell, Mayor

ATTEST:



Lucy Aldrich, City Secretary



On a motion by Mayor Pro-Tem Prince, seconded by Councilor Roberts, the above foregoing instrument was passed and approved.

Thomas Jefferson said, “The government closest to the people serves the people best.”

Home Rule was established by Texas voters by amendment to our State Constitution in 1912. Its purpose is to give cities with over 5,000 inhabitants the power to adopt their own charter, thereby giving them the power of self- government. A Home Rule city, such as Lago Vista, can pass any regulations or laws it deems necessary unless the state law specifically prohibits it.

Over the past few years, a powerful contingent of State lawmakers has demonstrated their disagreement with Jefferson and the spirit of our State Constitution. They have taken it upon themselves to severely restrict the ability of local citizens to control the living environment of their local community. These State Representatives and Senators have demonstrated little or no concern about:

- how dense our local population should be;
- little/no concern about how our community is designed to best serve the needs and wishes of our citizens, including consideration of the unique characteristics of our community, such as topography;
- little/no concern about what demands on our local services and infrastructure unwanted growth may require. However, they do want to limit how we can finance this forced excessive spending, paid for with your tax dollars;
- little/no concern about local measures designed to protect our citizens from unscrupulous and/or irresponsible business practices;
- little/no concern about our ability to join with other communities to speak with a common voice against excessive micromanagement of local matters by the State;

Often, these State-mandated limitations on local authority are disguised as protection of individual landowner rights. But when that thin veil of disguise is removed, what we find is legislation designed to encourage the maximization of profit by developers and land speculators at the expense of communities to determine the nature of their local living environment.

What Jefferson said was right – government closest to the people serves the people best. Your city officials are right here with you in Lago Vista, every day, day in and day out. We are your neighbors and friends. We see you at our local markets, restaurants and businesses. We attend church together. Your public schools are our public schools. This is your Council, elected exclusively by the citizens of Lago Vista. It meets every two weeks in public and invites your participation and advice. We provide you with a forum at our meetings to present your thoughts on any matter you desire to raise. Local government is by far the most responsive level of government to the will of the people. Matters may not always be resolved consistent with an individual citizen’s position on a particular issue, but the voices of our community are always taken into consideration. Local government’s sensitivity to community opinion is far more robust than a State legislature that meets for five months every two years, conducts few, if any, local hearings on issues and makes no meaningful effort to consider your opinion on matters that will greatly effect your everyday life in Lago Vista.

It is for these reasons that I vigorously support this resolution tonight as drafted and I humbly ask that you and my fellow Council members do the same.

Potentially Dormant or Partially Dormant Entitlements

Description	Latest Ordinance Date	Last Activity Date	Last Activity Description	Current Zoning	Ordinance Number	FLUM	Address or Location	Maximum Number of Dwellings
Lot 8 - The Island	4/27/1998	4/27/1998	Original LV Zoning Ordinance Designation	R-4 / R1S (15C)	98-04-27-03	POA Park	3904 Lake Park Cove ¹	n/a
Emerald Pointe subdivision	5/20/2010	7/6/2023	Vacate access and public utility easements	R-1S (18C)	10-05-20-02	City Park	Patriot Drive north of Azure Avenue	alleged plans pending ²
Highland Lake Drive at Canary Way	10/21/2021	10/21/2021	Zoning Change (no legal access to property)	R-1S (18C)	21-10-21-02	Low-Density Residential	Highland Lake Drive ³	no exist. subdivision
Common Area: Village III at Highland Lake	6/15/2000	6/15/2000	CR approval without required development plan	CR	00-06-15-02	Low-Density Residential	Waterside Drive at Santa Anna Cove	no exist. subdivision or approval
Former England Property	2/6/2020	2/6/2020	Zoning Change (no subsequent subdivision)	R-1S (18A)	20-02-06-02	Varies ⁴	5315 Lohman Ford Road	no exist. subdivision
Former Highland Lakes Golf Course	4/27/1998	4/27/1998	Original LV Zoning Ordinance Designation	G-1	98-04-27-03	POA Park	20406 Earhart Lane	0
Former Executive Golf Course	4/27/1998	10/13/2022	Preliminary Plat Approval (19 residential lots)	G-1	98-04-27-03	POA Park	8116 Chestnut Cove	19 (vested prior to ordinance amendment)
Marshalls Vista / Shoreline Ranch	10/18/2007	8/3/2023	Failed FLUM Amendment Request	PDD	07-10-18-01	Varies ⁵	Shoreline Ranch Drive east of LVHS	568 (single-family & multifamily)
Montechino (currently undergoing re-branding effort)	10/17/2019	8/10/2023	Preliminary Plat approved	PDD	15-11-19-01 ⁶	Varies ⁷	SE Corner of Lohman Ford Road at Shoreline Ranch Drive	195 single-family lots + 2 commercial lots + retirement center ⁴
The Falls	6/16/2022	6/16/2022	Zoning Change	PDD	22-06-16-02	Varies ⁸	SE Corner of Lohman Ford Road at Sylvester Ford Road	729 + 200 townhomes + 55 acres of hotel / mixed use
Vista Villas	11/18/2004	8/28/2023	Application (Pool renewal)	PDD	04-11-18-01	Medium-Density Residential	2006 American Drive (Amenity Center)	62 (18 built) + amenity center (built)
Lohman Ford Heights / 6601 Panorama Ridge PDD ⁹	9/6/2018	11/29/2023	Site Development Plan Review for expansion	C-2	18-09-06-03	Regional Retail/Office/Commercial	6706 Lohman Ford Road	n/a
Highland Lakes Clubhouse Expansion PDD	9/19/2013	8/13/2021	Failed Fire Inspection (Grill at Highland Lake)	PDD	13-09-19-01	Regional Retail/Office/Commercial	20552 Highland Lake Drive	add hotel, pavilion, and new cart barn
Marshalls Harbor (Resort Hotel/Commercial only)	6/8/2006	2/6/2020	Failed Zoning Change Request	PDD	06-06-08-02	Rural Residential	4800-5100 Shoreline Ranch Road	min. 100 guest rooms / amenities + 1,000 sf conference center
Marshalls Harbor (condominium only)	11/3/2005	2/6/2020	Failed Zoning Change Request	PDD	05-11-03-01	Rural Residential	5424 Mira Lago Drive (Lot 49A before resubdivision)	56 (condominium units)
Marshalls Harbor (marina only)	1/18/2001	2/6/2020	Failed Zoning Change Request	PDD	01-01-18-01	Rural Residential	5424 Mira Lago Drive (Lot 49B before resubdivision)	"private" marina
Peninsula	8/21/2008	9/1/2022	Withdrawn Application	PDD	08-08-21-02	Low-Density Residential	1900 American Drive	225 (condominium units) + marina / amenities
Turnback Ranch	9/21/2023	current	PDD Amendment	PDD	23-09-21-01	Varies ¹⁰	7602 Bar-K Ranch Road (Dodge Trail Extension)	349
Tusikanni / Firefly Cove	9/2/2021	current	Subdivision Construction Plans	PDD	21-09-02-01	Varies ¹¹	19304 Treat Trail	325 (includes 45 estate lots) + amenities
Lakeshore Boulevard PDD	4/16/2020	4/16/2020	Zoning Change (waterfront access issues)	PDD	20-04-16-02	Rural Residential	5619 Lakeshore Boulevard	70 (condominium units)
The Majestic	6/19/2008	6/19/2008	C-1 to PDD (housing with commercial outparcel)	PDD	08-06-19-01	POA Park	Boggy Ford Road west of Poe Cove	78 + 1 commercial lot
Villas at Keegans Crossing	6/19/2006	6/19/2006	Original Approval	PDD	08-06-19-02	Regional Retail/Office/Commercial	Lohman Ford Road north of Rancho Cielo	154 +5 commerical Lots

¹Lot 8 of the Island was omitted from the PDD and is being marketed along with this single-family residential lot as alledged access.

²Application to vacate existing subdivision was never completed, but the existing final plat was approved for 182 single-family lots.

³The unimproved dedication referred to as Canary Way on an existing plat does not meet the subdivision regulations or minimum industry standards for safety and additional property is required for legal access.

⁴Regional Retail/Office/Commercial; Neighborhood Retail/Office/Commercial; Low-Density Residential

⁵Rural Residentail; POA Park

⁶Ordinance 19-03-07-01 and 19-10-17-01 displaced 67 single-family lots and 2 commerical lots, but added 130 assisted living apartments, 100 independent living townhomes, and a new amenity center.

⁷Low-Density Residential; Regional Retail/Office/Commercial

⁸Low-Density Residential; Medium-Density Residential; Regional Retail/Office/Commercial

⁹Because of the multiple and inconsistent addresses, the PDD approved in Ordinance No. 96-06-20-01 was inadvertently included despite being displaced by Vistago Print (C-2) in Ordinance No. 18-09-06-03.

¹⁰High-Density Residential; Regional Retail/Office/Commercial; City Park

¹¹High-Density Residential; Low-Density Residential; Mixed-Use; City Park