



CITY OF BANDERA
CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, September 21, 2021 at 6:00 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. Call to order.

Mayor Schauman called the meeting to order at 6:10 pm.

PRESENT

Mayor Suzanne Schauman
Mayor Pro Tem Rebeca Gibson (via Zoom)
Councilmember Darcy Hasty
Councilmember Toni Kunz
Councilmember Christine Morse
Councilmember Jerry Russe

Also present was City Administrator David Jordan (via Zoom), City Secretary Jill Shelton (via Zoom), City Treasurer Amber Kinsey, Marshal Will Dietrich, City Attorney Dan Santee and Administrative Assistant Keely Hansen.

2. Invocation and Pledge.

Marshal Dietrich offered the invocation and all stood for the pledge.

3. Visitors to be heard.

There were no visitors to be heard.

4. Consent Agenda.

A. Approval of minutes from the September 7, 2021 meeting

Motion to approve.

PRESENT

Mayor Pro Tem Rebeca Gibson
Councilmember Darcy Hasty
Councilmember Toni Kunz
Councilmember Christine Morse
Councilmember Jerry Russe

5. Presentations.

A. Presentation of annual report by Best Western representatives, Charisse Hilchey and Cori Reid.

This item was addressed following 6e.

Representatives of the Best Western commented that they emailed in the fulfilled requirements based on the agreement with the city that are predicated based on the annual report.

B. Presentation of the Best Western Marketing Plan.

The Best Western representatives explain the submitted marketing plan is preliminary because they put together the full plan at the end of the year.

There was discussion about sponsorships for events in 2022 and presenting council with more detailed information closer to the end of the year.

6. Discussion and possible action on the following items:

A. Update on Best Western 380 Agreement, property tax abatement program and contract requirements.

Mayor Schauman recessed the open meeting at 6:59 pm, pursuant to Texas Government Code Section 551.071, consultation with attorney.

Mayor Schauman reconvenes the open meeting at 7:38 pm.

There was discussion about having more time for council to review the information provided.

There was no action on this item.

B. Discussion and possible action on a request from James McGroarty, owner of 11th Street Cowboy Bar, to close the portion of 11th Street between Cypress and Cedar on Friday October 1, 2021 at 11:00 am until Sunday, October 3, 2021 at 6:00 am for pedestrian safety and additional parking for the 16th Annual Frogs for Freedom, Navy Seal Event and Rumble on 11th Street Bike Rally.

Motion to approve.

Motion made by Councilmember Kunz, Seconded by Councilmember Russe.

Voting Yea: Councilmember Hasty, Councilmember Kunz, Councilmember Morse, Councilmember Russe

C. Discussion and possible action on residential versus commercial utility rates for short term rental properties.

Councilmember Kunz recused herself from the meeting for this agenda item.

There was discussion about the consumption rates and the varying rates for residential versus commercial.

Motion to table.

Motion made by Councilmember Hasty, Seconded by Councilmember Russe.

Voting Yea: Councilmember Hasty, Councilmember Kunz, Councilmember Morse, Councilmember Russe

Councilmember Kunz returned to the meeting.

D. Discussion on fiscal year 2021-2022 utility rates.

This item was addressed after the consent agenda for the time constraint of the participants attending the meeting via Zoom.

City Administrator Jordan explained his recommendation to Council about a 10% rate increase across the board. There was discussion about the rate study that was done in 2019. There was also discussion about utility rate changes for city residents versus residents in the ETJ and the ability to hold a public hearing for the rate change.

There was conversation on the percentage increase in utilities and justifying that against the merit raises for the city staff. Comments were made that this increase is necessary to keep up the current water system and maintain the current infrastructure.

Motion to approve the recommended increase in utility rates.

Motion made by Mayor Pro Tem Gibson, Seconded by Councilmember Kunz.
Voting Yea: Mayor Pro Tem Gibson, Councilmember Hasty, Councilmember Kunz,
Councilmember Morse
Voting Nay: Councilmember Russe

E. Discussion on fiscal year 2021-2022 fee schedule.

This item was addressed after item 6d.

Administrative Assistant Hansen explained the different situations for utility disconnects and reconnects and how the proposed transfer fee may not work in most situations. Ms. Hansen also explained her proposed recommendation to change vendor permit fees to be more cost efficient for the city.

Motion to approve the recommended changes to the fee schedule.

Motion made by Mayor Pro Tem Gibson, Seconded by Councilmember Hasty.

There was discussion about the tap fees and public works fees.

Voting Yea: Mayor Pro Tem Gibson, Councilmember Hasty, Councilmember Kunz,
Councilmember Morse, Councilmember Russe

Mayor Pro Tem Gibson, City Administrator Jordan and City Secretary Shelton left the meeting after this item was discussed.

7. Requests and Announcements.

A. Requests by Council to place items on an agenda.

Mayor Schuaman: change meeting dates in October to the 12th and the 19th, Heritage Park proposal update

B. Announcements by Council.

Councilmember Kunz: Last Frogs for Freedom event, American Legion voter registration drive on Sept 25th, Cajun Fest on Sept 25th, fourth Sunday Frontier Times Museum Jamboree

Councilmember Morse: bike rally vaccination update on Biker Rallies of Texas

Councilmember Hasty: food distribution at Mansfield Park on Sept 22nd at 10:00 am

8. Adjourn.

The meeting was adjourned at 7:45 pm.

/s/ Jill Shelton

Jill Shelton, *City Secretary*