



**CITY OF BANDERA
CITY COUNCIL REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, February 15, 2022 at 5:00 PM

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

MINUTES

1. Call to order.

The meeting was called to order at 5:03 pm.

PRESENT

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

Also present were the City Administrator David Jordan, City Attorney Dan Santee, Acting City Secretary Keely Hansen, and Marshal Will Dietrich.

2. Invocation and Pledge.

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

3. Visitors to be heard (shall not exceed 30 minutes total).

Citizens wishing to be heard may do so on all matters except personnel matters, matters listed on the agenda as a public hearing, and matters under litigation. Each person addressing the council must provide his/her legal name and current address for city records and meeting minute preparation. Each person will only be allowed to speak on matters on the agenda during citizen's forum/public comment. No rebuttals will be permitted. Each person addressing the governing body shall not exceed three (3) minutes. Section 551.042, Government Code, V.T.C.A. (i.e. Texas Open Meetings Act) permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting, but any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting. All remarks shall be addressed to the council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the council may be requested to leave the meeting.

Cindy Beckham - President of the Bandera Business Association commented on negotiations for Riverfest for 2022 and requested they be a future agenda.

4. Presentations.

A. Presentation to John Hegemier in recognition of 5 years of dedicated service to the City of Bandera.

Mayor Schauman presented John Hegemier with an award for 5 years of service.

5. Workshop.

A. Discussion on all wastewater treatment plant projects, grants, and financing solutions with Ardurra, Langford Community Management Services, and US Capital Advisors.

Derek Naiser of Ardurra presented a possibility for the plant location and possible project types including two different ways to manage effluent discharge. There was discussion on the cost difference of the two and possibly selling the water to help cover some of the costs. Mr. Naiser also covered estimated engineering costs and basic funding for those costs associated with the project.

Mr. Ben Rosenberg of US Capital Advisors explained the amounts that can be borrowed and how to gain more revenue in order to fund the project.

Mr. David Legere from Langford Community Management Services commented on the funding opportunities through grants and what grants are available to the city. He went over the strategies for the EDA, TWDB and HMGP funding opportunities.

B. Discussion on regulation of short-term rentals as a land use and the implementation of residential versus commercial utility rates for short-term rentals.

City Attorney Dan Santee explained the history of the item and explained some policy considerations that should be considered. There was discussion on what constitutes a commercial use versus a residential use.

6. Discussion and possible action on the following items:

A. Discussion and possible action on approving an ordinance amending the 2021-2022 budget, authorizing the Mayor to liquidate two CDs, Hondo National Bank CD #50399 valued at \$341,966.70 and Texas Hill Country CD #1288 valued at \$325,771.21, totaling \$667,737.91, and granting permission to deposit the 20% match of \$524,905.00 into the General Fund for the Economic Development Association grant #EDA-2021-ARPAEAA.

Motion to approve.

Motion made by Councilmember Russe, Seconded by Councilmember Morse.

The Mayor explained some specifics about the CDs including their current interest rate and residual funds.

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

Motion passed.

B. Discussion and possible action on closing Oak Street between Main Street and 11th Street from April 1, 2022 at 2:00 pm to April 3, 2022 at 6:00 am for pedestrian and event safety for the Southern Justice Law Enforcement Motorcycle Club national meeting.

Motion to approve.

Motion made by Councilmember Hasty, Seconded by Councilmember Kunz.

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

Motion passed.

7. Closed Session.

A. *The City of Bandera will meet in closed session pursuant to Texas Government Code Section 551.072, deliberations about real property, to wit: an update from Texas Land and Right-of-Way on land acquisition for the wastewater treatment plant location.*

The Mayor adjourned the regular meeting into executive session at 7:06 pm.

The Mayor adjourned the regular meeting again at 7:20 pm to go into executive session.

8. Action following Closed Session.

After deliberation in closed session, the City Council will re-convene in open session to take any final action necessary for item discussed in closed session.

The open session was reconvened at 7: 16 pm. There was no action.

After the second closed session, the open session was reconvened at 7:24 pm. There was no action.

9. Requests and Announcements.

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

Toni Kunz- referenced an email she will send

Rebeca Gibson- outdoor lighting ordinance and enforcement and any necessary updates

B. Announcements by Council.

Mardi Gras this weekend

Political event at 11th Street Bar for Steak Night

Early voting started February 14th and voting day is March 1st.

10. Adjourn.

The meeting was adjourned at 7:28 pm.

/s/ Keely Hansen

Keely Hansen, *Acting City Secretary*