



**CITY OF BANDERA**  
**CITY COUNCIL REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas  
Tuesday, September 07, 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 6:00 pm. Also present was City Secretary Jill Shelton, City Administrator David Jordan and Marshal Will Dietrich.

**PRESENT**

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

**2. Invocation and Pledge.**

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

**3. Visitors to be heard.** *This time is set aside for any person who wishes to address the City Council. Presentations should be limited to no more than 3 minutes. Individuals not able to attend due to space limitations may email the City Secretary at least two (2) hours prior to the meeting and provide your comments to be read.*

City Secretary read an email that came in from Laura Davenport about increasing the minimum square footage on bunk house to 800 to make them wheelchair accessible.

There were no other visitors.

**4. Consent Agenda.**

Motion made by Councilmember Kunz to not approve the consent agenda, seconded by Councilmember Morse. Voting Yea: Mayor Pro Tem Gibson, Councilmember Hasty, Councilmember Kunz, Councilmember Morse, Councilmember Russe

**A. Approval of minutes from the**

- July 12, 2021 meeting**
- July 26, 2021 meeting**
- August 3, 2021 public hearing and meeting**
- August 17, 2021 meeting**
- August 24, 2021 meeting and workshop**

Motion made by Councilmember Kunz to approve all minutes with the edits provided on the second sheet, seconded by Councilmember Morse. Voting Yea: Mayor Pro Tem Gibson, Councilmember Hasty, Councilmember Kunz, Councilmember Morse, Councilmember Russe

**5. Discussion and possible action on the following items:**

- A. Presentation and discussion pertaining to Bandera 2040 Comprehensive Master Plan and Development Codes including lot sizes, bunkhouses, and the Master Thoroughfare & Street Network Plan.**

Matt Lewis with Simple City gave a presentation on the recommendation for the lot sizes, minimum green space with a maximum of 40 percent coverage per lot. Lot coverage would include anything but dirt, garages, patios, pool, etc. There was discussion about a maximum bunk house size of 600 vs 800 square feet. The structure would not be able to be rented unless the owner lives on site.

There was no action on this item. However, the consensus for Place Type 3 was to accept the recommendation for 40 percent lot coverage per lot, not to accept the recommendation to reduce minimum lot size and increase the recommendation for bunkhouse size to 800 square feet.

He moved on to the master thoroughfare and street network plan, Bandera was laid out in a block pattern, grid that is navigable. The intent is to emulate the patterns we already have and into the ETJ. Break them down into different building blocks and a street network.

No action on this item.

**B. Discussion and possible action approving a resolution joining with the State of Texas in the Texas Opioid Settlement Agreement secured by the Office of the Attorney General.**

City Administrator David Jordan explains the reason for the opioid settlement.

Motion made by Councilmember Hasty to approve the resolution as stated above, Seconded by Mayor Pro Tem Gibson.

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

**C. Discussion and possible action approving a resolution to add David Jordan to all city bank accounts.**

Motion made by Mayor Pro Tem Gibson to approve the resolution as stated, Seconded by Councilmember Russe.

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

**D. Discussion and possible action approving the request for proposals for Grant Writing and Administration for the Hazard Mitigation Grant Program through the Texas Department of Emergency Management to include preparation and submission of an application(s) and with funding administration of project(s).**

Motion made by Mayor Pro Tem Gibson to approve, Seconded by Councilmember Russe.

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

**E. Discussion and possible action on approving the request for qualifications for Engineering for the Hazard Mitigation Grant Program through the Texas Department of Emergency Management to assist in the development of an application including a benefit cost analysis, a cost estimate, scope of work and required maps for the submission of an application(s) and with funding design and construction oversight of project(s).**

Motion made by Mayor Pro Tem Gibson to approve the RFQ for Engineering services, Seconded by Councilmember Hasty.

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

**F. Discussion and possible action on approving the request for proposals for Grant Writing and Administration for the U.S. Department of Commerce, Economic Development Administration (EDA) Grant program to include preparation and submission of an application(s) and with funding administration of project(s).**

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

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

**G. Discussion and possible action on approving the request for qualifications for Engineering for the U.S. Department of Commerce, Economic Development Administration (EDA) Grant Program to assist in the development of an application including a Project Engineering Report a cost estimate, scope of work and required maps for the submission of an application(s) and with funding design and construction oversight of project(s).**

Motion made by Mayor Pro Tem Gibson to approve, Seconded by Councilmember Russe.

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

**H. Discussion on actively recruiting members for the Planning & Zoning Commission.**

City Administrator addressed council about the importance of actively recruiting members for Planning and Zoning Commission because the city has a lot of important things coming up. There was some discussion about possibility of changing the bylaws to open it up to more county members and to review the statutory recommendations in future agendas. It was not generally recommended for the Council to act as planning and zoning commission, however it is possible for a Type A General Law city to do so.

**6. Requests and Announcements.**

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

Statutory regulations for the Planning and Zoning Commission

Best Western updates

**B. Announcements by Council.**

American Legion Community breakfast this Saturday honoring the 20th anniversary of 911 from 8-12.

6th Annual Ride and Rise at Mansfield park this Saturday, music, food auction the goal is to put one veteran or first responder thru the warriors heart program.

September 18th 20th anniversary of Boys & Girls Club

Bike Rally October 1-3 Biker Rallies of Texas will be providing free Covid shots and Boosters.

Marshal Will Dietrich introduced new deputy Brett Oberlechner as the newest office with the Bandera Marshal office.

**7. Adjourn.**

Meeting was adjourned at 6:59 pm.

/s/ Jill Shelton

Jill Shelton, *City Secretary*