

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL
CITY OF BEE CAVE
June 24, 2014

STATE OF TEXAS §

COUNTY OF TRAVIS §

Present:

Caroline Murphy, Mayor
Bill Goodwin, Mayor Pro Tem Goodwin
Michelle Bliss, Council Member
Kara King, Council Member
Marie Lowman, Council Member
Tom Matzen, Council Member

City Staff:

Frank Salvato, City Manager
Travis Askey, Assistant City Manager
Kaylynn Holloway, City Secretary
Patty Akers, City Attorney
Katherine Griffin, Director of Finance
Russell Pancoast, Police Chief
Lindsey Oskoui, Director of Planning and Development
Giancarlo Patino, City Engineer
Barbara Hathaway, Library Director
David Theriault, Systems Analysis

Call to Order and Announce a Quorum is Present

With a quorum present, the regular meeting of the Bee Cave City Council was called to order by Mayor Murphy at 6:07 p.m. on Tuesday, June 24, 2014 in the Council Chambers of the City of Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas.

Pledge of Allegiance

Citizen Comments

Adrian Overstreet, Managing Partner Hill Country Galleria, invited everyone to the Fourth of July celebration to be held on Saturday, June 28th.

Consent Agenda

- A. Consider approval of minutes of the Regular meeting conducted on June 10, 2014.
- B. Consider approval of the monthly financial and investment reports (May).

MOTION: A motion was made by Mayor Pro Tem Goodwin, seconded by Council Member Bliss, to approve the consent agenda.

The vote was taken on the motion with the following result:

Voting Aye: Mayor Murphy, Mayor Pro Tem Goodwin, Council Members Bliss, King, Lowman and Matzen
Voting Nay: None
Absent: None

The motion carried.

Discuss and consider action on space planning for the Library and City Hall.

Jeff Bulla of Pro-forma Architecture and Maureen Arndt of 720 Design presented the results of their space planning study in a three-phased master plan for City Hall and the Library.

The City Council asked numerous questions. This item will be discussed again during the budget workshops.

Discuss and consider action on proposals received for employee health insurance and benefits including renewing the contract with Texas Municipal League MultiState Intergovernmental Employee Benefits Pool for fiscal year 2014-2015 and including approval of the Continuation of Coverage Administrative Agreement (COBRA) and Inter-local Agreement.

Jeff Kloc of Arthur Gallagher & Co. explained the proposals received for employee health insurance and benefits.

MOTION: A motion was made by Mayor Pro Tem Goodwin, seconded by Council Member Bliss, to approve the renewal with Texas Municipal League, alternate option # 3, for medical insurance, approve the renewal with Texas Municipal League for dental insurance, approve the renewal with VSP for vision, approve the renewal with Mutual of Omaha for life and voluntary life/AD&D and approve the COBRA and Inter-local Agreement.

The vote was taken on the motion with the following result:

Voting Aye: Mayor Murphy, Mayor Pro Tem Goodwin, Council Members Bliss, King, Lowman and Matzen
Voting Nay: None
Absent: None

The motion carried.

Discuss and consider action on the Site and NPS plan amendment for the Hill Country Galleria, Lot 22B Block A located at 13301 Galleria Circle; Bee Cave, TX.

City Engineer Giancarlo Patino presented this item.

MOTION: A motion was made by Council Member King, seconded by Mayor Pro Tem Goodwin, to approve the site and NPS plan for Lot 22B, Block A, subject to an executed/recorded easement agreement to access the proposed development and subject to the planting of two trees on Lot 1, Block A.

The vote was taken on the motion with the following result:

Voting Aye: Mayor Murphy, Mayor Pro Tem Goodwin, Council Members Bliss, King, Lowman and Matzen
Voting Nay: None
Absent: None

The motion carried.

Discuss and consider action on the Site and NPS plan amendment for the Hill Country Galleria Lot 8 Block B located at 12300 Bee Cave Parkway; Bee Cave, TX.

Mr. Patino presented this item.

MOTION: A motion was made by Mayor Pro Tem Goodwin, seconded by Council Member Lowman, to approve the site and NPS plan for Lot 8, Block B, subject to the applicant providing a recorded easement dedicating a 10 foot non-exclusive pedestrian easement and including approval of a lesser parking requirement based on Ordinance No.198.

The vote was taken on the motion with the following result:

Voting Aye: Mayor Murphy, Mayor Pro Tem Goodwin, Council Members Bliss, King, Lowman and Matzen
Voting Nay: None
Absent: None

The motion carried.

Discuss and consider action on Ordinance No. 201, amending Ordinance 12-113, Planned Development-Retail (PD-R), for Hill Country Indoor, located on Lot 1, Block A, HCI Subdivision, City of Bee Cave, Texas, as recorded in document number 201300022 of the official public records of Travis County, Texas, consisting of 8.60 acres generally north of Highway 71, west of Highway 620, and south of Bee Cave Parkway, adjacent to the Backyard property, to amend the Concept Plan (Exhibit "B") for location of buildings, site improvements, and building elevations, and to amend the Planned Development Standards (Exhibit "C").

Planning and Development Director Lindsey Oskoui presented this item.

Mr. Patino stated that the staff did not receive the latest submittal by Hill Country Indoor until Friday before the meeting so it has not been reviewed. The Staff can not recommend impervious cover credit for artificial turf at this time.

Josh McCay, Hill Country Indoor partner, also spoke on this item.

The City Council asked numerous questions and had concerns about the excessive impervious cover and mitigation land.

Misty Watkins, 11900 Uplands Ridge Drive, spoke in support of Hill Country Indoor.

Jason Young, 4004 Lochwood Bend Ct., commented that impervious cover credit has been given to other projects for artificial turf. He stated that there is already precedent setting with TCEQ.

Danny Miller, LJA Engineering, also spoke on impervious cover.

Carrell Killebrew, 5410 Great Divide, commented that he supported the HCI project but he agrees that artificial turf is impervious cover. He also stated that the Council should not grant variances.

Kelly Davidson and her daughter Lila spoke in support of artificial turf and HCI.

MOTION: A motion was made by Council Member Bliss, seconded by Council Member Matzen, to postpone this item until July 8th.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor Murphy, Mayor Pro Tem Goodwin, Council Members Bliss, King, Lowman and Matzen
Voting Nay:	None
Absent:	None

The motion carried.

Discussion and update on the Bee Cave Central Park trail and dog park and trail systems on RR 620.

Stephen Dorman, with Sledge Engineering, updated the Council on the progress of the dog park and trail extension. The project should be complete by the end of July.

Mr. Dorman also presented their review of two routes for a trail extension from Central Park to Falconhead Boulevard along RR620.

The developers of Morningside will be constructing a portion of the trail on their property. They would like to match up with the trail location proposed by Sledge Engineering.

No action was taken on this item.

Discuss and consider action on restricting approval of new Planned Development Districts until the Comprehensive Plan update and zoning overlay is completed.

The City Attorney would like to educate the Council and Staff on additional information regarding planned development districts.

Mr. Killebrew commented that the Council moved away from sign variances but now the Council's time is being taken by developers asking for different variances. The time should be spent on doing things that make living in the City better.

No action was taken on this item.

Discussion and possible action on the request for proposals for the comprehensive plan update.

Ms. Oskoui reviewed the staff's recommendations for the scope, topics, committees, public participation, implementation plan and selection of consultant.

The Staff will prepare the RFP and solicit proposals.
This item will be brought to Council at a later date.

Discuss and consider action on a reciprocal easement agreement between the Falconhead West Homeowners Association, Bee Cave Economic Development Board and Ash Creek Homes, Inc.

City Manager Frank Salvato stated that this item was presented to the Economic Development Board and no action was taken.

Ben King, 16005 Snowdonia Cove, commented that the Homeowner Association's attorneys have not finished reviewing the agreement.

No action was taken on this item.

Executive Session:

The City Council closed the Open Session at 10:16 p.m. to convene in Executive Session on the above item in the Conference Room.

At this point in the meeting, Mayor Murphy publicly announced that a closed, executive session would be held and identified the section of the Open Meeting Law under which the meeting would be held.

Open Executive Session. Executive session in accordance with the Texas Government Code, Section 551.072 – Deliberation regarding real property; and Section 551.071 - Consultation with Attorney in which the Attorney has a duty to the City under the Texas Disciplinary Rules of Professional Conduct that clearly conflicts with the provisions of the Open Meetings Law. The Council may adjourn into the Conference Room for the executive session.

- Consultation with attorney regarding CCNG/Spanish Oaks Development Agreement.
- Consultation with attorney regarding authority of city to annex property in the Extra Territorial Jurisdiction.
- Consultation with attorney regarding the Participation Agreement with West Travis County MUD #5 and Hays County on the creation of the West Travis County Public Utility Agency.

The City Council closed the Executive Session at 11:23 p.m. and reconvened in Regular Session in the Council Chambers.

Adjournment

MOTION: A motion was made by Mayor Murphy, seconded by Council Member Matzen, to adjourn.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor Murphy, Council Members Bliss, King, Lowman and Matzen
Voting Nay:	None
Absent:	Mayor Pro Tem Goodwin

The motion carried.

The City Council adjourned the meeting at 11:23 p.m.

MN062414

PASSED AND APPROVED THIS _____ DAY OF _____, 2014.

Caroline Murphy, Mayor

ATTEST:

Kaylynn Holloway, City Secretary