

CITY COUNCIL MONTHLY MEETING MINUTES

DATE: March 18, 2021

Attendance: John Gray, Fran Klestinec, Sabrina Nelson, Leon Smith

Absent: Jeff Jakobeit, Jessie Solis

Administrator: Robert Wilhite

Attorney: Don Bird

Finance Director: Anna Ortiz

Secretary: Absent

Others Present:

Curtis Davidson, Michael Doerr, Anna Marquez, Cruz Reyes, Craig Scott, Lucas Benítez, Eric Willis

Quorum Established & Call to Order: 7:14 PM

Minutes of Prior Meeting: Minutes of the February 25, 2021 meeting were presented. Councilman Gray made a motion to accept the minutes and Councilman Smith seconded. The motion passed 3-0.

Presentation: None

Public Comments: Mrs. Marquez commented that the past Saturday Workshop for the development in the City had been very good. She stated that although the 216 Development would affect her with her home is so close, she believes Creedmoor is missing a lot of retail as there is none. She said that taxes will come in from the development and that we would have more people who would volunteer for City events because our events have not had enough volunteers to help. She believes that although there would be problems, the benefits would outweigh the negatives. She further stated that she would like to have closer retail stores and businesses because she now must travel to Buda or Kyle to shop.

Mr. Scott also advised on considering the issue of lighting and possibly having a "dark lighting" ordinance especially with the gas station proposed at Wright Rd. and FM 1327. He also commented on the 216 Subdivision density and the issue of foundations on the clay soil. He believes that growth is coming and would support services in Creedmoor.

Public Hearing: The Replat and Rezoning of the Carl Cole Property:

Councilman Gray asked about the location of the proposed gas station and Administrator Wilhite explained that it was a 10-acre lot on the corner belonging to Carl Cole. Administrator Wilhite explained that Mr. Cole was requesting that the 70.7190 acres at the corner of Wright Rd. and FM 1327 be replated and rezoned commercial. He stated that the replat was for 10 acres on the corner of his property for a gas station. The property is under contract and all the paperwork has been done. He stated that a Public Hearing would have to be held for the rezoning of the property. Councilman Gray and Councilwoman Nelson both expressed concerns over traffic issues. Administrator Wilhite said that he had told them to have a traffic study done. Attorney Bird suggested that a traffic impact report be done as a requirement for rezoning consideration. Mr. Doerr told the Council it was already in line to have a light and turn lane. Councilman Gray also questioned the issue of impervious cover and its effect on the creeks. He also asked how much area of the 10 acres it would take up and if there would be a drain fill to pump up Wright Rd. Administrator Wilhite said that TDS controls its overflow to some degree and Dan Heil had changed drainage plans for Hydro-Resources and Hill's RV Storage on Old Lockhart Hwy. as well as on A. Abernathy's property. Councilman Gray said that the oil, gas, etc. would have to go somewhere and Councilwoman Nelson stated that they would have to have a retention plan. Attorney Bird explained gas stations were intentionally omitted from zoning to require special use permit that addresses drainage, impervious cover, and design for the property. The City can then place any necessary requirements for the permit. Mayor Klestinec

asked if they could approve the replat but not the rezoning. Attorney Bird then stated that the replat and rezoning permits separate. He explained that the City would have to have a public hearing for the rezoning and for a special permit as there is no provision in the zoning ordinance for gas stations. Councilwoman Nelson asked if it would be rezoned light commercial and that was confirmed. Councilman Gray made a motion to approve the replating of Mr. Cole's property and Councilwoman Nelson seconded the motion. The motion passed 3-0.

Administrator Wilhite told the council that the rezoning of the property would be tabled until the April Council meeting. Councilman Gray asked if a public notice would need to be published for the Rezoning and Special Permit and was informed that it would need to be posted 30 days before the meeting and that it would miss it by one day. Administrator Wilhite asked if the Council was willing to move the meeting to a week later April 22. He would check with all the Council and let everyone know. Mr. Doerr told the Council that there should be no problems with any requirements that the Council may require. Councilman Gray asked when they would expect to break ground and Mr. Doerr said 2 months if everything was approved. The Public Hearing adjourned, and the regular Council Meeting reconvened at 8:03 pm.

Discussion on: The Project Creedmoor 216

Eric Willis said that the previous Saturday workshop was informative in getting multiple viewpoints. He understood that 50' lots were important, so he had done a plan with all 50' lots with 870 homes with 12 acres for commercial and five percent for park land. He had also done ponds, plans for road with 50' right of way and 10' for emergency vehicles with 4' sidewalks. Councilwoman Nelson asked if they could manipulate the commercial acreage to a different layout. He stated that after the meeting he would propose a new agreement to include the changes for zoning. Attorney Bird explained that the City could not approve any rezoning by agreement because the property is outside of the City limits. Only about 17 acres re in the City so the City can't rezone that which is not in the City limits.

One reason given for no development is the lack of water. The 216 project has an agreement with Creedmoor-Maha Water Corp. for 1051 units over the next five years. A regional wastewater plant would cost an average of \$275,000 according to Mr. Heil.

Financials: On attached printed sheets. Call Mrs. Ortiz if there are any questions.

Council Member Comments: No comments

Administrator Comments: Administrator Wilhite commented on the workshop saying it had gone well with 26 people attending and that Mrs. Ortiz and Sabastian Cortez had done a great job organizing and preparing for the event. He reported that the work on the park was just about finished and invited everyone to come see all the improvements.

Mayor Comments: Mayor Klestinec said she was also impressed with the workshop. She reported that the CCCFA would hold an Easter Drive-Thru on March 28 to pass out Easter baskets to children. They are also considering plans to have Mayfest and Oktoberfest.

Executive Session: None

Attorney Comments: Attorney Bird stated that the City should set guidelines to approve a variance to the Subdivision Ordinance so that the City can get what is needed. He recommended the Council determine what to consider in planning for future development.

Adjourned: The meeting was adjourned at 8:37pm. Councilwoman Nelson made the motion to adjourn, and Councilman Gray seconded the motion. The motion passed: 3-0.

Next Council Meeting: April 22, 2021

CITY OF CREEDMOOR

CITY COUNCIL AGENDA

Notice is hereby given of a meeting of the City Council of Creedmoor to be held on Thursday, March 18, 2021 at 7:00 p.m. at: City Hall-Council Chambers, 12513 FM 1625, Creedmoor, Texas, for the purpose of considering the following agenda items. The City Council reserves the right to meet in closed session on any agenda should the need arise and if applicable pursuant to authorization by Chapter 551, of the Texas Government Code.

Call to Order

Roll Call

Announce a Quorum is Present

A. PRESENTATIONS: None

B: PUBLIC COMMENT

- At this time 3-minute comments will be taken from the audience on non-Agenda related topics. To address the Council, please submit a Public Comment form to the City Secretary prior to the start of the meeting.
- Speakers will have one opportunity to speak during this time period and may speak on any matter not listed in the Agenda. Inquiries about matters not listed in the Agenda will either be directed to Staff or placed on a future agenda for Council consideration.

SPEAKERS MUST BE A RESIDENT, PROPERTY OWNER OR BUSINESS OWNER WITHIN THE CITY LIMITS OF THE CITY OF CREEDMOOR

NO FORMAL ACTION CAN BE TAKEN ON THESE ITEMS AT THIS MEETING.

C. ACTION ITEMS

- Citizens wanting to comment on Agenda items should submit a Public Comment form to the City Secretary prior to the meeting being called to order.
- SPEAKERS MUST BE A RESIDENT, PROPERTY OWNER OR BUSINESS OWNER WITHIN THE CITY LIMITS OF THE CITY OF CREEDMOOR
- Individuals wishing to speak on an Agenda item will be allowed to speak when the Agenda item is called and recognized by the chairperson. Comments made during this time must be directly related to the agenda item under discussion and comments shall be limited to three (3) minutes per person
- 1. Discussion and possible action on the minutes of 02-25-21
- 2. Discussion and possible action on the Carl Cole 12610 Wright Rd. Replat of 70.7190 acres and a re-zoning of the same 10 acres.
- 3. Discussion and possible action on 216 Project.
- 4. Comments from City Council Members
- 5. Financial report.
- 6. Administrator's Comment Discussion and possible action on workshop.
- 7. Mayor's Comments

E. EXECUTIVE SESSION: The Creedmoor City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development). The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda

F. RECONVENE into Regular Session and consider action, if any, on items discussed in Executive session.

G. ANNOUNCEMENTS *No action or in-depth discussion may occur during this item*

Reports from City officials or City staff regarding items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.

April 15, 2021 Next Council Meeting

H. ADJOURNMENT

CERTIFICATION

I, the under signed authority do hereby certify that this Notice of Meeting was posted on the Bulletin board, at the City Hall of the City of Creedmoor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Monday, March 15, 2021 at 6:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

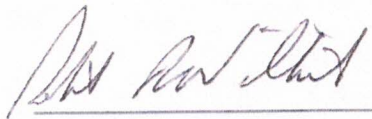
Robert R. Willhite
City Administrator

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the day of March 15, 2021 at 5:00 p.m.

Title: Administrator

In compliance with the Americans with Disabilities Act, the City of Creedmoor will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 4 business days prior to the meetings. Please contact City Hall at (512) 512-243-6700 or FAX (512) 243-6701 for further information. Braille is not available.

ROBERT R. WILHITE



City of Creedmoor
Profit & Loss
 February 2021

	<u>Feb 21</u>
Ordinary Income/Expense	
Income	
Building Permits	
Barn	300.00
Total Building Permits	300.00
Cemetery	425.00
Community Center Contract	250.00
Franchise Fees	5,070.00
Municipal Right of Way Fees	1,950.75
Property Tax Revenue	33,328.43
Sales & Use Tax Revenue	11,857.74
Total Income	53,181.92
Expense	
Community Center	
Repairs and Maintenance	218.66
Security	200.00
Total Community Center	418.66
COVID-19	
Disinfecting supplies	96.21
Total COVID-19	96.21
Dues and Subscriptions	252.84
LOAN 2020	
Contract Labor	18,225.80
Park Storage Building	10,424.20
Parking Lot	10,072.25
Total LOAN 2020	38,722.25
Maintenance	51.12
Office Expense	
Auto Expenses	
Fuel	325.76
Total Auto Expenses	325.76
Capital Outlay	
Computer, Website, IT	582.50
Total Capital Outlay	582.50
Maintenance	150.00
Office Expense - Other	291.91
Total Office Expense	1,350.17
Park	
Equipment	525.00
Equipment Rental	85.00
Equipment Repairs	
parts	2,406.99
Equipment Repairs - Other	191.16
Total Equipment Repairs	2,598.15
Fuel for Tractor	153.75
Maintenance	1,219.74
Small Tools and equipment	259.92
supplies	124.62
Total Park	4,966.18
Payroll Expenses	11,492.33

City of Creedmoor
Profit & Loss
 October 2020 through February 2021

	Oct '20 - Feb 21
Ordinary Income/Expense	
Income	
Building Permits	
Barn	300.00
Mobil Home Permit	500.00
Building Permits - Other	18,650.00
Total Building Permits	19,450.00
Cemetery	1,675.00
Community Center Contract	4,490.00
Donations	3,720.00
Electrical Permit	250.00
Franchise Fees	5,070.00
Like Kind Revenue	1,107.00
Municipal Right of Way Fees	7,124.13
Park User Fees	1,490.00
Property Tax Revenue	253,936.40
Sales & Use Tax Revenue	56,154.94
Sign Permit	206.00
Special Permit	250.00
Travis County Interlocal Grant	8,034.03
Zoning Request Fee	250.00
Total Income	363,207.50
Expense	
Community Center	
Cleaning	493.00
Parking	45.00
Repairs and Maintenance	742.64
Security	920.00
Supplies	354.94
Community Center - Other	114.46
Total Community Center	2,670.04
Contract Labor	1,600.00
COVID-19	
Contract Labor -Disinfect	1,104.00
Disinfect common areas	6,304.00
Disinfecting supplies	235.69
Webpage update	100.00
Total COVID-19	7,743.69
Dues and Subscriptions	368.48
LOAN 2020	
5 Bridges for Trail	43,125.00
Concrete	12,500.00
Contract Labor	61,575.00
Covered Playground	43,211.75
Equipment	1,506.35
Millings	12,000.00
Misc (Landscaping ect)	6,075.00
Park Storage Building	19,621.26
Parking Lot	10,839.04
Total LOAN 2020	210,453.40
Maintenance	51.12
Office Expense	
Auto Expenses	
Fuel	1,477.35
Total Auto Expenses	1,477.35

City of Creedmoor
Profit & Loss
October 2020 through February 2021

	Oct '20 - Feb 21
Repairs	
Building Repairs	42.33
Equipment Repairs	508.88
Total Repairs	551.21
Road Maintenance	
Waste	45.78
Total Road Maintenance	45.78
Social Activities	
Christmas	586.54
New Years Eve	3,000.00
Thanksgiving Meal	728.94
Trunk-o-Treat	44.31
Total Social Activities	4,359.79
Travel & Ent	
Meals	160.39
Total Travel & Ent	160.39
Utilities	
Electric	3,332.19
Gas and Electric	180.00
Telephone	797.31
Water	876.56
Total Utilities	5,186.06
Total Expense	367,135.68
Net Ordinary Income	-3,928.18
Other Income/Expense	
Other Income	
Interest Income	732.36
Total Other Income	732.36
Other Expense	
Gifts	75.76
Robert Wilhite	65.38
Total Other Expense	141.14
Net Other Income	591.22
Net Income	<u><u>-3,336.96</u></u>

City of Creedmoor
Balance Sheet
 As of February 28, 2021

Feb 28, 21

ASSETS

Current Assets

Checking/Savings

FLNB - Checking	-1,230.34
FLNB Checking Covid 62761	6,624.43
Money Market 38844	18,466.42
Money Market 38851	482,945.25
Petty Cash	681.10

Total Checking/Savings 507,486.86

Accounts Receivable

Delinquent Property Tax Receiva	-4,033.10
Franchise Fees Receivable	-8,778.62
Property Tax Receivable	-775,802.91
Sales & Use Tax Receivable	-27,664.23

Total Accounts Receivable -816,278.86

Total Current Assets -308,792.00

Fixed Assets

12V Fuel Pump	279.99
16' Trailer	1,650.00
2020 Gator	3,500.00
300 Lb Ramp Pair	239.99
5000 Hartung Ln	34,976.58
Accumulated Depreciation	-821,640.14
Bad Boy 11	4,249.99
Bad Boy 60 InZT ELite	4,599.00
Bond Loan	
Water Truck	867.16

Total Bond Loan 867.16

Building	743,260.82
Building Improvements	306,948.13
CAT 416E Backhoe	24,000.00
Command Pro	5,950.00
Computer Equipment	1,740.64
Copier	800.00
Cutting Torch	350.00
Dump Trailer	6,550.00
Equipment - Rollers	-350.00
Floor Scrubber	1,000.00
Full-size Pool table and couch	4,000.00
Furniture & Fixtures	11,177.40
Graef Tracts	24,153.88
Ice Maker	5,797.00
Kitchen Equipment	12,025.42
Kubota Tractor w/ Loader	8,000.00
Land	120,793.30
Lincoln Electric Cutwelder	199.00
Message Center	35,680.89
Office Building	44,471.84
Office Furniture	5,070.00
PA System	7,639.00
Parks	641,611.42
Portable Digital Recorder	313.90
Portacool Cyclone	1,499.99
Printer	562.86
Pruner	494.99
Solar Array	23,030.00
SPRAYER	200.00