

**MINUTES OF A SPECIAL MEETING OF THE  
CITY COUNCIL OF THE CITY OF COTTONWOOD SHORES, TEXAS  
4111 COTTONWOOD DRIVE – CIVIC CENTER  
THURSDAY, AUGUST 23, 2001 AT 6:00 P.M.**

1. **CALL TO ORDER AND ROLL CALL:** Mayor Pickens called this Special Meeting to Order at 6:00 p.m. with both Commissioner Phipps and Commissioner Pfeifer in attendance, a Quorum was present.
2. **PUBLIC HEARING TO CONSIDER ADOPTING A PROPOSED TAX RATE FOR THE TAX YEAR 2001 FOR THE CITY OF COTTONWOOD SHORES, TEXAS:** Mayor Pickens opened the Public Hearing at 6:01 p.m. He explained that each year the City must set a new tax rate. He stated that this year he was proposing to raise taxes in order to cover the City's debt. He noted the City had a debt to the Bank of New York for \$10,012.50 for the water plant. He stated \$31,368.75 in debt for the sewer, \$26,562.50 to LBJ MUD and the Marble Falls Area EMS was asking for \$11,000.00 this year. He added the grant matching funds for the water distribution lines would be \$25,000.00, which creates a possible debt of \$103,943.75. He noted the bill for the electrical panel at the no. 3 lift station would be around \$5,000.00 in the coming year. He stated all of this as well as an amount set aside for TNRCC resulted in a high increase in debt for the coming year. He noted the Burnet Central Appraisal District breakdown proposed rate of 0.2420 for Maintenance and Operations, which would raise \$52,142, and 0.1920 for Interest and Sinking, which would raise \$41,369. He added this would give us a total rate of 0.4340, which would raise \$93,511. He noted the effective rate was 0.3485 and 0.4340 would be below the rollback rate of 0.4555. Commissioner Pfeifer stated he knew the City needed the funds. Commissioner Phipps stated nobody wants to raise taxes, but we have to cover the City's debt. Mayor Pickens added most of the debt had been accrued for years. He then closed the Public Hearing at 6:10 p.m.
3. **CONSIDER AND POSSIBLY TAKE ACTION ON THE APPOINTMENT OF MR. DAVID BIGGERSTAFF AS AN UNPAID RESERVE OFFICER FOR THE CITY OF COTTONWOOD SHORES, TEXAS:** Mayor Pickens welcomed Mr. David Biggerstaff and asked Chief Reeh and Sergeant Hallman for any comments. Chief Reeh stated he would be glad to have him aboard. Sergeant Hallman stated he was looking forward to working with David again noting he was a hard worker. Commissioner Pfeifer stated he knew the man and was looking forward to him working for the City again, too. Commissioner Phipps stated she didn't know David, but had asked around and heard only good things. Commissioner Pfeifer then made a motion to approve the appointment of David Biggerstaff as an unpaid reserve officer for the City. Commissioner Phipps seconded his motion, which carried.
4. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. ROBERTO SCANO FOR A VARIANCE TO THE FIVE FOOT UTILITY EASEMENT AS RECORDED IN VOLUME 141, PAGE 434, BURNET COUNTY DEED RECORDS ON LOTS 87 AND 88, YELLOWSTONE SECTION, COTTONWOOD SHORES, TEXAS AS RECORDED IN VOLUME 1, PAGE 184, BURNET COUNTY PLAT RECORDS, TO ALLOW FOR THE CONSTRUCTION OF A HOME OVER AND UPON SAID UTILITY EASEMENT:** Commissioner Pfeifer asked if Mr. Scano planned to build one house over the lot line between the two lots. Mayor Pickens replied yes. Commissioner Pfeifer asked if there were any utilities, water or sewer, in the ground between the two lots. Mayor Pickens replied no. Commissioner Pfeifer then made a motion to approve a variance to the five-foot utility easement between Lots 87 and 88 in the Yellowstone Section to allow for the construction of a home. Commissioner Phipps seconded his motion, which carried.
5. **CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO OBTAIN, THE REPAIR OR DEMOLITION OF THE DANGEROUS BUILDING LOCATED ON LOTS 222 AND 223, DRIFTWOOD SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, AND TO FILE A LIEN AGAINST SUCH PROPERTY FOR**

**THE COST AND EXPENSE OF SUCH WORK AS ORDERED:** Mayor Pickens stated this was the old white house on Pecan Lane, next door to Sylvia Ardoin. He added Sylvia had been requesting for years to have something done about this structure. He explained that the Board of Adjustments and Appeals had ordered the structure located on these lots to be demolished, but that the owner had not complied with the Demolition Order. Mr. Steven Blair asked if the Council would allow him to fix it up if he purchased the house. Mayor Pickens stated at this time, the Council didn't have the authority to allow that. He explained that the Demolition Order had been given so the Council was meeting tonight to authorize the Building official to obtain the demolition. Mr. Steve Martini asked if the Building Official had to do the demolition or if he would be going out for bids. Mayor Pickens stated each structure to be demolished or repaired would be looked at individually to see which was the most feasible way. He added the county had offered to help with the demolition of some of the larger structures. He assured Mr. Martini if the City went out for bids there would be notices posted. Mr. Martini stated if he got the bid he would not expect the City to pay him up front, he would put a lien on the property. Commissioner Pfeifer stated that if the structure was torn down for materials only, you would have to take all the materials not just the good stuff. Mayor Pickens stated that if bids were taken they would have to give a time frame for the demolition. He added it would have to be a reasonable time frame and the structure would have to be secured to stop kids from going in and out or getting hurt. Commissioner Pfeifer then made a motion to approve a resolution authorizing the Building Official to obtain the demolition of the dangerous structure located on Lots 222 & 223 in the Driftwood Section and to file a lien for the cost of such work if necessary. Commissioner Phipps seconded his motion, which carried.

6. **CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO OBTAIN, THE REPAIR OR DEMOLITION OF THE DANGEROUS BUILDING LOCATED ON LOTS 387 AND 388, DRIFTWOOD SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, AND TO FILE A LIEN AGAINST SUCH PROPERTY FOR THE COST AND EXPENSE OF SUCH WORK AS ORDERED:** Commissioner Pfeifer stated that this structure was really gutted. Mayor Pickens stated that the taxes had not been paid in years. He explained how he went before the Burnet County Commissioners Court to get the county's approval as well as the Marble Falls ISD Board for their approval since this structure had been foreclosed on for the unpaid taxes. Commissioner Phipps then made a motion to adopt a resolution authorizing the Building Official to obtain the demolition of the dangerous building located on Lots 387 and 388 in the Driftwood Section of Cottonwood Shores and to file a lien against the property for the cost of the demolition. Commissioner Pfeifer seconded her motion, which carried.
7. **CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO OBTAIN, THE REPAIR OR DEMOLITION OF THE DANGEROUS BUILDING LOCATED ON LOTS 26, 27 AND 28, DRIFTWOOD II SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, AND TO FILE A LIEN AGAINST SUCH PROPERTY FOR THE COST AND EXPENSE OF SUCH WORK AS ORDERED:** Commissioner Pfeifer stated that this was the trailer on Northwood Drive. He added it was in bad shape and even with the wheels on it he didn't think it would move. He then made a motion to adopt a resolution authorizing the Building Official to obtain the demolition of the dangerous structure located on Lots 26, 27 and 28 in the Driftwood II Section and to file a lien to cover the cost of the demolition ordered. Commissioner Phipps seconded his motion, which carried.
8. **CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO OBTAIN, THE REPAIR OR DEMOLITION OF THE DANGEROUS BUILDING LOCATED ON LOT 20, SCARLET OAKS SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, AND TO FILE A LIEN AGAINST SUCH PROPERTY FOR THE COST AND EXPENSE OF SUCH WORK AS ORDERED:** Mayor Pickens stated this was the old yellow building at the end of Willow Drive. He added it was very dangerous. He noted he had to run kids out of there many of times. Commissioner Phipps made a motion to adopt a resolution authorizing the Building Official to obtain the demolition of the dangerous building on Lot 20, Scarlet Oaks Section and to file a lien to cover the cost of demolition. Commissioner Pfeifer seconded her motion, which carried.

9. **CITIZEN COMMENTS:** Mr. Martini asked if he could pay his property taxes at City Hall. Mayor Pickens explained that the City, as well as Marble Falls ISD pays the Burnet Central Appraisal District to bill and collect property taxes.

10. **ADJOURNMENT:** Mayor Pickens adjourned this Special Meeting at 6:38 p.m.

ATTEST:

  
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DALE PICKENS, MAYOR

  
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TENA COLLIER, CITY SECRETAR





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9. CITIZEN COMMENTS.
10. ADJOURNMENT.

I CERTIFY THAT THE ABOVE NOTICE WAS POSTED AT CITY HALL, 3808 COTTONWOOD DRIVE, COTTONWOOD SHORES, TEXAS ON THIS 20<sup>TH</sup> DAY OF AUGUST, 2001 AT 5:30 P.M.

ATTEST:

  
\_\_\_\_\_  
TENA COLLIER, CITY SECRETARY

  
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DALE PICKENS, MAYOR



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