

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF COTTONWOOD SHORES, TEXAS
4111 COTTONWOOD DRIVE – CIVIC CENTER
THURSDAY, SEPTEMBER 16, 2004 AT 7:00 P.M.**

1. **CALL TO ORDER AND ROLL CALL:** MAYOR PRO-TEM FRANK PFEIFER, COUNCIL MEMBERS BEYER, HILDEBRAND, CARUSI AND PLUMLEY ALL PRESENT. MAYOR SANTEE ABSENT. A QUORUM IS PRESENT.
2. **CONSENT AGENDA:**
 - A. **MINUTES OF A REGULAR MEETINGS JUNE 17, JULY 15, AND AUGUST 19, 2004** TABLED
 - B. **FINANCIAL STATEMENTS FOR THE MONTH OF MAY 2004.** COUNCILPERSON LEE HILDEBRAND MOTIONED TO APPROVE ITEM B AND COUNCILPERSON PLUMLEY SECOND. UNANIMOUSLY APPROVED.
3. **CONSIDER AND POSSIBLY TAKE ACTION ON ACCEPTANCE OF THE RESIGNATION OF DONALD E. SANTEE AS MAYOR OF THE CITY OF COTTONWOOD SHORES, TEXAS.** MAYOR PRO-TEM FRANK PFEIFER READ LETTER OF RESIGNATION FROM MAYOR DONALD E. SANTEE EFFECTIVE SEPT. 9, 2004 AT 2:00 PM. COUNCILPERSON PLUMLEY MOTIONED TO ACCEPT AND COUNCILPERSON CARUSI SECOND. ITEM UNANIMOUSLY APPROVED.
4. **CONSIDER AND POSSIBLY TAKE ACTION ON AN APPOINTMENT TO FILL THE VACANCY IN THE OFFICE OF MAYOR FOR THE CITY OF COTTONWOOD SHORES, TEXAS.** COUNCILPERSON HILDEBRAND MADE MOTION TO TABLE UNTIL NEXT MONTH TO ALLOW MORE TIME TO CHECK INTO THIS. COUNCILPERSON PLUMLEY ASKED MAYOR PRO-TEM PFEIFER TO CONSIDER THE POSITION. COUNCIL HILDEBRAND EXPRESSED CONCERN OVER FINDING A REPLACEMENT FOR FRANK'S COUNCIL SEAT. CURTIS RITTMAN ASKED ABOUT REVISITING THIS ITEM NEXT MONTH TO GIVE CITIZENS TIME TO DISCUSS. SYLVIA BREEN ASKED IN THIS SITUATION, ISN'T THE PERSON WITH NEXT NUMBER OF VOTES FROM THE PREVIOUS ELECTION AUTOMATICALLY PLACED IN THE CITY COUNCIL? FRANK PFEIFER STATED THE LAW READS THAT ONE VACANCY ON THE COUNCIL THE COUNCIL CAN APPOINT ANYONE THEY WANT. MOTION DIED DUE TO NO SECOND. COUNCILMAN PLUMLEY MADE MOTION TO APPOINT FRANK PFEIFER AS MAYOR. COUNCIL PERSON BEYER SECOND. COUNCILPERSON PFEIFER ABSTAINED FROM VOTING. COUNCILPERSONS CARUSI, PLUMLEY, AND BEYER YEA – COUNCIL PERSON HILDEBRAND NAY. MOTION CARRIED.
5. **ADMINISTRATION OF THE OATH OF OFFICE TO THE MAYOR FOR THE CITY OF COTTONWOOD SHORES, TEXAS.** IN THE ABSENCE OF JUDGE CUTCHIN, TENA COLLIER ADMINISTERED THE OATH OF OFFICE TO FRANK PFEIFER.
6. **CONSIDER AND POSSIBLY TAKE ACTION ON AN APPOINTMENT TO FILL THE VACANCY IN THE OFFICE OF COUNCIL MEMBER, SEAT 2 FOR THE CITY OF COTTONWOOD SHORES, TEXAS.** CURTIS RITTMAN STATED HE WOULD LIKE TO SEE SYLVIA BREEN, WHO RAN FOR COUNCIL AND WAS DEFEATED APPOINTED TO THIS POSITION. HE FELT SHE WOULD DO A FINE JOB AS SHE KNOWS THE WORKINGS OF THE CITY AND SHE WOULD MAKE A FINE CONTRIBUTION TO OUR CITY. COUNCILPERSON BEYER WOULD LIKE TO PLACE THE NAME OF MARTHA LOGAN IN CONTENTION TO FILL THE VACANCY. SHE WOULD DO A GOOD JOB AS SHE HAS WORKED FOR THE CITY IN THE PAST AND KNOWS HOW THE CITY IS RUN. MARTHA LOGAN STATED SHE HAS LIVED IN COTTONWOOD SHORES SINCE 1994, AND WORKED FOR THE CITY IN 1994 AND 95. SHE WOULD LOVE TO ACCEPT THE

POSITION IF GIVEN THE OPPORTUNITY. SHE IS CURRENTLY CHURCH SECRETARY DEALING WITH BUDGET ITEMS AND DID ATTEND TEXAS MUNICIPALITIES LEAGUE SCHOOL. LIKES THE PROGRESS THE CITY HAS MADE. SYLVIA BREEN STATED SHE HAS LIVED HERE SINCE 2000 AND HAS BEEN INTERESTED AND KEPT UP WITH THE CITY AFFAIRS SINCE MOVING HERE. COUNCILMAN CARUSI SECOND. COUNCILPERSONS CARUSI, PLUMLEY, AND BEYER YEA. COUNCILPERSON HILDEBRAND NAY. MOTION CARRIED.

7. **ADMINISTRATION OF THE OATH OF OFFICE TO COUNCIL MEMBER, SEAT 2 FOR THE CITY OF COTTONWOOD SHORES, TEXAS.** IN THE ABSENCE OF JUDGE CUTCHIN, TENA COLLIER ADMINISTERED THE OATH OF OFFICE TO MARTHA LOGAN.
8. **CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING A MAYOR PRO-TEM.** GREG WIDMER, BENTLEY MARTIN AND DIANE WELLS VOICED THEIR SUPPORT FOR APPOINTING LEE HILDEBRAND AS MAYOR PRO-TEM. COUNCILPERSON BEYER MADE MOTION TO NAME LEE HILDEBRAND MAYOR PRO-TEM AND COUNCILPERSON PLUMLEY SECOND. UNANIMOUSLY APPROVED.
9. **CONSIDER AND POSSIBLY TAKE ACTION ON A RESOLUTION DECLARING SEPTEMBER AS FAIR HOUSING MONTH IN THE CITY OF COTTONWOOD SHORES, TEXAS.** GANDOLF BURRIS PRESENTED A RESOLUTION DECLARING SEPTEMBER FAIR HOUSING MONTH AS PART OF THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN AFFAIRS IN CONNECTION WITH OUR GRANT APPLICATION. MOTION MADE BY COUNCILPERSON HILDEBRAND TO APPROVE AND SECOND BY COUNCILPERSON PLUMLEY. UNANIMOUSLY CARRIED.
10. **PUBLIC HEARING: A PUBLIC HEARING FOR THE PURPOSE OF ALLOWING CITIZENS AN OPPORTUNITY TO DISCUSS THE CITIZEN PARTICIPATION PLAN, THE DEVELOPMENT OF LOCAL HOUSING AND COMMUNITY DEVELOPMENT NEEDS, THE AMOUNT OF TEXAS COMMUNITY DEVELOPMENT PROGRAM (TCDP) FUNDING AVAILABLE, ALL ELIGIBLE TCDP ACTIVITIES, AND THE USE OF PAST TCDP FUNDS AS WELL AS PROGRAMS OFFERED BY THE OFFICE OF RURAL COMMUNITY AFFAIRS (ORCA).** PUBLIC HEARING OPENED AT 7:23 PM AND ASKED FOR COMMENTS. GANDOLF BURRIS EXPLAINED THE COMMUNITY DEVELOPMENT PROGRAM 2 YEAR CYCLE HAS COME AGAIN. SO WE CAN APPLY FOR ANOTHER 5% MATCHING GRANT SIMILAR TO THE ONE WE USED TO BUILD THE WATER TOWER UP ON THE HILL. THE GRANT APPLICATION WILL BE DUE ON THE 5TH OF NOVEMBER. HE EXPLAINED HOW EVERYTHING THAT IS DONE WITH THE GRANT IS DONE PUBLICLY, REQUIRING TWO SIGNATURES OF COUNCIL MEMBERS FOR CHANGES OR ANYTIME MONEY IS DRAWN SO NO ONE PERSON CAN CHANGE THE GRANT. THE GRANT IS ISSUED AS CREDIT AND IS DRAWN AGAINST DURING CONSTRUCTION SO NO MONEY IS CHANGING HANDS. HE ALSO EXPLAINED HOW THE FILES ARE KEPT AT THE CITY OFFICE AND ARE AVAILABLE FOR INSPECTION ANYTIME. HE EXPLAINED ABOUT THE CITY PARTICIPATION PLAN. HE FIELDDED QUESTIONS ON WHAT'S ELIGIBLE, WHAT WE CAN OR CAN'T DO. COUNCILPERSON HILDEBRAND ASKED IF WORK ON THE WATER PLANT WOULD BE ELIGIBLE. GANDOLF SAID IT WOULD BE, BUT WORK ON THE PLANT COULD POSSIBLY USE MORE THAN THE \$250,000 WE WILL HAVE AVAILABLE AND THE CITY WOULD HAVE TO PAY MORE THAN THE \$12,500 MATCHING MONEY TO COMPLETE THE WORK. WHERE AS IF WE WOULD EXTEND WATER LINE PROJECTS IN TARGETED AREAS IN THE CITY UP TO THE LIMIT OF THE GRANT WITHOUT SPENDING ANYMORE THAN THE \$12,500. MAXIMUM GRANT IS \$250,000 AND WHEN WE COMPETE FOR THE GRANT YOU EITHER GET IT ALL OR NONE. WE HAVE BEEN FORTUNATE IN WINNING FOR YOU SINCE 1987. KEITH PASKCHE ASKED ABOUT SEWER PROJECTS TO IN EVERGREEN SUBDIVISION. GANDOLF EXPLAINED HOW LEGIBLE PROJECTS ARE

POSSIBLE TO DO, BUT WE NEED TO DETERMINE IF WE HAVE ENOUGH FUNDS. HAVE AN ENGINEER GIVE US COST ESTIMATES AND SEAL THOSE COST ESTIMATES AS ASSURANCE OF US HAVING 5% OF THE DOWN WHEN WE GO TO BID. KEITH ASKED IF THE FUNDS CAN BE RECEIVED FROM THE PUBLIC OR DO THEY HAVE TO BE CITY FUNDS. GANDOLF, IF THE PUBLIC WISHES TO DONATE FUNDS I'M SURE THE CITY THE CITY WOULD BE GLAD TO ACCEPT. DONATIONS ARE WELCOME. NATHAN CANTRELL MADE IT CLEAR THAT THE PROJECT HAS TO BE LOW INCOME TO ESTABLISHED HOUSES NOT FUTURE HOUSES. GANDOLF STATED THAT WHATEVER GROUP OF PEOPLE WE SERVE; WE HAVE TO VERIFY THAT IT'S 61% LOW TO MODERATE INCOME TOTAL PEOPLE. CITYWIDE WE ARE NOT 61% LOW TO MODERATE INCOME SO IT WOULD BE VERY HARD TO DO A PROJECT THAT BENEFITED THEM. MARLEY PORTER, IF THE CITY DOESN'T QUALIFY FOR THAT, HOW WOULD WE DO A CITYWIDE PROJECT? GANDOLF, THE CITY PREVIOUSLY QUALIFIED AS LOW TO MODERATE INCOME WITH A 61% LOW TO MODERATE POPULATION FROM THE 1990 CENSUS. THE 2000 CENSUS WE ARE NO LONGER 61% A LOW TO MODERATE POPULATION SO WE HAVE BEEN LOOKING FOR TARGET AREA PROJECTS. MARLEY, SO RIGHT NOW WE CAN'T QUALIFY FOR A CITYWIDE PROJECT. GANDOLF, NO SIR. RIGHT NOW YOUR BEST BETS ARE TARGET AREA PROJECTS. MARLEY, HAVE YOU IDENTIFIED THE TARGET AREAS TO MEET NOV. 2ND. GANDOLF, YES. MARLEY, WHEN DOES THE PUBLIC GET TO HEAR THAT. GANDOLF, I DON'T KNOW THAT. MAYOR PRO-TEM PFEIFER CLOSED THE PUBLIC HEARING AT 7:32 PM.

11. **PUBLIC HEARING: A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS REGARDING THE PROPOSED REZONING OF PROPERTY LOCATED BETWEEN COTTONWOOD DRIVE AND RANCH ROAD 2147 W KNOWN AS LOTS 51, 52, 54, 55, 57, & 58 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM THE CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL TO C-1, LIGHT COMMERCIAL; A TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BURNET COUNTY, TEXAS, COMMONLY KNOWN AS LOT 103 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM CURRENT ZONING CATEGORY R-1 SINGLE FAMILY RESIDENTIAL TO C-2, HEAVY COMMERCIAL; PROPERTY LOCATED BETWEEN COTTONWOOD DRIVE AND RIDGEVIEW DRIVE KNOWN AS LOTS 74 THROUGH 86 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL TO C-2, HEAVY COMMERCIAL: MAYOR PRO-TEM PFEIFER OPENED PUBLIC HEARING AT 7:34 PM AND ASKED FOR COMMENTS. MIKE BUTLER ASKED FOR JUSTIFICATION OF C-2 HEAVY COMMERCIAL VERSUS C-1. THIS PIECE OF PROPERTY THAT IS BEING CONSIDERED FOR C-2 IS OFF THE ROAD AND UP BY MY HOUSE. I DON'T HAVE A PROBLEM WITH C-1 BUT C-2 IS A LOT OF DIFFERENT STUFF FROM C-1. THAT'S WHY WE HAVE THE CONCERN AS TO WHAT'S GOING IN THERE AND WHY DOES IT HAVE TO BE C-2 AND NOT C-1. JOHN PARKER ECHOED SENTIMENTS REGARDING LOTS 74-86 THERE ON RIDGEVIEW DRIVE. ORIGINALLY THAT'S SINGLE FAMILY RESIDENTIAL AND I'M CONCERNED THAT BECAUSE IT'S C-2 COMMERCIAL ANYTHING CAN GO IN THERE, A RECYCLING CENTER, JUNKYARD, LAUNDROMAT, ANYTHING UNDER THE SUN. WHAT I WOULD LIKE TO POINT OUT TO THE CITY COUNCIL AS A COMMUNITY WE NEED MORE OF A PLAN PROVIDED AS FAR AS DEVELOPMENT OF COMMERCIAL PROPERTY GOES SO WE COULD KNOW WHAT TO MORE OR LESS EXPECT OR PERHAPS BEFORE DEVELOPMENT TAKES PLACE. I DON'T KNOW HOW YOU WOULD GO ABOUT DOING THAT. I DON'T THINK WE SHOULD JUST JUMP IN TO ALLOWING PEOPLE WHO HAVE JUST A GOLDMINE OPPORTUNITY OF PROPERTY INVOLVED JUST TO GO AHEAD AND GIVE THEM LICENSE TO DO WHATEVER THEY WANT ON IT. THAT WIRTZ DAM PROJECT THERE, THE LBJ YACHT CLUB MARINA AND STUFF LIKE THAT, THAT'S QUITE AN OPPORTUNITY FOR DEVELOPMENT. I THINK YOU OUGHT TO BE ABLE TO HAVE**

SOME KIND OF PLAN IN PLACE TO TAKE ADVANTAGE OF THOSE RESOURCES. COUNCILPERSON HILDEBRAND - WE RECENTLY, MARLEY'S GOING TO ANSWER YOUR QUESTION PROBABLY. MARLEY PORTER IN DIFFERENCE TO WHAT WAS JUST SAID BY OUR NEIGHBOR, THE CITY COUNCIL HAS WISELY, AND I BELIEVE INSTIGATED A COMMISSION OR COMMITTEE TO PUT TOGETHER A PLANNING AND ZONING. FRANK, EXCUSE ME, WOULD YOU STAND UP AND TURN PLEASE SO THE PEOPLE BEHIND YOU CAN HEAR. MARLEY THE CITY COUNCIL IN WISDOM HAD PUT TOGETHER A COMMITTEE, AND SYLVIA BY THE WAY, I WOULD LIKE TO TALK TO YOU ABOUT HELPING US OUT SINCE YOU DIDN'T MAKE IT UP HERE, WE NEED YOU OVER HERE. IT'S A COMMITTEE THAT IS GOING TO BE LOOKING AT THE PLANNING AND ZONING OF THE CITY ON A VOLUNTEER BASIS IN A VERY MATURE WAY. AND I WILL BE TALKING ABOUT THAT LATER TONIGHT OR SHOULD I DO IT NOW. WHATEVER YOU WANT FRANK, YOU'RE THE OFFICIAL MAYOR NOW. BUT I AGREE WITH THE COMMENTS. THE COMPREHENSIVE PLAN REALLY OUGHT TO BE LOOKED AT. ANOTHER OPTION IS RESIDENCE SET AND TYPICALLY RESIDENCE SET SO FAR IS ANYTHING ALONG 2147. THAT DOES MAKE SENSE TO BE COMMERCIAL. THE COMMENTS OF C-2 VERSUS C-1 IS IN SECTION 12. HOWEVER AS THE ZONING ORDINANCE IS WRITTEN (AND ALL THE PEOPLE ON THE COMMITTEE ARE GOING TO GET A NOTEBOOK WITH THAT ORDINANCE) THERE ARE SOME INCONSISTENCIES ABOUT THE USE OF PARCELS IN THIS, EXTREME INCONSISTENCIES, LIKE A BED AND BREAKFAST BEING STUCK IN WITH HEAVY COMMERCIAL. THAT'S NOT HEAVY COMMERCIAL. THESE ARE THE THINGS WE WILL BE WORKING ON. AS FAR AS GRANTING ZONING LIKE THIS, IT WOULD BE TO THE COMMISSIONS DESIRE TO GRANT THAT. OVER THE NEXT 30 TO 60 DAYS THE PLANNING AND ZONING COMMITTEE WILL BE PRESENTING A COPY OF THE MASTER PLAN TO SUGGEST WHAT PROPERTY SHOULD GO OR CAN GO INTO C-1 OR C-2. THERE ARE 2 DIFFERENT TYPES OF APPROVAL THAT THE CITY COUNCIL CAN GRANT. THERE IS A THING CALLED CONCEPTUAL ZONING APPROVAL THAT IS CONTINGENT ON APPROVAL ON A SPECIFIC SITE PLAN. SO FOR EXAMPLE, IF THE COUNCIL SAYS WE ARE GOING TO CONCEPTUALLY GIVE YOU C-1 ZONING, THAT GIVES THE DEVELOPER OR THE OWNER KIND OF THE NEXT STEP FORWARD TO DO A LITTLE MORE RESEARCH AND A LITTLE MORE MASTER PLANNING. BUT IT DOESN'T INVEST OR BECOME FACT UNTIL SUCH TIME AS A FORMAL SITE PLAN IS SUBMITTED AND APPROVED. IT SHOWS PVIOUS COVER, WATER QUALITY, PARKING RATIOS, AND DESIGN ALL OF THESE ARE IMPORTANT FOR THE CITY. SO FROM NOW ON, I WILL RECOMMEND THAT WHEN THE COUNCIL APPROVES ZONING, EVEN IF IT GOES THROUGH, DO IT CONCEPTUALLY FIRST AND ALLOW TIME TO GET ALL THOSE OTHER THINGS IN PLACE SO THE DEVELOPMENT IS QUALITY. COUNCILPERSON PLUMLEY - MARLEY I HAVE A COUPLE OF QUESTIONS HERE. IS THIS SOMETHING THAT THE PLANNING AND ZONING COMMISSION IS GOING TO WANT TO LOOK AT, I MEAN WOULD WE BE BETTER OFF LETTING THEM TRY TO TAKE A LOOK AT THIS. AS I UNDERSTAND TONIGHT, IS THIS UP FOR REZONING OR JUST DISCUSSION? TENA - IT'S UP FOR REZONING. FRANK - FOR DISCUSSION. MARLEY - AGAIN IN SOME CASES I DON'T KNOW BECAUSE WE HAVEN'T HAD A CHANCE TO LOOK AT IT. WHAT ARE THE RAMIFICATIONS, WHAT CLASSIFICATIONS AS FAR AS INCOME TO THE CITY? THAT'S WHY A GENERAL PERFORMANCE OKAY OR APPROVAL DOES NOT GIVE THEM THE HARD ZONING. BECAUSE IF THEIR SITE PLANS BRINGING IN SOMETHING THAT DOESN'T WORK OR DOESN'T MEET THE CODE AND ALL THAT STUFF IN THE ZONING IS NOT DEAD YET. SO, YOU CAN DO THAT THIS EVENING WITHOUT TOO MUCH FEAR. UNFORTUNATELY, THE DIFFERENCES BETWEEN C-2 AND C-1 IS INCONSISTENT IN THE CODE ITSELF AND THIS NEEDS TO BE REWRITTEN AND THAT IS WHAT THE COMMITTEE WILL BE DOING. I BELIEVE EVERYTHING ON 2147 MAKES SENSE. IT IS ALREADY COMMERCIAL PRECEDENT SET GOES FORTH, BUT WHAT KEITH WANTS TO DO ON HIS PROPERTY, IN CONCEPT, AS A PLANNING AND ZONING PERSON, I WOULD APPROVE IN CONCEPT, BUT THERE IS NO PLAN YET. THERE IS NO

DENSITY PATTERN, NO DESIGN BUT IT WOULD HELP PROTECT HIS INVESTMENT IF IT WAS SOMETHING OTHER THAN RESIDENTIAL. WE AS A COMMUNITY HAVE TO LOOK AT THAT AND SAY, OKAY, WHAT THIS PROPERTY IS GOING TO REPRESENT. IS IT GOING TO BE 48 FEET TALL? IS THIS ALLOWED? NO. THOSE ARE THE THINGS THAT HAVE TO BE EXAMINED ON A TIMELY BASIS. SO IF ZONING IS GRANTED TONIGHT, IT SHOULD BE DONE ON A CONCEPTUAL BASIS, SUBJECT TO APPROVAL OF A SPECIFIC SITE PLAN. ADDITIONALLY, WHEN THESE THINGS COME UP ON THE COUNCIL HEARINGS, EACH ONE SHOULD BE A SEPARATE LINE ITEM, NOT BLOCKED TOGETHER. TENA - THEY ARE. MARLEY - ITEM 11 INCLUDES ALL OF THEM. TENA - RIGHT, BUT THE ACTION ITEMS ARE SEPARATE. MARLEY - OKAY, OKAY, I'M SORRY. TENA - THAT'S OKAY. FRANK - THE ONLY THING THIS EVENING IS JUST THE DISCUSSION OF THIS. DIANE WELLS - I'D LIKE TO SAY I THOROUGHLY AGREE WITH MARLEY ON THIS. SPEAKING AS A REAL ESTATE BROKER AND A FORMER APPRAISER FOR 35 YEARS AND BEING VERY, VERY PROFITABLE AT IT. AND I HAVE DEEP RESPECT FOR PEOPLE WHO HAVE PROPERTY THAT IS RESIDENTIAL THAT WOULD ABUT OR ADJOIN OR WOULD BE RIGHT DOWN THE STREET FROM ANYTHING THAT WOULD POTENTIALLY BE REZONED. BECAUSE, LIKE MARLEY SAID, IF ANYTHING ON 2147 AND POSSIBLY LATER MAYBE THINGS THAT FRONT ON WIRTZ DAM ROAD THAT MIGHT BE A POSSIBILITY. BUT I FEEL REAL STRONGLY ABOUT CHANGING THE ZONING FROM SINGLE FAMILY RESIDENTIAL TO C-2. I WOULD LIKE TO SEE THE COUNCIL REALLY POSTPONE MAKING A DECISION UNTIL THE PLANNING AND ZONING COMMISSION COULD MAKE A RECOMMENDATION TO THE COUNCIL. MARLEY - AS THE COMMITTEE CONTINUES TO WORK, WE ARE GOING TO PROPOSE LAYER ZONING AND DO BETTER DEFINITIONS BETWEEN C-3, C-2, C-1, R-4, WHICH IS A VERY INTENSE RESIDENTIAL PLOT. R4 TYPICALLY INCLUDES HOTELS, MOTELS, BED AND BREAKFASTS, AND THINGS LIKE THAT. THEN WE CAN STEP THE ZONING DOWN AND STILL GIVE PEOPLE WHAT THEY ARE LOOKING FOR. IN THE CASE OF KEITH'S PROPERTY, KEITH HAS A WHOLE BUNCH OF LOTS ON 1 ROW AND WE BRAIN STORMED AS TO WHAT POTENTIAL USES WOULD THAT BE. AND I THINK HE IS IN AGREEMENT IT'S NOT GOING TO BE WHAT 99% OF WHAT C2 ALLOWS. IT CAN'T BE AUTOMOTIVE WORKSHOPS ON RESIDENTIAL STREETS. THAT'S BASICALLY THE INPUT I HAVE TONIGHT. THAT HOPEFULLY, PEOPLE LIKE KEITH WHO HAS PROPERTY COMMITTED TO HEAR FROM THEM AND WORK WITH THEM TO SUGGEST MODIFYING THE ZONING ORDINANCE THAT MAKES NO SENSE. COUNCIL PERSON PLUMLEY - KEITH, WHAT IS YOUR IDEA OF PUTTING THERE KEITH - HOMES, LIKE RV RESORTS AREA, ALSO HOTEL AND MOTELS TYPE, THAT'S ALL IN C2 CATEGORY AS FAR AS HOTEL TAX. NOW WITH C1 ZONING, LIKE MARLEY SAID, THERE'S GOOD AND BAD IT'S ALL MIXED UP. YOU CAN HAVE BARS AND NIGHTCLUBS THAT GO IN C1 CATEGORY. NOW C2 IT'S THE ONLY ONE THAT DEFINES AS FAR AS THE RV RESORT FACILITIES. I WOULD ADVISE YOU TO PUT THIS OFF AND HAVE A DISCUSSION WITH THE PLANNING AND ZONING AND WORK OUT SOMETHING AND SET A FUTURE DATE FOR ITEMS 16 AND 17. MARLEY - I THINK AS A DISCUSSION, THIS HAS BEEN REALLY GOOD. THIS IS WHAT WE WERE HOPING THE PLANNING AND ZONING BOARD WOULD DO. COUNCILPERSON HILDEBRAND - I THINK WE OUGHT TO WAIT ON MAKING ANY DECISIONS UNTIL WE DO MEET WITH MARLEY & THEM. CAN I MAKE A MOTION THAT WE TABLE ITEM 16. TENA - WAIT UNTIL WE GET THERE. MAYOR PFEIFER - WE CAN'T JUMP AHEAD. WE'RE STILL IN THE PUBLIC HEARING. COUNCILPERSON HILDEBRAND - I KNOW, BILL'S OVER HERE CONFUSING ME. BILLIE PARKER - WE OWN THE 12 ACRES IN THE CORNER WHERE THE BRIDGE IS AND ACROSS THE STREET FROM TO KEITH. MY HUSBAND AND I WOULD LIKE TO SEE THIS EVENTUALLY GO COMMERCIAL, BUT AT THIS TIME WITH THE INADEQUATE ROADS, DRAINAGE FOR HEAVY COMMERCIAL IT WOULD BE BETTER TO WAIT. MAYOR PFEIFER - ANYMORE QUESTIONS? IF NOT THIS PUBIC HEARING IS CLOSED AT 7:47 PM.

- 12. CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT AN APPLICATION FOR GRANT FUNDING TO THE OFFICE OF RURAL COMMUNITY AFFAIRS FOR IMPROVEMENTS TO THE WATER SYSTEM. GANDOLF BURUSS – THANK YOU. WE ARE PRESENTING OUR CONTRACT TO COUNCIL TONIGHT. THIS IS OUR LETTER OF INTENT TO DEVELOP AND SUBMIT, AND IF FUNDED, ADMINISTER A COMMUNITY DEVELOP BLOCK GRANT TO IMPROVE THE WATER SYSTEM IN THE CITY OF COTTONWOOD SHORES. THIS IS THE SAME LETTER OF AGREEMENT THAT WE HAVE WORKED FOR THE CITY FOR EXACTLY SINCE 1987. FEE FOR THE APPLICATION IS \$750.00. OUR ADMINISTRATION FEE IS 11.5% IF THE PROJECT FUNDS. THE CITY'S MATCH IS \$12,500.00 AND THAT MATCH IS FIXED AND SOLID. THAT CAN NOT GO UP. COUNCILPERSON HILDEBRAND MAKES MOTION TO ACCEPT THE LETTER OF AGREEMENT. COUNCILPERSON CARUSI SECOND. MOTION IS UNANIMOUS.**
- 13. CONSIDER AND POSSIBLY TAKE ACTION ON A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR GRANT FUNDING TO THE OFFICE OF RURAL COMMUNITY AFFAIRS TO RESOLVE DEFICIENCIES IN THE WATER SYSTEM. GANDOLF BURUSS – THANK YOU AGAIN VERY MUCH FOR HIRING ME AGAIN. I HAVE TRULY ENJOYED WORKING WITH YOU AND YOU ARE TRULY AN INTERESTING COMMUNITY. THE ITEM ON THE AGENDA IS THE RESOLUTION THAT AUTHORIZES SUBMISSION OF THAT GRANT TO THE OFFICE OF RURAL COMMUNITY AFFAIRS AND PLACES THE COUNCILS MATCH OF \$12,500.00, DESIGNATES THE MAYOR AS CHIEF FINANCIAL OFFICER TO ROUTE THE GRANT AND I HAVE BEEN ASKED TO DESCRIBE EXACTLY WHERE IT IS THAT WE ARE PROPOSING TO PUT IMPROVEMENTS IN. NATHAN COULD YOU PLEASE DESCRIBE THE TARGET AREA. I DON'T KNOW THE NAMES OF THE STREETS. THE COUNCIL DID ENGAGE US TO SEND A SURVEYOR IN AND PROVE THE LOW QUALITY INCOME OF THE TARGETED AREA. NATHAN CANTRELL - IT WILL GO DOWN DRIFTWOOD CROSSOVER IN THE 800 BLOCK TO WESTWOOD, SOUTHWOOD, AND EASTWOOD. GANDOLF - WESTWOOD, SOUTHWOOD AND EASTWOOD, PRIMARILY TRAILERS, VERY HEAVILY TRAILER ORIENTED, VERY LOW INCOME AREA, VERY INEFFICIENT PIPING IN THAT AREA. THIS IS THE BEST TARGET AREA AT THE MOMENT THAT WE HAVE IN TOWN. COUNCILPERSON HILDEBRAND – GANDOLF, IF WE WERE TO SUBMIT FOR THIS AND LATER ON DECIDE THAT THE WATER PLANT NEEDED ATTENTION FIRST, COULD WE CHANGE THAT OR ARE WE LOCKED IN TO... GANDOLF – WE CAN'T DO WATER PLANT AS IT IS CITYWIDE. WHEN I WAS ANSWERING THE QUESTION WHAT WAS ELIGIBLE, I WAS ANSWERING GENERALLY WHAT IS ELIGIBLE UNDER ORCA. UNDER THIS CITY, WE'RE NOT 61% LOW TO MODERATE INCOME AND I CANNOT DO THE WATER PLANT. MAYOR PFEIFER – DO I HEAR ANY DISCUSSION OR MOTIONS ON ITEM 13 RESOLUTION? COUNCILPERSON HILDEBRAND MADE MOTION COUNCILPERSON PLUMLEY SECOND UNANIMOUSLY APPROVED.**
- 14. CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT A MASTER PLAN FOR PARKS, RECREATION AND OPEN SPACES TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT. GANDOLF BURUSS - THE COUNCIL HAS BEEN ASKING FOR SEVERAL YEARS FOR US TO LOOK AT THE POSSIBILITIES OF CREATING A PARK DOWN OFF LAKEVIEW DOWN ON THE RIVERFRONT. WE HAVE TO DO 2 THINGS IN ORDER TO RECEIVE A PARKS GRANT. YOU CANNOT SUBMIT A PARK GRANT WITH ANY ULTIMATE SUCCESS WITHOUT HAVING A MASTER PLAN. AS YOU WERE SAYING, IT IS BETTER TO HAVE A MASTER PLAN THAT LOOKS AT ALL YOUR RECREATIONAL NEEDS AND THEN ADDRESSES PARKS AS PRECISE STEPS SO YOU KNOW WHAT YOU ARE LOOKING AT FOR THE ENTIRE CITY. WE ARE PROPOSING TO DO A MASTER PLAN FOR THE CITY. WE HAVE TALKED TO SEVERAL**

PERSONS, WE HAVE FORMED COMMITTEES, WE HAVE PUBLIC SURVEYS, WE WILL SEND OUT MAIL OUT SURVEYS, WE WILL HOLD COMMUNITY MEETINGS TO FIND OUT WHAT THE PEOPLE WANT AND HOW INTENTLY DO THEY WANT THEM. WE WILL THEN SEE WHAT WE NEED TO PUT INTO THE PARK. WE WILL ANNOUNCE, WE WILL PUT TOGETHER A BOOK TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT AND WE WILL SEND THAT TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT. AND THAT IS WHAT THIS LETTER OF AGREEMENT IS FOR. COUNCILPERSON HILDEBRAND – AND WHAT KIND OF PRICE TAG DO WE HAVE, GANDOLF? GANDOLF - \$3000, SIR. YOUR MASTER PLAN IS GOOD FOR 5 YEARS, BUT IT NEEDS TO BE UPDATED IF YOU ALREADY HAVE ONE. IT'S A VERY SMALL AFFAIR, ABOUT \$500 TO \$1,000 THING TO UPDATE FOR ANOTHER 5 YEARS. GETTING THE FIRST ONE PLANNED IS THE HARD PART. GREG WIDMER – IF WE SUBMIT THIS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT, DOES THAT MAKE IT AN OPEN PUBLIC PARK THAT ANYBODY IN THE STATE OF TEXAS CAN USE? THE MASTER PLAN DOESN'T DO THAT. IT'S TWO-STEP. THE MASTER PLAN IS TO DEFINE WHAT THE COMMUNITY HAS GOT, WHAT THE COMMUNITY NEEDS AND SET ASIDE YOUR PLAN. IF YOU TAKE STATE MONEY, TEXAS PARKS AND WILDLIFE MONEY, YOUR PARK BECOMES A PUBLIC PARK. THE CITY MAY SET HOURS, THE CITY MAY SET RULES, AND THE CITY MAY SET USAGE FEES. BUT IT WOULD BE KNOWN AS A PUBLIC PARK. COUNCILPERSON HILDEBRAND – THEY ARE ALREADY PUBLIC PARKS. ANYBODY CAN COME IN HERE AND USE THE PARK IF THEY WANT TO. MARLEY PORTER – I BELIEVE THAT THIS HAS ALREADY COME UP WHEN WE FORMED THE PARK COMMITTEE. IT'S BEEN REQUESTED THAT THE PARK COMMITTEE, YOUR TEAM AND THE PLANNING & ZONING COMMITTEE WORKING IN CONCERT TOGETHER AS WE BELIEVE THERE IS A BEAUTIFUL WAY, WHICH WE ALREADY HAD MAPPED OUT LAST SATURDAY, ON HOW TO INTERCONNECT ALL THE PARKS AND HAVE SOME REAL FUN DOING THIS. THIS IS JUST THE TIP OF THE ICEBERG CONNECTING ALL THE AMENITIES THAT WE HAVE AS A CITY AND LET IT BE KIND OF A BACKBONE THAT IDENTIFIES US. GANDOLF – MR. HILDEBRAND, I WAS WRONG ON THE PRICE, IT'S \$2,000. I WAS READING THE WRONG LETTER OF AGREEMENT. COUNCILPERSON PLUMLEY MADE MOTION TO ACCEPT AGREEMENT. SECOND BY COUNCILPERSON HILDEBRAND. UNANIMOUSLY APPROVED.

15. **CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT AN APPLICATION FOR OUTDOOR RECREATIONAL FUNDING TO SUPPORT THE CONSTRUCTION OF A CITY PARK TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT. GANDOLF BURUSS - THIS IS THE LETTER OF AGREEMENT TO ACTUALLY WRITE THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF PARKS AND WILDLIFE. THIS IS \$3,000. THE OTHER IS \$2,000. COUNCILPERSON HILDEBRAND – SO FOR A GRAND TOTAL OF \$5,000 FOR 2. GANDOLF – YES. COUNCILPERSON HILDEBRAND MADE MOTION TO APPROVE ACTION. SECOND BY COUNCILPERSON PLUMLEY. UNANIMOUSLY APPROVED.**
16. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. KEITH PATSCHKE TO REZONE LOTS 74 THROUGH 86, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-2. TAKE NO ACTION PER REQUEST OF KEITH PATSCHKE**
17. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. KEITH PATSCHKE TO REZONE A TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BURNET COUNTY, TEXAS, ALSO BEING A PART OF THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, COMMONLY KNOWN AS LOT 103, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-2. TAKE NO ACTION PER REQUEST OF KEITH PATSCHKE.**

18. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. HOLLAND LESTER TO REZONE LOTS 54 AND 55, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1. MOTION TO TAKE NO ACTION BY COUNCILPERSON HILDEBRAND. SECOND BY COUNCILPERSON LOGAN. UNANIMOUSLY APPROVED. ITEM REVISITED.
19. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. GRAZIANO PEROZZI TO REZONE LOTS 52 AND 57, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1. COUNCILPERSON CARUSI MOTIONED TO ACCEPT. COUNCILPERSON PLUMLEY SECOND. COUNCILPERSONS CARUSI, PLUMLEY, LOGAN AND BEYER YEA. COUNCILPERSON HILDEBRAND NAY.
20. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MS. EDNA WHISENANT TO REZONE LOTS 51 AND 58, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1. DIANE WELLS – DID I NOT HEAR RIGHT? THAT YA'LL WERE GOING TO TABLE #18, BUT THEN YOU TAKE ACTION ON #19. AREN'T ALL OF THOSE THERE TOGETHER SO WHY WOULD YOU APPROVE 1 AND NOT THE OTHERS? I MEAN THAT'S NOT CONSISTENT. KEITH PASCHKE – THE ONLY THING I CAN SEE IS AS FAR AS ACCESS TO THE HIGHWAY. CURRENTLY THAT IS A STEEP SLOPE IF HE GUARANTEES ACCESS ON THE HIGHWAY SO HE COMES BACK AROUND. THAT'S THE PREVIOUS STANDARDS THAT YOU COULDN'T GO FROM COTTONWOOD DRIVE. IS THAT CORRECT? AND I'M NOT SURE THOSE LOTS ARE CURRENTLY ACCESSIBLE. ACCORDING TO THE ORDINANCE, MR. PASCHKE, IF THAT IS ALL ZONED COMMERCIAL, THERE WILL HAVE TO BE PRIVACY FENCES BUILT ON COTTONWOOD DRIVE. THERE WILL BE NO ENTRANCE INTO THOSE LOTS ACCORDING TO THE ORDINANCE. DIANE WELLS – I GUESS I WHAT I WAS CONFUSED ABOUT. I MEAN MR. LESTER'S AN ATTORNEY, IS HE GOING TO WONDER WHY HE DIDN'T GET HIS...COUNCILPERSON HILDEBRAND – YES. MARLEY PORTER – THIS MAYBE REAL EASY TO RESOLVE. MR. LESTER HERE? NO IS THERE A REPRESENTATION OF MR. LESTER HERE. NO. THEN IT'S AUTOMATICALLY TABLED. MAYOR PFEIFER – NO ACTION CAN BE TAKEN IF HE'S NOT HERE. BENTLEY MARTIN – IS THERE A REPRESENTATIVE HERE OF THE ONE YOU JUST PAST HERE? HOW CAN YOU NOT MAKE THE MOTION ON ONE BUT MAKE THE MOTION ON ALMOST THE IDENTICAL THING. MAYOR PFEIFER – GOOD POINT. MIKE BUTLER – AS ONE OF THE PEOPLE WHO LIVE NEXT TO THERE I THINK WE NEED TO GET MARLEY AND THE PLANNING AND ZONING GROUP TO GO UP THERE AND LOOK AT HOW THAT PARTICULAR LOT IS GOING TO BE DEVELOPED. THE OTHER LOTS FOR CONSIDERATION HAVE ACCESS TO 2147 AND I THINK THAT WOULD BE A PRIME ISSUE. LIKE TO ZONE THIS WITH THESE OTHER 2 LOTS, HOW IS IT GOING TO DEAL WITH IT. MARLEY PORTER – PARLIAMENTARY PROCEDURE AND ALL THAT STUFF DOES NOT SUGGEST THAT MISTAKES CAN'T BE MADE. WHEN MISTAKES ARE MADE IN A SITUATION LIKE THIS, ALL YOU HAVE TO DO FOR PUBLIC RECORD IS SAY, "WHOOOPS, THERE IS AN INCONSISTENCY HERE. WE'LL FIX IT. LET'S MEET WITH THE ATTORNEY AND TALK TO HIM ABOUT HIS GOALS AND OBJECTIVES. THAT'S ALL YOU HAVE TO DO AND FILE THIS FOR THE NEXT MEETING. WOULDN'T THAT ACCESS BEING ON 2147 PUT THE BURDEN BACK ON HIM. COUNCILPERSON HILDEBRAND – YES. TENA – AND SINCE THERE WAS NO ACTION, YOU CAN GO BACK AND ADDRESS IT IF YOU WANT TO CHANGE IT. NATHAN CANTRELL – WOULDN'T IT BE BETTER TO TABLE ALL THE REZONING AND LET THE PLANNING AND ZONING HANDLE IT INDIVIDUALLY. MAYOR PFEIFER – YEAH IT WOULD, BUT THAT'S UP TO THE COUNCIL. COUNCILPERSON HILDEBRAND – IS IT POSSIBLE TO GO BACK AND REVISIT 19 THE ONE THAT WAS APPROVED?

MARLEY PORTER - I CAN'T ANSWER THAT ANSWER THAT QUESTION. THE FACT IS THAT YOU HAVE MADE A MOTION AND SECONDED IT AND HAVE PUBLIC OPINIONS AND SOME OF YOU VOTED FOR IT. AGAIN, I WOULDN'T WORRY ABOUT IT. BECAUSE, THIS IS THE FACT, FOR EVERYBODY WHO UNDERSTANDS FACT. THERE IS A 99% PROBABILITY THAT ALL THAT PROPERTY IS GOING TO BE ZONED COMMERCIAL. THE ONLY WAY THERE IS GOING TO BE AN ACCESS TO THAT CLIFF IS BY PROVIDING THE DEVELOPMENTS. SO AGAIN, IF YOU WERE TO ANNOUNCE THAT YES, THE SITE THEN BE SUBMITTED FOR SPECIFIC REVIEW AND APPROVAL, IT TOTALLY SOLVES THE PROBLEM BECAUSE THEN YOU HAVE A CHANCE TO REVIEW THE SITE PLAN. THAT WORKS. COUNCILPERSON HILDEBRAND - REGARDING ITEM 19, I WOULD LIKE TO REQUEST MR. PEROZZI TO SUBMIT A SPECIFIC SITE PLAN BEFORE ANY APPROVAL WOULD TAKE PLACE. MAYOR PFEIFER - BACK TO ITEM 20. COUNCILPERSON PLUMLEY - IS THERE ANYBODY HERE FOR MRS. WHISENANT? MARLEY PORTER - YES, THIS TIME WE HAVE A MOTION AND THE SPECIFIC SITE PLAN BE APPROVED. MOTION MADE BY COUNCILPERSON CARUSI TO ACCEPT THE REZONING OF LOTS 51 AND 58 FROM RESIDENTIAL TO COMMERCIAL PURSUANT TO A SITE PLAN APPROVAL. SECOND BY COUNCILPERSON PLUMLEY. COUNCILPERSONS CARUSI, PLUMLEY, LOGAN AND BEYER YEA. COUNCILPERSON HILDEBRAND NAY.

18. REVISITED. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. HOLLAND LESTER TO REZONE LOTS 54 AND 55, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1. MOTION MADE BY COUNCILPERSON PLUMLEY TO ACCEPT ITEM 18 WITH THE STIPULATION THEY PROVIDE A SITE PLAN FOR US. SECOND BY COUNCILPERSON LOGAN. COUNCILPERSONS PLUMLEY, LOGAN, CARUSI AND BEYER YEA. COUNCILPERSON HILDEBRAND NAY.

21. CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING A COMMITTEE TO MEET WITH MR. STEVE HURST OF BLACK WOLF PARTNERS, LTD. TO NEGOTIATE A DEVELOPMENT AGREEMENT REGARDING THE REQUEST FOR ANNEXATION OF LOT 1, WIND CHIME SUBDIVISION, BURNET COUNTY, TEXAS, AND THREE TRACTS OF LAND TOTALING APPROXIMATELY 15.09 ACRES IN BURNET TEXAS. MARLEY PORTER - WE HAVE A MEETING SET IN MY OFFICE TOMORROW AT 4:30 FOR WHATEVER THE COMMITTEE MEMBERS THE COUNCIL DEEMS APPROPRIATE TO GO. I BELIEVE THAT WILL BE 2 OF YOU WITHOUT HAVING A QUORUM. PAUL PETERSON, I'M GOING TO INTRODUCE IN JUST A MINUTE, IS WITH THE PEOPLE WHO ARE BUYING THE PROPERTY FROM STEVE HURST, AND HAVE HAD CONSIDERABLE DISCUSSIONS WITH MR. STEVE HURST. HE WILL BE THERE TOMORROW AS WELL AT 4:30 TOO BEGIN THE CONSTRUCTIVE INPUT ON THE DEVELOPMENT AGREEMENT INCLUDING THE CONNECTION TO THE PARKS, SO LET ME PRESENT PAUL RIGHT NOW. PAUL PETERSON - HOW YA'LL DOING. I'M PAUL PETERSON FROM MARA VILLA HOMES AND MARA VILLA COMMERCIAL. WE ARE PURCHASING THE PROPERTY FROM STEVE HURST. WE WANT TO WORK WITH THE CITY TO HELP THEM IN ANY WAY POSSIBLE TO BETTER THE COMMUNITY OF COTTONWOOD SHORES. AND WHATEVER IT TAKES WE WANT TO SIT DOWN AND DISCUSS IT TOMORROW. COUNCILPERSON HILDEBRAND - THANKS PAUL. MAYOR PFEIFER - THANKS. DOES THE COUNCIL WANT TO FORM A COMMITTEE FOR THIS? COUNCILPERSON PLUMLEY - LIKE RICK SAYS, RICK AND LEE I THINK, YOU GUYS PREVIOUSLY WENT UP THE HILL. COUNCILPERSON CARUSI - WE'VE KIND OF UNOFFICIALLY AGREED TO HAVE A MEETING TOMORROW AT 4:30. COUNCILPERSON PLUMLEY - THAT WOULD BE A GOOD IDEA. WE CAN REALLY APPOINT LEE AND RICK ON A COMMITTEE TO MEET WITH MR. STEVE HURST AND CONTINUE FORWARD ON THAT. MAYOR PFEIFER - I HAVE A MOTION TO APPOINT COUNCIL PERSON LEE HILDEBRAND AND RICHARD CARUSI TO A COMMITTEE

HURST. TOOTSIE BEYER SECOND. UNANIMOUSLY APPROVED.

22. CONSIDER AND POSSIBLY TAKE ACTION ON A COOPERATIVE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES AND THE COMMISSIONERS' COURT AND SHERIFF OF BURNET COUNTY, TEXAS FOR DISPATCHING SERVICES FOR THE PERIOD OF OCTOBER 1, 2004 THROUGH SEPTEMBER 30, 2005. MAYOR PFEIFER - ANYBODY HAVE ANY QUESTIONS? OKAY THIS IS A COOPERATIVE AGREEMENT BETWEEN THE STATE OF TEXAS, COUNTY OF BURNET, IT IS AN AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES, AND THE POLICE DEPARTMENT AND THE BURNET COUNTY NT COMMISSIONERS COURT FOR DISPATCH FEES. WE HAVE TO RENEW THEM EVERY YEAR WITH THE BURNET COUNTY SHERIFFS DEPARTMENT AND THE COMMISSIONERS COURT. THIS IS A COOPERATIVE AGREEMENT. JUST TO LET YOU ALL KNOW, DISPATCH THIS COMING YEAR IS GOING TO GO UP TO \$8,142.00. IT WAS \$7,000 SOME ODD DOLLARS. I DON'T RECALL THE EXACT FIGURE. IT WILL BE 12 MONTHLY INSTALLMENTS OF \$678.50. WE PAY THESE DISPATCH FEES TO DISPATCH THE POLICE DEPARTMENT. I KNOW THAT THEY HAD 2 CALLS LAST NIGHT. ANY QUESTIONS? COUNCILPERSON HILDEBRAND - SO THE DISPATCH FEE WENT FROM \$7,000 TO \$8,000 ROUGHLY? MAYOR PFEIFER - RIGHT COUNCILPERSON - HILDEBRAND - ANY REASON WHY? MAYOR PFEIFER - NO, I DON'T HAVE ANY REASON PROVIDED. IT DOESN'T SAY IT HERE, BUT I KNOW THAT THE COUNTY COMMISSIONERS WHEN THEY HAD THEIR BUDGET MEETINGS AND ALL THEY WENT UP ON QUITE A BIT OF EVERYTHING. GREG WIDMER - I DON'T KNOW THIS FOR SURE, BUT I THINK THEY HAD TO ADD ANOTHER DISPATCHER AND DO SOME MAJOR WORK IN SEVERAL OFFICES. MAYOR PFEIFER - THAT COULD BE. THEY DIDN'T GIVE ANY INFORMATION AS WHY. COUNCILPERSON PLUMLEY MADE MOTION. SECOND BY COUNCILPERSON HILDEBRAND. UNANIMOUSLY APPROVED.
23. CONSIDER AND POSSIBLY TAKE ACTION ON A SERVICE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES AND MARBLE FALLS AREA E.M.S. FOR EMERGENCY MEDICAL SERVICES FOR THE CITIZENS OF COTTONWOOD SHORES, TEXAS. COUNCILPERSON BILL PLUMLEY NUMBER 23 DEALS WITH THE MARBLE FALLS EMS AND AMBULANCE SERVICE THAT COMES OUT FROM MARBLE FALLS AND ALSO FROM HORSESHOE BAY. IS JOHN HERE TONIGHT? NO. WE OR I SAT DOWN WITH HIM HERE ABOUT A MONTH AGO AND BASICALLY KIND OF WENT WITH OUR HAT IN OUR HAND HERE SO TO SPEAK AND GOT HIM TO AGREE TO GO AHEAD AND ACCEPT \$6,000 THIS YEAR ALONG WITH THE VOLUNTEER EMS DONATION THAT WOULD GIVE THEM A FEW DOLLARS. AND HE WAS AGREEABLE TO THAT SO THIS YEAR OUR AGREEMENT WITH EMS IS GOING TO BE FOR \$6,000 PLUS THE \$2 DONATION. YES, \$10,600 IS WHAT THEY ORIGINALLY WANTED AND THERE WAS JUST NO WAY COULD WE SWING IT. MAYOR PFEIFER - THE TERM OF THE AGREEMENT SHALL BE FOR 1 YEAR, OCTOBER 1ST OF 04 THRU SEPTEMBER 30TH OF 05. COUNCILPERSON HILDEBRAND MADE MOTION TO ACCEPT ITEM 23. SECOND BY COUNCILPERSON CARUSI. UNANIMOUSLY APPROVED.
24. CONSIDER AND POSSIBLY TAKE ACTION ON A SERVICE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES, TEXAS AND THE COTTONWOOD SHORES VOLUNTEER FIRE DEPARTMENT TO PROVIDE FIRE PROTECTION SERVICES WITHIN THE CORPORATE LIMITS OF THE COTTONWOOD SHORES, TEXAS. MIKE BUTLER - DID EVERYBODY GET A COPY OF THE PROPOSED CONTRACT? COUNCILPERSON HILDEBRAND - ARE WE STILL UNDER THE IMPRESSION THAT YOU GUYS AREN'T GOING TO WALK OUT ON US ON JANUARY 1ST. MIKE BUTLER - I UNDERSTAND THAT WE ARE NOT GOING TO WALK OUT. MAYOR PFEIFER - DO YOU WANT TO SAY ANYTHING ON YOUR PROPOSAL? MIKE BUTLER - IF YOU HAVE ANY QUESTIONS, WE WILL BE GLAD TO ANSWER THEM. COUNCILPERSON CARUSI - I HAVE A PROPOSAL. AND MY PROPOSAL IS NO CONTRACT RIGHT NOW. WE PRESENT YOU

WITH A DONATION OF \$6,000, WITH A TENTATIVE DEAL TO COME BACK, SAY IN FEBRUARY OR MARCH AND WE CAN START TALKING ABOUT A CONTRACT. BY THEN WE WILL KNOW WHAT'S GOING TO GO ON UP HERE WITH THE HURST'S, THANKSGIVING MOUNTAIN, I SHOULD SAY, NOT THE HURST'S. WE WILL KNOW WHAT'S GOING ON THERE THEN. I PERSONALLY DON'T MUCH CARE FOR THIS 4 MONTH DEAL. IT DOESN'T CHANGE MUCH THE WAY WE ARE LOOKING AT IT. THAT'S KIND OF MY OPINION. MIKE BUTLER - UNDER THE CURRENT CITY STRUCTURE, WOULD MAKING A DONATION BE SOMETHING THEY WOULD BE ABLE TO DO? TENA COLLIER - I'M NOT SURE. COUNCILPERSON PLUMLEY - WE'RE NOT SURE. WE WILL HAVE TO CHECK WITH THE CITY ATTORNEY. GREG WIDMER - IS IT TRUE THAT THE CITY OF COTTONWOOD SHORES HAS TO HAVE A CONTRACT WITH THE FIRE DEPARTMENT? ISN'T THAT A LEGAL PROPOSAL PUT UP BY THE STATE? COUNCILPERSON PLUMLEY - WELL, WE DON'T HAVE A CONTRACT WITH YOU NOW. GREG - THAT'S TRUE. MIKE BUTLER - I THINK THE REAL - I'VE GOT TO SPEAK WITH THE REST OF THE DEPARTMENT, BUT I THINK THE REAL ISSUE THAT WE MAY NEED TO HAVE A WRITTEN CONTRACT WOULD BE FOR IN THE EVENT YOU DO ANY ANNEXATION, IT IS A PIECE OF PAPER THAT SAYS, YES YOU ARE PROVIDING FIREMAN AND EMS SERVICES. THAT'S REALLY ALL IT IS. PERSONALLY, YA'LL COULD GIVE US ALL THE MONEY YOU WANT AND WE'LL BE HAPPY. BUT, I DO THINK THAT A CONTRACT WOULD BE SOMETHING THAT YOU HAVE TO HOLD WHEN YOU GO OUT THERE, ESPECIALLY WHEN IT COMES TO ANY ASPECT ASSOCIATED TO ANNEXATION. I MEAN YA'LL CAN DO IT HOWEVER YOU WANT TO. YOU CAN TALK TO US ABOUT IT LATER. COUNCILPERSON HILDEBRAND - YOU GUYS ARE TIRED OF HEARING STUFF LATER AREN'T YOU? (SEVERAL) YEAS ORR (WHATEVER FROM AUDIENCE) MAYOR PFEIFER - ANY MORE DISCUSSION OR COMMENTS FROM THE COUNCIL? MIKE BUTLER - IS THERE ANYTHING SPECIFIC THAT YOU DON'T LIKE WITH THE CONTRACT OR? MAYOR PFEIFER - I THINK WHAT THE PART OF IT THEY DON'T AGREE WITH MAYBE, MIKE, IS \$6000 FOR 4 MONTHS. THEN COME BACK AGAIN. I KNOW WE MADE A STATEMENT THAT AGAIN IN 4 MONTHS WE'LL TALK TO YOU AGAIN ABOUT IT. IF WE HAVE GOT ANY MORE MONEY THEN WE WANT TO TALK TO YOU ABOUT IT. BUT WE ARE WAY IN THE RED AND YOU ARE ASKING FOR \$6000 FROM THE CITY FOR 4 MONTHS. AND COMPARED WITH THE OTHER AGREEMENTS WE MADE ARE FOR A FULL YEAR. COUNCILPERSON HILDEBRAND - BUT THERE'S A STIPULATION IN THERE. (SEVERAL PEOPLE START TALKING ALL AT ONCE) MIKE - COME UP HERE GREG. YOU'VE GONE THRU THIS BEFORE. COUNCILPERSON HILDEBRAND - LET ME MAKE A COMMENT REAL QUICK. AT THE BOTTOM OF ITEM NUMBER 2, IT SAYS NEGOTIATIONS WILL RESUME ON OR BEFORE JANUARY 1ST, 2005 FOR THE REMAINDER OF THE FISCAL YEAR 2005 FOR THE SERVICES PROVIDED. THAT DOESN'T SAY THAT THEY WANT ANOTHER \$12 OR \$15,000 TO FINISH OUT THE YEAR. THAT JUST SAYS TO NEGOTIATE FOR THE REST OF THE YEAR. COUNCILPERSON CARUSI - TRUE. GREG WIDMER - WE ARE JUST TRYING TO GET A CONTRACT TO KNOW WHERE EVERYBODY SITS. THAT'S WHAT WE ARE TRYING TO DO TONIGHT. LET'S SAY IN JANUARY, WE COME BACK, AND FOR SOME UNFORESEEN REASON, THIS STUFF UP THE HILL HASN'T HAPPENED LIKE WE HOPE IT DOES, WHERE DO WE SIT THEN? MIKE - I THINK WE JUST RESCHEDULE IT FOR THE NEXT MEETING AND SEE WHAT HAPPENS THE NEXT MONTH. IT'S A CONTRACT, WE CAN'T FORCE YOU TO SIGN A CONTRACT AND YOU CAN'T FORCE US TO SIGN A CONTRACT AND WOULD IT BE BETTER TO HAVE ONE RIGHT NOW FOR 4 MONTHS, BECAUSE YOU KNOW YOU ARE GOING INTO THIS AS OPPOSED TO NOT HAVING ONE AND THEN GOING TO NEED ONE OR NEED SOMETHING SHOWING THAT THIS IS THE SITUATION. COUNCILPERSON HILDEBRAND - I THINK THEY HAVE ALREADY ANSWERED THE QUESTION, IN SEVERAL OTHER MEETINGS THAT THEY ARE NOT GOING TO WALK OUT ON US ON JANUARY 1ST. THEY ARE GOING TO WORK WITH US, THEY LIVE HERE. CURTIS RITTMAN - IF YOU ARE GOING TO NEGOTIATE A CONTRACT FOR A YEAR, YOU'VE GOT SOME KIND OF AN

IDEA OF HOW MUCH YOU ARE GOING TO REQUIRE FOR YOUR SERVICES FOR THE YEAR. WHAT'S THE PROBLEM OF BREAKING IT DOWN INTO 4 MONTHS, WRITE THE CONTRACT FOR THAT 4 MONTHS FOR THAT AMOUNT OF MONEY. INSTEAD OF \$6000. AS THAT SEEMS TO BE THE OBJECT OF CONTENTION BETWEEN YOU AND THE CITY RIGHT NOW. AND I CAN UNDERSTAND THAT RIGHT NOW, AS THAT SETS A PRECEDENT FOR EVERY 4 MONTHS, \$6,000. OF COURSE, OBVIOUSLY, YOU ARE NOT GOING TO DO THAT. BUT IF THAT'S THE CONTENTION RIGHT THERE, THEN WHAT YOU SHOULD DO IS GET THE CITY TO NEGOTIATE FOR WHAT IT WOULD COST FOR A YEAR, BREAK DOWN INTO THIRDS OR HOWEVER YOU ARE GOING TO DO THAT NUMBER FOR EVERY 4 MONTHS. GREG - WE HAVE DONE THAT 3 OR 4 TIMES IN THE LAST 2 MONTHS. LANNY ATCHLEY - THE ORIGINAL CONTRACT THAT WAS PROPOSED WAS FOR \$24,000. THAT WOULD DIVIDE THAT COST TO EACH HOMEOWNER IN COTTONWOOD SHORES, \$57.00 A YEAR. THAT WOULD MOVE US DOWN FROM A 9 TO AN 8. EACH HOMEOWNER WHO HAS HOMEOWNER INSURANCE WILL SAVE \$100 ON HOMEOWNERS INSURANCE. SO EACH HOMEOWNER WILL WIND UP MAKING \$43.00 OFF THEIR PROPERTY INSURANCE. MIKE - I THINK THE REAL REASON FOR BREAKING IT UP THIS WAY IS, THIS ALLOWED THE CITY TO HAVE A CONTRACT SO THEY CAN HAVE TO SHOW TO WHOEVER WANTS TO DEVELOP ANYTHING AND THEN THEY DON'T HAVE TO COMMIT THE MONEY THEY DON'T HAVE. COUNCILPERSON CARUSI - ONE OF THE BEAUTIES ABOUT HAVING A CONTRACT FOR A SHORT PERIOD OF TIME IS IN 4 MONTHS, THE CITY COULD BE IN A WHOLE LOT BETTER POSITION AND IN 4 MONTHS THIS MAY NOT BE AN ISSUE. BUT THAT'S PURELY SPECULATION. THE ONLY THING WE CAN GO ON RIGHT NOW IS THE WAY THE CITY IS RIGHT NOW. WE COULD SAY WELL, YOU KNOW, NEXT YEAR, OUR CITY WILL BE WORTH 6 TIMES WHAT IT IS RIGHT NOW, BUT THAT'S SPECULATION. MIKE BUTLER - WHERE THE FIRE DEPARTMENT IS COMING FROM, IS WE HAVE SPECIFIC OBLIGATIONS. WE HAVE THE NEW BUILDING AND WE REALLY NEED NEW TOOLS TO BE ABLE TO DO THE JOB. ONCE WE COULD HAVE THE TOOLS, WE COULD MAKE THE CHANGES THAT WE NEED TO REDUCE TO CHANGE THE FEE RATE. AND WE'RE REAL EXCITED ABOUT IT TO BE ABLE TO DO THESE THINGS. BUT WITH THAT IT TAKES MONEY, SO RIGHT NOW IT'S MONEY THE CITY DOES NOT HAVE. THE PLAN WAS TO GROW WITH THE CITY. THE CITY COMES UP AND THINGS FALL IN PLACE, THEN WE ARE READY TO GO UP THERE AND CONTINUE WITH OUR PROJECT. BUT IT'S NOW, DO WE WANT TO GO UP THERE AND POTENTIALLY FORCE THE CITY, SHOULD WE SIGN A CONTRACT WITH THE FIRE DEPARTMENT TO BE UNDER FUNDED OR SHOULD WE SIGN A CONTRACT TO GO UP TO RENEGOTIATE WITH THE CITY SOMETIME IN THE FUTURE TO BE ABLE TO COME UP WITH THE POSSIBILITY OF GIVING US THE TOOLS TO BE ABLE TO DO THE JOB RIGHT. SYLVIA BREEN - IF THE CITY SIGNS A CONTRACT WITH YOU FELLOWS FOR \$24,000 A YEAR. DON'T YOU THINK THE EMS IS GOING TO TURN AROUND AND COME BACK AND SAY, WELL THEIR GETTING \$24,000 WE NEED \$24,000 A YEAR ALSO. WE'RE JUST AS VALUABLE AS THEY ARE, IF NOT MORE SO. GREG - FIRST OFF, EMS BILLS YOU EVERY TIME THEY COME OUT. AND AS OF LAST YEAR, THEIR TOTAL FUNDING FROM COTTONWOOD SHORES WAS \$30,000. OKAY? I CAN'T VISION US AS A FIRE DEPARTMENT BILLING TO PUT A FIRE OUT IN YOUR HOME THEY'RE TALKING ABOUT BUILDING 100 CONDOS UP THERE ON THE SIDE OF THAT HILL. DO I HAVE THE MONEY HERE? MIKE - IT'S THE FUTURE HERE. WE HAVE TO LOOK TOWARDS THE FUTURE. GREG - RIGHT NOW IS THAT FIRE DEPARTMENT HERE SAYING I COULD TAKE CARE OF 100 CONDOS ON THE HILL. NO! BUT IF THEY SIGN A CONTRACT WITH ME WHICH WOULD ONLY BE \$18,000 A YEAR BECAUSE 4 MONTHS x 3 IS 12. I MEAN, YOU KNOW, MAYBE KNOWING THAT THAT MONEY IS COMING IN, MAYBE BY THE TIME THE WORK STARTED BUILDING OR WAS DONE MAYBE WE COULD TAKE CARE OF IT. WE'RE TRYING, WE STARTED OUT AT \$24,000 AND NOW WE ARE DOWN TO \$18,000 AND WE ARE GOING TO GO FOR 4 MONTHS AT \$6,000. BUT DARN, EVERY TIME YOU COME IN HERE IT GOES BACK TO

THE SAME ISSUE. YOU ASK US THE SAME QUESTIONS, I'VE BEEN EXPLAINING. BENTLEY MARTIN - MY CONCERN IS REALLY ABOUT THE DONATION. UNDER THE DONATION LAWS, IF THE CITY COUNCIL DONATES MONEY TO THE FIRE DEPARTMENT THEN THAT MEANS THEY WILL HAVE TO CONSIDER DONATING TO ALL THE PRIVATE NON-PROFIT ORGANIZATIONS. MAYOR PFEIFER - WE CAN'T REALLY DONATE TO ANY NONPROFIT ORGANIZATION. MARLEY PORTER - YOU COULD MODIFY THE AGREEMENT TO A MONTHLY AGREEMENT OF \$1500 A MONTH, REVIEWABLE EVERY 4 MONTHS TO SEE HOW IT ALL STANDS. WE SHOULD HAVE A CONTRACT WITH THE FIRE DEPARTMENT SO THAT DEVELOPERS CAN SAY TO THE BANK, WE HAVE FIRE PROTECTION. MIKE BUTLER - WE WOULD LOVE TO HAVE \$18,000 BUT IN 4 MONTHS, IF YOU DON'T HAVE IT, WE WILL STILL BE HERE, I ASSURE YOU THAT. COUNCILPERSON HILDEBRAND - THAT'S WHY I AM GOING TO MAKE THE MOTION THAT WE APPROVE THE SERVICE AGREEMENT WITH THE FIRE DEPARTMENT, BECAUSE THERE IS A STIPULATION IN THERE FOR NEGOTIATION. THAT TO ME CLEARS IT UP SO WE ARE NOT COMMITTING OURSELVES FOR 12 MONTHS. WE ARE COMMITTING OURSELVES FOR 4 MONTHS AND THEN WE WILL REVISIT IT. IF WE HAVEN'T GOT IT, WE HAVEN'T GOT IT. COUNCILPERSON PLUMLEY SECONDS. APPROVED UNANIMOUSLY. JANET TAYLOR - I HAVE A QUESTION. SINCE WE ALLOCATED \$6,000 IN THE BUDGET, WHEN YA'LL COME BACK, AND I CAN TELL YOU THAT THE PROPERTY TAXES ON THAT PROPERTY THAT IS GOING TO BE PURCHASED IS GOING TO GO AS RAW LAND IN JANUARY, THERE WON'T BE EXTRA REVENUE FOR THE NEXT YEAR OR TWO YEARS DOWN THE ROAD. SO IN 4 MONTHS WHEN YA'LL COME BACK AND THEY SAY WE DON'T HAVE ANY MORE MONEY, ARE YOU GOING TO AUTOMATICALLY ROLLOVER THAT CONTRACT AT NO ADDITIONAL CHARGE? MIKE - WE WILL HAVE TO TALK ABOUT THAT IN 4 MONTHS. I WOULD SAY THAT IF WE GET OTHER BUILDING GROWTH WHERE WE HAVE BUILDING FEES THAT COME IN AND WE GET THIS CHUNK CHECK. JANET - IN OTHER WARDS, YOU ARE NOT READY TO STEP UP AND COMMIT TO THAT IF THERE IS NO ADDITIONAL MONEY, THAT COUNCILPERSON CARUSI - IF THERE'S NO MONEY, THERE'S NO MONEY. JANET SO WE'LL GO WITH NO CONTRACT IF THERE'S NO MONEY. COUNCILPERSON CARUSI - I DIDN'T SAY THAT EITHER. MIKE - I DON'T WANT TO SAY THAT WE WILL DO IT FOR A DOLLAR; I DON'T WANT TO SAY THAT. I'M NOT GOING TO SAY THOSE WORDS, BUT, I DIDN'T SAY THOSE WORDS. BUT THAT DOESN'T MEAN THAT WE ARE NOT GOING TO NEGOTIATE. WE'RE GOING TO WORK FOR THE CITY AND WE ARE SERIOUS ABOUT THAT. PAUL PETERSON - AS THE GROUP THAT IS DEVELOPING HERE, THE FIRE DEPARTMENT IS A VERY IMPORTANT ASPECT OF IT. FOR MULTIPLY REASONS, FOR THE BANK, THE BANK WAND'S TO SEE A FIRE DEPARTMENT LOOKING OVER THE AREA, AS WELL AS THE INSURANCE COMPANIES. AND WITHOUT A FIRE DEPARTMENT PRESENCE, THERE IS NO DEVELOPING THAT CAN GO ON BECAUSE THE BANKS WON'T FUND MONEY AND THE INSURANCE COMPANIES WILL JACK THE RATES UP SO HIGH THE DEVELOPMENT WOULDN'T BE FEASIBLE. SO A FIRE DEPARTMENT IS VERY IMPORTANT AND WE DO PLAN TO START BUILDING HERE AS SOON AS WE WORK OUT THE CONTRACT ISSUES. WE ARE NOT GOING TO SIT AROUND AND WAIT. WE WILL BE STARTING DEVELOPMENT AROUND THE FIRST OF THE YEAR AS SOON AS WE GET THINGS WORKED OUT. AND THE UNITS WILL GO UP RATHER QUICKLY. WE WILL BE BUILDING 24 UNITS TO START WITH; THEY WILL BE DONE FIRST WITH PEOPLE MOVING IN. THE TAX BASE WILL START TO BUILD UP RATHER QUICKLY. WE ARE NOT LOOKING TO DEVELOP THE WHOLE THING ALL AT ONCE. FOR ONE, IT IS FINANCIALLY VERY HARD TO DO AND IT ALSO ALLOWS PEOPLE TO MOVE IN A LOT QUICKER AND HELPS THE TAX BASE MOVE UP A LOT FASTER. MAYOR PFEIFER - MIKE, WE NEED TO GET YOU AND LANNY TO SIGN THIS AND WE'LL TAKE IT BACK TO THE OFFICE AND I'LL SIGN AND TENA WILL SIGN IT.

25. CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A CORPORATE

SIGNATORY AUTHORIZATION RESOLUTION FOR ALL FINANCIAL TRANSACTIONS ENTERED INTO BY AND FOR THE CITY OF COTTONWOOD SHORES, TEXAS. MAYOR PFEIFER WHEREAS THE CITY OF COTTONWOOD SHORES, TEXAS ADOPTED RESOLUTION #063004 AUTHORIZING CERTAIN PERSONAL TO WITHDRAW FUNDS AND SIGN CHECKS DRAWN ON THE DEPOSITORY OF THE CITY AND WHEREAS SUCH RESOLUTION NAMES MAYOR DONALD SANTEE, COUNCIL MEMBER FRANK J. PFEIFER, COUNCIL MEMBER LEE HILDEBRAND, COUNCIL MEMBER OLLIE BEYERS, CITY SECRETARY TENA COLLIER AUTHORIZED SIGNATURES. WHEREAS THE CITY WISHES TO REMOVE DONALD SANTEE AS AUTHORIZED SIGNATURE. NOW THEREFORE BE IT RESOLVED THAT THE CITY OF COTTONWOOD SHORES, TEXAS THE FOLLOWING NAMES SHALL BE DELETED FROM THE SIGNATURE CARD OF ALL DEPOSITORIES. MAYOR DONALD SANTEE. SIGNED AND APPROVED. COUNCILPERSON HILDEBRAND SHOULDN'T WE ADD MARTHA LOGAN TO THAT SIGNATURE CARD TOO AND CHANGE THE TITLE SINCE FRANK IS MAYOR NOW? MOTION MADE BY COUNCILPERSON HILDEBRAND TO ACCEPT ITEM 25 WITH THE CHANGES DULY NOTED. COUNCILPERSON PLUMLEY SECOND. APPROVED UNANIMOUSLY.

26. CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING MR. JERRIAL WAFER AS CITY TREASURER FOR COTTONWOOD SHORES, TEXAS. MOTION MADE BY COUNCILPERSON CARUSI. SECOND BY COUNCILPERSON LOGAN. COUNCILPERSONS CARUSI, LOGAN, PLUMLEY, AND BEYER YEA. COUNCILPERSON HILDEBRAND NAY. MOTION CARRIED.

27. CONSIDER AND POSSIBLY TAKE ACTION ON DIRECTING THE CHIEF OF POLICE TO INVESTIGATE THE UNAUTHORIZED PURCHASES BY DONALD E. SANTEE. COUNCILPERSON HILDEBRAND WHO WANTS TO ELABORATE ON THIS? MARLEY - IT'S ALWAYS LOOKED AT THE WATER THAT PASSED UNDER THE BRIDGE. THE VIEW IS NOT TOO GOOD SEE FROM BEHIND. AND I DON'T KNOW WHAT WE WOULD GAIN OUT OF AND THIS WOULD JUST BE STIRRING UP MORE OF THE SAME SHIT. I CAN SAY THAT YOU MARTIN - UNLESS WE ARE TALKING ABOUT A MAJOR AMOUNT OF MONEY THE COUNCIL LOST THIS SUMMER. THE MAYOR HAS RESIGNED. THE CITY COUNCIL NEEDS TO PUT IT TO BED AND JUST TURN THE OTHER EYE. MIKE BUTLER - THIS STATES WHERE YOU WOULD INVESTIGATE AND NOT EVEN PROSECUTE. IT WOULD BE NICE TO KNOW THE TOTAL OF THE SITUATION. COUNCILPERSON HILDEBRAND. DO WE HAVE A TOTAL? COUNCILPERSON PLUMLEY - WELL I KNOW FOR A FACT THAT ABOUT \$12.41 I BELIEVE, I COULD BE OFF ON THAT FIGURE, WAS LAST WEEK AT BOB'S. IN FACT THE MAJOR WALKED IN AND ASKED IS THIS TICKET DATED AND TIMED. HE THEN HAD A MEETING WITH ME AND MR. PFEIFER HERE AT 12:05 AND TENDERED HIS RESIGNATION. HE SIGNED THAT TICKET FOR THAT FUEL AT 11:47 AND 21 SECONDS. I HAVE SEEN THE TAPE AND THE STATEMENTS HAVE BEEN WRITTEN BY THE CLERK AND BY RON, THE OWNER OF BOB'S GAS STATION. THAT DOESN'T EVEN START TO ADDRESS THE FACT THE LOCK SHUT OUT. THE CHANGING OF THE LOCKS ON AUGUST 5TH. MARLEY - ONCE AGAIN WE COULD VERY EASILY DIGRESS. I'LL WRITE THE CHECK RIGHT NOW FOR THE AMOUNT THAT HE STOLE, IF THAT IS WHAT HAPPENED. COUNCILPERSON PLUMLEY - I GUESS I'M NOT SAYING I DEFINITELY WANT TO PROSECUTE. BUT I AGREE. BUT OUR PROBLEM HERE IS, I GUESS, HOW WE WOULD TREAT THE ORDINARY CITIZEN IF NOTHING ELSE. MIKE BUTLER - DOES THE CITY HAVE TO TAKE ANY ACTION ON THIS AT ALL? YOU'RE A POLICE OFFICER WHATEVER CRIME THAT HAPPENS, YOU INVESTIGATE. STEVE HALLMAN - AS FAR AS THIS CITY MEETING YOU'LL HAVE TO PUT THIS ON AN AGENDA ITEM. IS THIS NECESSARY? COUNCILPERSON CARUSI - DO YOU NEED THAT FOR YOU TO INVESTIGATE SOMETHING? I DON'T THINK SO. STEVE - SO IS THERE SOMEONE WHO IS TAKING AUTHORIZATION OF THIS ITEM TO MAKE THE CLAIM? MAYOR PFEIFER - WE HAVE NO COMMENT HERE. I WAS TOLD THAT BOB WAS TOLD NOT

TO LET HIM CHARGE ANYTHING. WHETHER HE USE THE RIGHT INTELLIGENCE THIS MORNING, I HAVE NO IDEA. ACTUALLY, MY RECOMMENDATION ON THIS IS NO ACTION. TENA COLLIER - THE CITY ATTORNEY HAS ADVISED THAT, BECAUSE CHANGING THE LOCKS WAS AN ILLEGAL ACTIVITY, CITY FUNDS CANNOT BE SPENT TO PAY THAT BILL. AND MR. SANTEE HAS NOT PAID THAT BILL. WE'VE GOT TO GET THAT PAID, BUT WE CANNOT USE CITY FUNDS TO DO THAT. THAT'S THE ILLEGAL PURCHASE BY DONALD SANTEE. MAYOR PFEIFER - CHANGING THE LOCKS IS NOT ON THE AGENDA FOR THIS PART. TENA - THAT'S THE ILLEGAL PURCHASE. MAYOR PFEIFER - IS THIS PURCHASE BY DONALD SANTEE. THE ONLY THING I KNEW ABOUT WAS PURCHASING THE GASOLINE. TENA - NO, IT'S THE LAW. MAYOR PFEIFER - WE HAVE TO PAY THE LOCKSMITH. I WON'T APPROVE THE CHANGES BASED ON THAT ANYWAY. TENA - CORRECT, BUT SOMEBODY HAS GOT TO PAY IT, IT'S LIKE \$120. MARLEY - I'LL WRITE A CHECK TONIGHT. TENA - IT WILL JUST GO TO BILL'S LOCK AND KEY. BECAUSE THE CITY CAN'T PAY IT. DON'T GIVE ME A CHECK AND HAVE ME WRITE A CHECK FROM THE CITY BECAUSE THE CITY CANNOT PAY IT. BENTLEY - LAST MONTH, LAST WEEK, THE CITY COUNCIL MADE COTTONWOOD COMMUNITY CHURCH'S BUILDING CLOSE. FOR THE SAKE OF THE COMMUNITY AND TO BRING PEACE, COTTONWOOD COMMUNITY CHURCH WILL PAY FOR THE LOCK CHANGE, SO THAT MONEY IS PAID FOR AND WE HAVE BROUGHT PEACE TO THE CITY AND WE CAN GET OFF THE FRONT PAGE OF THE NEWSPAPER AND WE CAN GET BACK TO SERVING THE PEOPLE OF THE COMMUNITY, NOT POINTING FINGERS AT EACH OTHER. LET'S GET THIS WATER UNDER THE BRIDGE AND LET'S GO ON FOR THE FUTURE. WE CANNOT START LOOKING AT ANNEXATION WHEN WE ARE STILL FIGHTING AMONG OURSELVES IN OUR OWN HOMES. SO WE WILL GO TOMORROW AND WRITE A CHECK TO PAY FOR WHATEVER THAT IS. MARLEY - AND I WILL DONATE THAT AMOUNT TO THE CHURCH. BENTLEY - GOOD DEAL, I'LL TAKE IT. MAYOR PFEIFER - I CONSIDER MYSELF, WE SHOULD MOVE ON FOR THE BENEFIT OF THE CITY. WE HAVE BEEN DOING PRETTY GOOD AND I WOULD LIKE TO KEEP IT GOING THAT DIRECTION. WE WILL CONTINUE TO MOVE FORWARD. COUNCILPERSON HILDEBRAND MADE MOTION WE TAKE NO ACTION ON ITEM #27 ON THE AGENDA. COUNCILPERSON CARUSI SECOND. MOTION UNANIMOUS.

28. **CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 041201-A, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS PROVIDING RULES, REGULATIONS AND REQUIREMENTS FOR WATER, WASTEWATER AND SOLID WASTE SERVICES PROVIDED BY THE CITY SPECIFICALLY REVISING THE WATER AND WASTEWATER RATES AND FEES PRESCRIBED THEREIN.** MAYOR PFEIFER - WE HAVE WORKED OUT THE RATE INCREASE. THIS IS RESIDENTIAL WATER RATE INSIDE THE CITY. THE CURRENT RATE IS \$16 FOR THE FIRST 2000 GALLON. THE PROPOSED RATE WILL BE \$22 FOR THE FIRST 2000. OVER 2000 WILL BE \$2.75 PER THOUSAND, WHICH WILL BE .05. OVER 8000 WILL BE \$2.90 THAT WOULD BE A 0.05 ADJUSTMENT. THEN OUTSIDE THE CITY LIMITS WILL BE \$30 FOR THE FIRST 2000 GALLON. OVER 2000 WILL BE \$3.10 PER THOUSAND. COMMERCIAL RATE INSIDE THE CITY WILL BE \$32 FOR THE FIRST 2000 GALLON OVER THAT WILL BE \$2.85 PER THOUSAND OVER THAT. OUTSIDE THE CITY COMMERCIAL WILL BE \$40 FOR THE FIRST 2000 GALLON AND OVER 2000 WILL BE \$3.35. THIS IS A QUARTER INCREASE. NEW RESIDENTIAL CITY TAP RATES FOR SEWER WILL BE \$1250 AND ADJUSTMENT OF \$250. OUTSIDE THE CITY \$1750 WHICH IS AN ADJUSTMENT OF \$500. COMMERCIAL SEWER TAP INSIDE THE CITY WILL BE \$1500 WHICH IS A \$500 ADJUSTMENT. OUTSIDE THE CITY LIMITS WILL BE \$1500 WHICH IS A \$250 ADJUSTMENT. COUNCILPERSON HILDEBRAND - WHY IS THE RESIDENTIAL OUTSIDE THE CITY LIMITS HIGHER THAN THE COMMERCIAL OUTSIDE THE CITY LIMITS? NATHAN - I THINK COMMERCIAL OUTSIDE THE CITY IS SUPPOSED TO BE \$1850 A \$500 INCREASE. COUNCILPERSON HILDEBRAND - HOW ARE THESE COMPARABLE TO OTHER CITIES, JUST TO LET PEOPLE KNOW? NATHAN - WE'RE

PRETTY WELL IN LINE WITH OTHER CITIES I'VE TALKED TOO. I HAVEN'T GOTTEN ANYTHING WRITTEN ABOUT IT. COUNCILPERSON HILDEBRAND - SINCE THE NEW BUDGET WAS FIGURED ON WITH THE CONSIDERATION OF THESE ADJUSTMENTS I THINK WE WOULD BE WELL ADVISED TO MAKE THESE CHANGES. MOTION MADE BY COUNCILPERSON HILDEBRAND TO APPROVE ITEM 28 WITH THE CHANGE MADE ON THE COMMERCIAL SEWER TAP OUTSIDE THE CITY LIMITS TO \$1850. COUNCILPERSON PLUMLEY SECOND. MOTION UNANIMOUS.

29. CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 122001, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS ESTABLISHING FEES AND CHARGES FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, IRRIGATION, AND OTHER PERMITS WITHIN THE CITY SPECIFICALLY REVISING THE AMOUNT OF FEES CHARGED. COUNCILPERSON HILDEBRAND MOTION TO TABLE UNTIL OCTOBER MEETING. COUNCILPERSON PLUMLEY SECOND. MOTION UNANIMOUS.

30. CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 080504, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS, PRESCRIBING THE DUTIES, RESPONSIBILITIES AND AUTHORITY OF THE MAYOR. COUNCILPERSON CARUSI MOTION TO TABLE UNTIL OCTOBER MEETING. COUNCILPERSON PLUMLEY SECOND. MOTION UNANIMOUS.

31. MONTHLY ACTIVITY REPORTS:

A. POLICE DEPARTMENT:

(1) ACTIVITY LOG. /CHIEF REINHARDT REEH REPORTING - THEFT OF TOOLS - LOOKS LIKE SOMEONE WHO WORKS FOR THEM. 2 JUVENILES TOOK OFF AND WE GOT THEM BACK. ONE DEATH OF NATURAL CAUSES. CURRENTLY WORKING 2 FORGERIES WHICH HAVE ALMOST CONCLUDED AND 2 THIEF REPORTS, ONE BURGLARY ARRESTED 1 JUVENILE AND HAS RECOVERED ABOUT HALF THE PROPERTY AND THERE IS PROBABLY ANOTHER JUVENILE INVOLVED ALSO. UNAUTHORIZED USE OF A MOTOR VEHICLE - ACTUALLY 2 JET SKIS VALUED AT \$10,000 EACH WERE TAKEN DURING THE BOAT RACES FROM LAKEVIEW DRIVE. THEY WENT ON A JOY RIDE. DAMAGED THEM AND LEFT - ARRESTED 1 JUVENILE AND HAVE ENOUGH INFORMATION TO ARREST AN ADULT. STILL WORKING ON THEFTS DONE IN MAY FROM UNLOCKED VEHICLES PICKING UP CHANGE AND CELL PHONES ETC. LLANO COUNTY ARRESTED 4 OR 5 PEOPLE, 3 OR 4 JUVENILES AND 1 ADULT DOING THE SAME THING AND WE THINK THEY ARE THE SAME ONES. LLANO COUNTY IS PROBABLY GOING TO HANDLE ALL THE CHARGES FROM THAT END OF IT. WE RECOVERED THE CELL PHONE, BUT NOT SURE IF IT IS THE SAME ONE AS IT DIDN'T HAVE ANY SERIAL NUMBERS ON IT. 12 CITATIONS FOR THE MONTH. 1 JUVENILE ARREST AND PRIMARILY THAT WAS ABOUT IT. MAYOR PFEIFER - CHIEF DO I UNDERSTAND THAT THERE IS MORE INVESTIGATION GOING ON OVER HERE AT THE STORAGE UNITS? YEA, I FORGET ABOUT THAT. WE HAD SOME LOCKS CUT BUT THEY WERE LEFT IN THE LOCKS. THE NIGHT THAT IT HAPPENED, I WAS WORKING, AND IT WAS QUIET. THERE WASN'T ANYTHING MOVING OUT HERE. SO I DON'T KNOW IF SOMEBODY SLIPPED UP THERE ON FOOT AND CUT THEM AND THEN MAYBE I COME BY AND THEY SKIPPED. BUT NOTHING WAS TAKEN. THANK GOODNESS FOR THAT. PROBABLY GOING TO PUT DIFFERENT LOCKS ON THERE SO THEY CAN'T GET BOLT CUTTERS IN THERE. WARRANTS OUT FOR ABOUT \$1,000 IN FORGERIES OVER HERE AT BOB'S. WE WENT TO THE GRAND JURY AND HAVE 2 INDICTMENTS, SAME CASE ON SUBJECT. COUNCILPERSON HILDEBRAND - I NOTICED CITATIONS ARE UP AND I WOULD LIKE YOU TO KEEP UP THE GOOD WORK. COULD I ASK A FAVOR TOO? THERE IS A GENTLEMEN THAT DRIVES A TAN SILVERADO THAT

USUALLY AROUND 7:15 AND 7:30AM INSISTS ON DRIVING VERY FAST THRU THERE AND I'VE NOTICED SOMETIMES HE DOESN'T STOP. WITH ALL THE CONSTRUCTION GOING ON DOWN THE STREET THERE ARE ALSO QUITE A BIT OF CONTRACTORS BREAKING THE LAWS.

B. PUBLIC WORKS:

(1) **WATER & SEWER SYSTEM PERFORMANCE & USAGE.** NATHAN CANTRELL - I THINK YA'LL HAVE MY REPORT. USAGE IS UP. WE USED A TOTAL OF 4,738,000 RAW AND 3,438,000 TREATED WATER. OUR HIGH DAY WAS DURING THE MAIN BREAK I GUESS, WE USED 290,000 OF RAW WATER IN ONE DAY. WASTE WATER - WE PUMPED 1,676,000 THAT'S DOWN A LITTLE BIT. THERE ARE QUITE A FEW NEW TAPS FOR WATER & WASTEWATER. WE HAVE 8 HOUSES GOING IN CASTLE TERRANCE, 2 ON PECAN, 1 ON PINE AND SEVERAL OTHERS THAT ARE IN CONSTRUCTION. WE HAVE THE WATER TAPS DOWN, BUT ARE GOING TO DO THE SEWER TAPS NEXT WEEK. WE GOT THE BACKHOE REPAIRED LAST WEEK. COUNCILPERSON HILDEBRAND - ON THE MAXIMUMS, YOU HAVE 290,000 ON RAW AND 154,000 ON TREATED. WHAT'S THE REASON? NATHAN - BACKWASH IS THE MAIN REASON. WE HAD A PROBLEM WITH THE CHEMICAL PUMP. HILDEBRAND - 130,000 GALLONS OF BACKWASH. I THINK WE BACKWASHED 5 TIMES THAT DAY. THAT'S THE ONE OF THE TIMES I SPENT ALL NIGHT UP THERE. WE HAD A PROBLEM WITH THE CHEMICAL PUMP. I HAD TO TAKE 2 CHEMICAL PUMPS AND REBUILD ONE TO GET THE RIGHT DOSAGE. COUNCILPERSON PLUMLEY - IS LIFT STATION NUMBER 3 BACK UP? THEY'VE ALREADY REBUILT 1 SET OF PUMPS AND STILL HAVE TO GO BACK IN AND REBUILD THE OTHER SET. THEY JUST HAVE TO GET BACK HERE AND GET ON IT.

(2) **ANIMAL CONTROL.** MAYOR PFEIFER - ANIMAL CONTROL OFFICER IS NOT HERE. I REALLY DON'T KNOW WHAT WE HAVE IN THE PENS.

C. VOLUNTEER FIRE DEPARTMENT. MIKE BUTLER - WE'VE DONE 90 EMS ASSISTS, 2 GRASS FIRES, A VEHICLE FIRES AND 2 MUTUAL AID ASSISTS WHERE WE ASSISTED OTHER DEPARTMENTS.

32. **CITIZEN COMMENTS.** KEITH PASCHKE - CAN I ASK A QUESTION ON THE REZONING CHANGE THERE ARE OTHER ITEMS ON THE AGENDA AND THEY SHOULD HAVE THE SAME ANY ITEM THAT GOES ON THE AGENDA SHOULD HAVE SOMEONE BEHIND IT FOR THE CITIZENS. MARLEY - IN QUITE FEW COUNCILS THAT IS DONE SO THAT IS PERSON THAT IS BRINGING FORTH THE AGENDA HAS TO BE THERE OR HAVE SOMEONE SPEAK ON HIS BEHALF. MAYOR PFEIFER - WE DO HAVE AN ORDINANCE THAT SAYS THAT ANYBODY WHO WANTS TO HAVE ANYTHING ON THE AGENDA, THAT THEY WILL FILL OUT THE PAPERWORK AND SIGN IT. THAT WAY WE DO HAVE THE NAME OF EVERYBODY WHO WANTS TO BE ON THE AGENDA. BENTLEY - WHAT I WANT TO DO IS TO SAY SOMETHING POSITIVE. I WANT TO COMMEND THE CITY COUNCIL ON INSTITUTING THE INVOCATION THAT WAS REPORTED IN LAST WEEK'S PAPER. I'VE ACTUALLY HEARD SOME REALLY POSITIVE THINGS FROM PEOPLE IN TOWN THINKING THE CITY IS MOVING IN THE RIGHT DIRECTION. I'M HONORED TO BE ASKED TO DO THAT ON OCCASION. AVA - ITEM NUMBER 28 NOT IN AGREEMENT WITH RATES BEING RAISED AND THINKS THAT SHOULD BE AMENDED. I THINK THOSE SHOULD BE ADDRESSED. COUNCILPERSON PLUMLEY - FILL OUT AN AGENDA REQUEST SLIP.

33. **CONSIDER AND POSSIBLY TAKE ACTION ON SETTING FUTURE AGENDA ITEMS.** NO ACTION.

34. **ADJOURNMENT.**


Laurel Kant, City Secretary

Replaces Original Minutes of Sept. 16, 2005

December 22, 2005

**CITY OF COTTONWOOD SHORES, TEXAS
WATER & SEWER RATES AND FEES**

RESIDENTIAL WATER RATES

INSIDE CITY LIMITS

OUTSIDE CITY LIMITS

MINIMUM	\$ 22.00 UP TO 2,000 GAL	\$ 30.00 UP TO 2,000 GAL
OVER 2,000 GAL	2.75 PER 1,000 GAL	3.10 PER 1,000 GAL
OVER 8,000 GAL	2.90 PER 1,000 GAL	3.25 PER 1,000 GAL
OVER 12,000 GAL	3.30 PER 1,000 GAL	3.75 PER 1,000 GAL
OVER 20,000 GAL	3.80 PER 1,000 GAL	4.25 PER 1,000 GAL
TAP FEE:	\$ 800.00	\$ 1,200.00

COMMERCIAL WATER RATES

MINIMUM	\$ 32.00 UP TO 2,000 GAL	\$ 40.00 UP TO 2,000 GAL
OVER 2,000 GAL	2.85 PER 1,000 GAL	3.35 PER 1,000 GAL
OVER 8,000 GAL	3.15 PER 1,000 GAL	3.50 PER 1,000 GAL
OVER 12,000 GAL	3.35 PER 1,000 GAL	3.80 PER 1,000 GAL
OVER 16,000 GAL	3.55 PER 1,000 GAL	3.95 PER 1,000 GAL
OVER 20,000 GAL	3.80 PER 1,000 GAL	4.25 PER 1,000 GAL
OVER 24,000 GAL		4.70 PER 1,000 GAL
TAP FEE:	\$ 1,000.00	\$ 1,500.00

RESIDENTIAL SEWER RATES

INSIDE CITY LIMITS	\$22.00 UP TO 2,000 GAL
OVER 2,000 GAL	2.50 PER 1,000 GAL OF METERED WATER
TAP FEE: \$ 1,250.00	

OUTSIDE CITY LIMITS	\$32.00 UP TO 2,000 GAL
OVER 2,000 GAL	3.00 PER 1,000 GAL OF METERED WATER

TAP FEE: \$ 1,750.00

COMMERCIAL SEWER RATES

INSIDE CITY LIMITS	\$24.00 UP TO 2,000 GAL
OVER 2,000 GAL	2.50 PER 1,000 GAL OF METERED WATER
TAP FEE: \$ 1,500.00	

OUTSIDE CITY LIMITS	\$34.00 UP TO 2,000 GAL
OVER 2,000 GAL	3.00 PER 1,000 GAL OF METERED WATER

TAP FEE: \$ 1,850.00

RESIDENTIAL GRINDER PUMP SYSTEM (INCLUDES SEWER TAP FEE)

INSIDE CITY LIMITS \$ 3,860.00

OUTSIDE CITY LIMITS \$ 4,110.00

COMMERCIAL GRINDER PUMPS SYSTEM

WILL BE DETERMINED BY TYPE OF BUSINESS & NUMBER OF LUE'S

**PROCLAMATION OF THE CITY OF COTTONWOOD SHORES, TEXAS
DECLARING SEPTEMBER AS FAIR HOUSING MONTH**


WHEREAS Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS The thirty sixth anniversary of this National Fair Housing Law, during the month of August, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

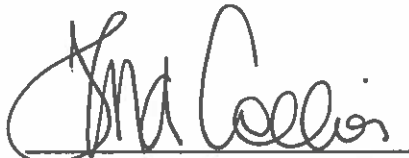
NOW, THEREFORE, WE, the City Council of Cottonwood Shores, Texas, do proclaim SEPTEMBER as Fair Housing Month in the City of Cottonwood Shores, Texas and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

IN WITNESS WHEREOF we have affixed our signatures and seal on this the 16th day of September, 2004.


Frank Pfeifer, Mayor
City of Cottonwood Shores

ATTEST:




Tena Collier, City Secretary
City of Cottonwood Shores

CITY OF COTTONWOOD SHORES

3808 COTTONWOOD DRIVE
COTTONWOOD SHORES, TX 78654
(830) 693-3830 FAX: (830) 693-6436



ATTENDANCE RECORD
CITY COMMISSIONERS MEETING
CITY OF COTTONWOOD SHORES, TEXAS

DATE: 9-16-04

PLEASE SIGN IN:

James Taylor
 KEN NICHOLS
 John Paul
 Billie Parker
 Paula Rife
 Nancy Hughes
 Martha Copen
 SUSAN GRIFFIN
 Bob Tutcut
 Terry Tutcut
 Sam Riddle
 Greg W
 Y. A. Smith
 Sony Saty
 Keith Patsch
 James Power G.D.S.
 Alvin Beem
 Amy Johnson

Darlene Rippy
 [Signature]
 [Signature]
 Sharon Wells
 Curtis Wood Pittman
 [Signature]
 [Signature]
 Ray D. Parsons
 Ava Anderson

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF COTTONWOOD SHORES, TEXAS
4111 COTTONWOOD DRIVE – CIVIC CENTER
THURSDAY, SEPTEMBER 16, 2004 AT 7:00 P.M.**

AGENDA

1. CALL TO ORDER AND ROLL CALL.
2. CONSENT AGENDA:
 - A. MINUTES OF A REGULAR MEETINGS JUNE 17, JULY 15, AND AUGUST 19, 2004
 - B. FINANCIAL STATEMENTS FOR THE MONTH OF MAY 2004.
3. CONSIDER AND POSSIBLY TAKE ACTION ON ACCEPTANCE OF THE RESIGNATION OF DONALD E. SANTEE AS MAYOR OF THE CITY OF COTTONWOOD SHORES, TEXAS.
4. CONSIDER AND POSSIBLY TAKE ACTION ON AN APPOINTMENT TO FILL THE VACANCY IN THE OFFICE OF MAYOR FOR THE CITY OF COTTONWOOD SHORES, TEXAS.
5. ADMINISTRATION OF THE OATH OF OFFICE TO THE MAYOR FOR THE CITY OF COTTONWOOD SHORES, TEXAS.
6. CONSIDER AND POSSIBLY TAKE ACTION ON AN APPOINTMENT TO FILL THE VACANCY IN THE OFFICE OF COUNCIL MEMBER, SEAT 2 FOR THE CITY OF COTTONWOOD SHORES, TEXAS.
7. ADMINISTRATION OF THE OATH OF OFFICE TO COUNCIL MEMBER, SEAT 2 FOR THE CITY OF COTTONWOOD SHORES, TEXAS.
8. CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING A MAYOR PRO-TEM.
9. CONSIDER AND POSSIBLY TAKE ACTION ON A RESOLUTION DECLARING SEPTEMBER AS FAIR HOUSING MONTH IN THE CITY OF COTTONWOOD SHORES, TEXAS.
10. PUBLIC HEARING: A PUBLIC HEARING FOR THE PURPOSE OF ALLOWING CITIZENS AN OPPORTUNITY TO DISCUSS THE CITIZEN PARTICIPATION PLAN, THE DEVELOPMENT OF LOCAL HOUSING AND COMMUNITY DEVELOPMENT NEEDS, THE AMOUNT OF TEXAS COMMUNITY DEVELOPMENT PROGRAM (TCDP) FUNDING AVAILABLE, ALL ELIGIBLE TCDP ACTIVITIES, AND THE USE OF PAST TCDP FUNDS AS WELL AS PROGRAMS OFFERED BY THE OFFICE OF RURAL COMMUNITY AFFAIRS (ORCA).
11. PUBLIC HEARING: A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS REGARDING THE PROPOSED REZONING OF PROPERTY LOCATED BETWEEN COTTONWOOD DRIVE AND RANCH ROAD 2147 W KNOWN AS LOTS 51, 52, 54, 55, 57, & 58 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM THE CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL TO C-1, LIGHT COMMERCIAL; A TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BURNET COUNTY, TEXAS, COMMONLY KNOWN AS LOT 103 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM CURRENT ZONING CATEGORY R-1 SINGLE FAMILY RESIDENTIAL TO C-2, HEAVY COMMERCIAL; PROPERTY LOCATED BETWEEN COTTONWOOD DRIVE AND RIDGEVIEW DRIVE KNOWN AS LOTS 74 THROUGH 86 IN THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL TO C-2, HEAVY COMMERCIAL.
12. CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT AN APPLICATION FOR GRANT FUNDING TO THE OFFICE OF RURAL COMMUNITY AFFAIRS FOR IMPROVEMENTS TO THE WATER SYSTEM.
13. CONSIDER AND POSSIBLY TAKE ACTION ON A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR GRANT FUNDING TO THE OFFICE OF RURAL COMMUNITY AFFAIRS TO RESOLVE DEFICIENCIES IN THE WATER SYSTEM.
14. CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT A MASTER PLAN FOR PARKS, RECREATION AND OPEN SPACES TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT.
15. CONSIDER AND POSSIBLY TAKE ACTION ON A LETTER OF AGREEMENT WITH GRANT DEVELOPMENT SERVICES TO DEVELOP AND SUBMIT AN APPLICATION FOR OUTDOOR RECREATIONAL FUNDING TO SUPPORT THE CONSTRUCTION OF A CITY PARK TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT.
16. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. KEITH PATSCHKE TO REZONE LOTS 74 THROUGH 86, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-2.
17. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. KEITH PATSCHKE TO REZONE A TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BURNET COUNTY, TEXAS, ALSO BEING A PART OF THE BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, COMMONLY KNOWN AS LOT 103, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-2.
18. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. HOLLAND LESTER TO REZONE LOTS 54 AND 55, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1.

PAGE 2, AGENDA
REGULAR MEETING SEPTEMBER 16, 2004

19. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. GRAZIANO PEROZZI TO REZONE LOTS 52 AND 57, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1.
20. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MS. EDNA WHISENANT TO REZONE LOTS 51 AND 58, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL, C-1.
21. CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING A COMMITTEE TO MEET WITH MR. STEVE HURST OF BLACK WOLF PARTNERS, LTD. TO NEGOTIATE A DEVELOPMENT AGREEMENT REGARDING THE REQUEST FOR ANNEXATION OF LOT 1, WIND CHIME SUBDIVISION, BURNET COUNTY, TEXAS, AND THREE TRACTS OF LAND TOTALING APPROXIMATELY 15.09 ACRES IN BURNET COUNTY, TEXAS.
22. CONSIDER AND POSSIBLY TAKE ACTION ON A COOPERATIVE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES AND THE COMMISSIONERS' COURT AND SHERIFF OF BURNET COUNTY, TEXAS FOR DISPATCHING SERVICES FOR THE PERIOD OF OCTOBER 1, 2004 THROUGH SEPTEMBER 30, 2005.
23. CONSIDER AND POSSIBLY TAKE ACTION ON A SERVICE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES AND MARBLE FALLS AREA E.M.S. FOR EMERGENCY MEDICAL SERVICES FOR THE CITIZENS OF COTTONWOOD SHORES, TEXAS.
24. CONSIDER AND POSSIBLY TAKE ACTION ON A SERVICE AGREEMENT BETWEEN THE CITY OF COTTONWOOD SHORES, TEXAS AND THE COTTONWOOD SHORES VOLUNTEER FIRE DEPARTMENT TO PROVIDE FIRE PROTECTION SERVICES WITHIN THE CORPORATE LIMITS OF THE COTTONWOOD SHORES, TEXAS.
25. CONSIDER AND POSSIBLY TAKE ACTION ON ADOPTING A CORPORATE SIGNATORY AUTHORIZATION RESOLUTION FOR ALL FINANCIAL TRANSACTIONS ENTERED INTO BY AND FOR THE CITY OF COTTONWOOD SHORES, TEXAS.
26. CONSIDER AND POSSIBLY TAKE ACTION ON APPOINTING MR. JERRIAL WAFER AS CITY TREASURER FOR COTTONWOOD SHORES, TEXAS.
27. CONSIDER AND POSSIBLY TAKE ACTION ON DIRECTING THE CHIEF OF POLICE TO INVESTIGATE THE UNAUTHORIZED PURCHASES BY DONALD E. SANTEE.
28. CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 041201-A, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS PROVIDING RULES, REGULATIONS AND REQUIREMENTS FOR WATER, WASTEWATER AND SOLID WASTE SERVICES PROVIDED BY THE CITY SPECIFICALLY REVISING THE WATER AND WASTEWATER RATES AND FEES PRESCRIBED THEREIN.
29. CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 122001, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS ESTABLISHING FEES AND CHARGES FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, IRRIGATION, AND OTHER PERMITS WITHIN THE CITY SPECIFICALLY REVISING THE AMOUNT OF FEES CHARGED.
30. CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING ORDINANCE NO. 080504, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS, PRESCRIBING THE DUTIES, RESPONSIBILITIES AND AUTHORITY OF THE MAYOR.
31. MONTHLY ACTIVITY REPORTS:
 - A. POLICE DEPARTMENT:
 - (1) ACTIVITY LOG.
 - B. PUBLIC WORKS:
 - (1) WATER & SEWER SYSTEM PERFORMANCE & USAGE.
 - (2) ANIMAL CONTROL.
 - C. VOLUNTEER FIRE DEPARTMENT.
32. CITIZEN COMMENTS.
33. CONSIDER AND POSSIBLY TAKE ACTION ON SETTING FUTURE AGENDA ITEMS.
34. ADJOURNMENT.

I CERTIFY THAT THE ABOVE NOTICE WAS POSTED AT CITY HALL, 3808 COTTONWOOD DRIVE, COTTONWOOD SHORES, TEXAS ON THIS 13TH DAY OF SEPTEMBER, 2004 AT 2:30 P.M.

ATTEST:


TENA COLLIER, CITY SECRETARY




FRANK J. PFEIFER, MAYOR PRO-TEM