

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF COTTONWOOD SHORES, TEXAS
4111 COTTONWOOD DRIVE – CIVIC CENTER
THURSDAY, AUGUST 4, 2005 AT 7:00 P.M.**

1. CALL TO ORDER AND ROLL CALL. Mayor Breen called the meeting to order at 7:13 PM with Council Members Carusi, Logan, Beyer, Plumley, and Hildebrand in attendance; a quorum was present.
2. CONSENT AGENDA:
 - a) MINUTES OF REGULAR MEETINGS ON OCTOBER 21, 2004 AND JULY 21, 2005, AND SPECIAL MEETINGS ON SEPTEMBER 25, AND NOVEMBER 11, 2004.

Councilman Plumley made the motion to accept item "a". Councilman Carusi seconded the motion and the motion passed unanimously.

3. PRESENTATION AND UPDATE BY MAYOR BREEN ON COTTONWOOD SHORES' BEAUTIFICATION PROJECT.

Mayor Breen explained that the Beautification Committee that was on the last agenda of July 21, 2005, was changed to allow citizens to vote on the most improved yard of the month and yard of the month to build a little bit of pride and to help our city look better. Mayor Breen presented the box made by Mr. Marley Porter and explained the different slots. Mayor Breen thanked Mr. Marley Porter for his effort in building the box. Mayor Breen reported that this would be a discreet way to complain about your neighbor's yard without putting your name; it is a way to get ideas of places that need attention and someone in an official capacity will check it out and go from there.

4. FIRST READING OF AN ORDINANCE ANNEXING LOT OF LOTS 18, 19, 20, AND THE WEST ONE-HALF (1/2) OF LOT 21, CASTLE ACRES SUBDIVISION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET 1, SLIDE 8-A, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Mayor Breen read the caption of Ordinance 081805 annexing the above lots which are all that is necessary to read on the advice of the City Attorney Allen Petrov.

Councilman Plumley made a motion to accept the first reading of the ordinance. Councilman Carusi seconded the motion and the motion passed unanimously.

5. FIRST READING OF AN ORDINANCE ANNEXING LOT 82, CASTLE TERRACE SUBDIVISION, SECTION II, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 216, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Mayor Breen read the caption of Ordinance No. 081805-A.

Councilman Carusi made a motion to accept the first reading of the ordinance. Councilman Hildebrand seconded the motion and the motion passed unanimously.

6. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY CASTLE ROCK, L.P. AND SEDONA DEVELOPMENT TO REZONE LOTS 14, 15, 51 THRU 58, 68 THRU 78, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, FROM THE CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL AND A 5.131 ACRE TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BEING A PORTION OF BLUFF VIEW SECTION ALSO KNOWN AS THE CASTLE MOUNTAIN SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM THE CURRENT ZONING CATEGORY C-1, LIGHT COMMERCIAL TO A PLANNED USED DEVELOPMENT (PUD).

Councilman Plumley noted that City Secretary found a typo error that the 5.131 acres is not zoned C-1, but rather zoned R-1. Councilman Plumley stated that the City is not ready to re-zone at the current time. Councilman Plumley stated that he felt if the Council chose to move ahead in the affirmative and move forward on the issue. Councilman Plumley further stated that the City was not ready to start talking about re-zoning because development issues need to be worked out first.

Mr. Marley Porter requested that this item be modified, Lots 14 and 15, and the 5.131 acres be taken out of consideration at the current time which does not mean that it does not mean that he wouldn't be back in two or three years. Mr. Porter presented and explained the proposed development.

Councilman Plumley asked Mr. Porter where the 96 proposed condominiums were to have been placed and Mr. Porter pointed the area out. Councilman Plumley stated that he was not sure that the City could grant until an impact study done to see what impact it will be on the water. Mr. Porter stated that part of the proposal besides agreeing to pave the streets or make a cash donation to the City to help pave more streets, but either way, would pay cash to the City, or pave the street to Pecan which is three fourths of a mile and all streets contiguous to the development will be paved. Mr. Porter stated that the development agreement states that \$12,500 will be paid towards the impact study as one-half of the necessary fee and that amount of money would be applied against what would be assessed and it would be a year before water would be needed. Mr. Porter stated that he wanted to change it to C-1 PUD R-3 which will allow mixed usage and will allow apartments above them which will be sold and not leased. Mr. Porter stated that they were ready to start construction within 90 days but if it is prolonged the investors will lose interest.

City Attorney Allen Petrov stated that the proposal had a lot of merit and benefit to the City in terms of the additional paving of the road going farther beyond the development, the potential development, adding a tax base to the City that is not currently there and generating revenue.

Councilman Hildebrand made a motion to follow the guidelines that the City Attorney Allen Petrov has set forward to agree to it conceptionally but not to bind ourselves to anything until a development agreement worked completely out. Councilwoman Beyer seconded the motion and the motion carried unanimously.

7. CONSIDER AND POSSIBLY TAKE ACTION ON A REPORT BY MR. RICKY ROWE CONCERNING REPAIR AND MAINTENANCE OF STREETS WITHIN COTTONWOOD SHORES, TEXAS.

Councilman Plumley stated that Mr. Rowe was not present but that he had sent information and that if Mr. Rowe can do what he says he can do that is great but I have a question about the \$15 an hour. Councilman Plumley said that he felt that the Council needed to speak to Mr. Rowe to see if it could be done as a block type issue rather than by the hours.

Discussion was held on the pros and cons of allowing Mr. Rowe to do the job versus the city employees.

Councilman Plumley made a motion to take no action pending further investigation and acquiring more information. Councilman Hildebrand seconded the motion and the motion passed unanimously.

8. CONSIDER AND POSSIBLY TAKE ACTION ON ORDINANCE NO. 080504, AN ORDINANCE PRESCRIBING THE DUTIES, RESPONSIBILITIES AND AUTHORITY OF THE MAYOR OF COTTONWOOD SHORES.

Discussion was held on a meeting that was attended by the Mayor and City Secretary and why Mr. Tim McClain, water supervisor, was told not to go along which was thought to be directed by the Mayor; however, the City Secretary stated that she had directed him not to go because his time could

have been utilized elsewhere and that the meeting did not involve water lines only verifying houses and that the information submitted was correct.

Councilman Plumley read a section of the above ordinance to Mayor Breen because working with the contractors that had been red tagged.

City Secretary Collier stated that she gets confused because the Council wants the Mayor to help her and then the Council gets mad when the Mayor does help.

Councilwoman Logan stated that she had talked to Mr. Light and that the situation was taken care of and that for the record she felt that some standard procedures need to be established in regards to building permits just to help the City Secretary and to assist the inspector and wanted to go on record with that fact.

Councilman Plumley made a motion to take no action on item 8. Councilwoman Beyer seconded the motion and the motion passed. The motion carried with 4 ayes and 1 nay. Councilman Hildebrand voted nay.

9. CONSIDER AND POSSIBLY TAKE ACTION TO CHANGE THE CHAIN OF COMMAND TO REFLECT THE MAYOR SUPERVISING THE CITY SECRETARY.

Councilman Hildebrand reiterated his argument about putting the Mayor over one single individual within the City's employee structure seems a bit asinine and if you are going to put her over one she needs to be put over all or one particular group whether it is the office or the field. Councilman Hildebrand felt that to put the Mayor over one individual seemed to be out of the ordinary.

Councilwoman Logan said that she personally felt that the Council has made some steps forward in making some changes in office procedures and policies of procedures in general that will not allow some of the things that happened in the past to happen again.

Councilwoman Logan said that she would like to make a motion to set a date for a workshop to discuss the Mayoral duties and ordinance update No. 080504. Councilman Plumley seconded the motion and the motion passed unanimously.

City Secretary Collier said that she would call and try to get a date that is good for everyone.

A citizen asked if the Ordinance Committee should make that a priority. Councilwoman Logan said that they could certainly bring their ideas. City Attorney Petrov said that this issue was something that the Council needed to decide upon.

10. CONSIDER AND POSSIBLY TAKE ACTION ON WRITTEN STATUS REPORT BY CITY SECRETARY.

City Secretary Collier stated that she would not take time to read her report unless the Council wanted her to do so but the way that it was put on as a line item and questioned whether the Council wanted to read them and bring it back each time to take action or if the Council wanted to read it at the present time. Councilman Hildebrand said that for the benefit of everyone present it should be taken home and read.

Councilwoman Logan asked the City Secretary if there were any questions while the Council was there. City Secretary said that she never received the list of action items or anything and used the list of the written reprimand and this was also a response to the reprimand and not just the written status report. The status report for each item is there but there are a couple that have comments that indicated she objected to that being considered to be written up for as well as the little paragraph and the comment at the bottom is the response to the written reprimand. Councilman Carusi asked the

City Secretary if it was her intent to put the report in her personnel file and the City Secretary stated that it was her intent.

Councilwoman Logan made a motion to accept this part of the written report as a response to the reprimand report that is placed in her file. Councilman Plumley seconded and the motion passed unanimously.

11. CONSIDER AND POSSIBLY TAKE ACTION ON ACCEPTING THE RESIGNATION OF MRS. DOROTHY BUTLER AS CHAIR OF THE WELCOME COMMITTEE FOR THE CITY OF COTTONWOOD SHORES.

Councilman Carusi stated that volunteers are sorely needed and hated to see this happen. Councilman Carusi asked Mrs. Butler why this was happening. Mrs. Butler presented the reasons for her resignation.

Mayor Breen asked if there was a motion.

Councilman Carusi made a motion to accept Mrs. Butler's resignation. Councilwoman Logan seconded the motion and the motion carried unanimously.

Councilwoman Logan stated that she seconded the motion but that she didn't want to and that she was sad to see Mrs. Butler go. Councilman Hildebrand thanked Mrs. Butler for all her hard work.

12. CONSIDER AND POSSIBLY TAKE ACTION ON REQUIREMENTS FOR AGENDA ITEM REQUESTS TO INCLUDE MATERIAL FOR COUNCIL MEMBERS INFORMATION PACKETS.

Mayor Breen stated that if there were council member packets when someone requests to put an item on the agenda that they come prepared with paperwork to backup their requests and this paperwork would be put into a folder where the information, when it is put on the agenda, will be available for the council person to pick up.

Discussion was held on the advantages of the packet and City Attorney Petrov made some suggestions.

City Secretary Collier reported that if the deadline was changed, the Council would have to change what is the meeting agenda quorum policy and that would have to be done in a Council meeting.

Councilwoman Logan made a motion to accept the proposition to prepare agenda packets by Mayor Breen to be made available for Council members prior to the Thursday, meetings. Councilman Carusi seconded the motion and the motion passed unanimously.

City Attorney Petrov stated that for clarification purposes that he assumes that the corollary would be that an agenda request would not be accepted without the backup. Mayor Breen replied that was correct and that the Billing Clerk and everyone in the office would be informed of the procedure change.

13. CITIZEN COMMENTS.

Councilman Plumley stated that since he was head of the Ordinance Committee and did not place on the agenda to report what was going on with the committee. Councilman Plumley reported that he handed out three or four ordinances and that one was received back on firearms and it has been forwarded to the City Attorney Allen Petrov for his legal opinion and that hopefully within the next week or so we will be moving forward with that. Councilman Hildebrand asked how often the committee met and Councilman Plumley replied that it was once a month.

Councilwoman Logan thanked Ms. Olivia Cribbs of Marble Falls, for coming to the Council meeting.

Mayor Breen stated that ideas had been tossed around and asked the citizens what they would think if they moved the citizen's comments to item 3 on the agenda if they thought it might speed the meeting up and that she was just putting it out for ideas. Mr. Frank Pfeiffer replied that it would be hard to do because the citizens would not know what would be discussed.

City Attorney Petrov stated that this was a Council meeting not a public forum, not a citizen meeting, it is for the Council to do its business, granted with input from citizens on issues and you do not want to cut off that input; citizens elect the Council and they have to be responsible. City Attorney stated that there has to be decorum and procedure to make it all work and function smoothly and further reported that he had never seen a city where the citizens just blurt out in the middle of items what they think about it; that is ridiculous and bad procedure. A lengthy discussion was held on the policy and decorum of the Council meetings and how it should be conducted and several suggestions by the City Attorney.

Mr. Euclid Phipps asked if anything was being done about a code enforcement officer and Councilman Carusi stated that it was in the works. Councilwoman Logan stated that she talked with Mr. Mike Light about code enforcement and that he would be willing to work with us.

Ms. Day asked if there could be a time limit placed on people who got up to talk. City Attorney Petrov stated that this was a common practice among cities.

14. ADJOURNMENT.

Councilwoman Beyer made a motion to adjourn the meeting. Councilman Plumley seconded the motion and the motion passed unanimously. Mayor Beyer adjourned the meeting at 8:55 PM.

ATTEST:

A handwritten signature in black ink, appearing to read "Tena Collier", written over a horizontal line.

TENA COLLIER, CITY SECRETARY

STATE OF TEXAS §

COUNTY OF BURNET §

CETIFICATION

I, Tena Collier, City Secretary of the City of Cottonwood Shores, Texas do hereby certify that I am the custodian of the records of the City of Cottonwood Shores, Texas, and that the foregoing is a true and correct copy of the Minutes of a Regular Meeting of the City Council of the City of Cottonwood Shores, Texas, as passed and approved by the City Council, filed in the records of the City of Cottonwood Shores, Texas.

WITNESS MY HAND and Official Seal of the City of Cottonwood Shores, Texas, this the 23rd day of August, 2005.



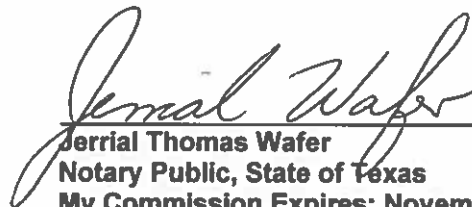
Tena Collier, City Secretary
City of Cottonwood Shores, Burnet County, Texas

STATE OF TEXAS §

COUNTY OF BURNET §

BEFORE ME, the undersigned notary, on this day personally appeared Tena Collier, City Secretary for the City of Cottonwood Shores, Texas, a person whose identity is known to me. After I administered an oath to her, upon her oath said she read the certification and that the facts stated in it are within her personal knowledge and are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of August, 2005.



Jerral Thomas Wafer
Notary Public, State of Texas
My Commission Expires: November 1, 2008

CITY OF COTTONWOOD SHORES

3808 COTTONWOOD DRIVE
COTTONWOOD SHORES, TX 78657
(830) 693-3830 FAX: (830) 693-6436



CITY COUNCIL MEETING
ATTENDANCE RECORD

8-4-05

PLEASE SIGN IN:

MATT STERN

Marjorie Phipps

Eddie Phipps

Dorothy Butler

Frank J. Keifer

Janne Ashton

Oliver Smith

Darlene Way

Scott Reed

Billie Dacker

Curtis Ward Rector

CAROL

WRITTEN STATUS REPORT
Including Written Response to Written Reprimand
August 4, 2005

This is in response to the Written Reprimand resulting from the Executive Session on June 30, 2005 and then presented in writing on July 7, 2005, as well as the request for a Written Status Report by City Council on July 21, 2005.

- 1. Negligence of regular duties: Meeting minutes not transcribed, some as old as from 2002, and continued delay of current meeting minutes.** During much of this time, the City was in litigation, some of which is still ongoing, and without a full-time Utility Billing Clerk from October 17, 1999 until November 21, 2002 when Ms. Amy Ferguson was hired. As a result of my request for additional part-time assistance, Ms. Kristina King was hired on February 28, 2005 to catch up on minutes and relieve Ms. Ferguson. However, Ms. Ferguson quit on February 24, 2005 and Ms. King moved into the Utility Billing Clerk position. Then Mrs. Shirley Adams was hired part-time on March 29, 2005 to catch up on the minutes and relieve Ms. King. Ms. King was released from her duties on April 18, 2005 and Mrs. Adams filled in for the Utility Billing Clerk until the position was filled on July 11, 2005. Therefore Mrs. Adams was unable to work on minutes as much as needed. During the entire time from February 24, 2005 until present I was required to fill in and/or assist as the Utility Billing Clerk which caused me to fall even further behind in some areas. Mrs. Darla Zell started to work on July 11, 2005, and is gaining more confidence with each day; however, my assistance is still required. Since July 11, 2005, Mrs. Adams has been working on minutes and is completely caught up with 2005 as of July 18, 2005.
- 2. Insurance bonds for new Council Members and Mayor, have they been updated to date?** Bond Applications have been submitted to Watkins Insurance Group.
- 3. Personnel Policies: has the manual been updated to include recent changes, and disbursed to each employee to sign the form of acknowledgement?** Each employee has signed the acknowledgement form for the Personnel Policy including revisions. These acknowledgments have been placed in their respective personnel folders.
- 4. Letter to Burl Harper requesting all of the City's records to be transferred to our office?** Storage of the records is an issue as the City has no where to store boxes securely at this time. I will try to correct this by having the storage area in the Civic Center, or elsewhere, made ready as time permits. An update will be provided at the next Regular City Council Meeting.

5. **CCNP water issues resolved or new application filed?** Filing for a Certificate of Convenience and Necessity (CCN) is a lengthy, complicated application with infrastructure and system capacities engineered to adequately serve a topographical area and population demands of not over 80% capacity. Proofs of financial and managerial capabilities are required. There are associated fees involved which funds have not been budgeted. There has been no discussion or action by Council on a CCN. I strongly object to this being considered a result of any negligence by me.
6. **Annual water report to the consumers?** Mr. Tim McClain is checking with TCEQ on the Consumer Confidence Report. He is working on gathering information required, and then I will prepare notices to be mailed as soon as possible. An update will be provided at the next Regular City Council Meeting.
7. **Is the Ordinance book current and updated?** The original ordinances of the City are kept in a file drawer in my office to which Jerral and I have keys. The books in question were kept by past Council Members. I will review the minutes to insure that no ordinance or resolution has been omitted. An update will be provided at the next Regular City Council Meeting.
8. **Is the Court Report to the State complete and sent in? Has a letter of response been sent to the State Comptroller?** I have prepared court break downs for City Treasurer, Jerral Wafer. He has since completed one quarter with a check issued on August 4, 2005. We should have everything caught up by the next meeting. An update will be provided at the next Regular City Council Meeting on remaining quarters. Jerral and I are unaware of any letter of response needed.
9. **Have letters been mailed to the owners of billboards/signs regarding fees due?** Mrs. Zell is generating invoices to be mailed to the sign owners. An update will be provided at the next Regular City Council Meeting.
10. **Have the job descriptions for each individual employee been written and delivered to the Council for approval?** Copies of the Job Descriptions prepared were e-mailed to all Council Members on July 14, 2005. This can be put on an agenda for either a workshop or meeting whichever the City Council chooses.
11. **Why have there been no interviews for the Utility Billing Clerk? Why has it taken so long to hire a replacement?** I agree that it has taken too long to fill this position. As of the time of the Written Reprimand, June 30, 2005, the City had conducted six interviews for the position of Utility Billing Clerk either by Mayor Pro-Tem Plumley, Jerral Wafer or me.

As a result of comments from Council Member Carusi and others, filling this position was left off the June 16th Regular Meeting even though there was an applicant which was qualified for the position. Additional interviews were conducted and Mrs. Zell was hired on July 11, 2005. I strongly object to this being considered a result of any negligence by me.

In response to the Written Reprimand, I take offense to the use of the word negligence in the manner in which I perform my duties. It implies a carelessness and unimportant disregard for my responsibilities. To the contrary, I have a deep commitment to the welfare of the City and the citizens within. I have tried to perform my duties with the City's best interest in mind. However, I can't effectively do my job with individual Council Members directing the other employees or me. Micromanaging by some Council Members has caused problems for me as well as other employees. I believe the City has assembled a good group of employees and things will get back on track soon if we are left to work together, instead of being picked apart.

A handwritten signature in black ink, appearing to read "Tena Collier". The signature is written in a cursive style with a horizontal line underneath it.

Tena Collier, City Secretary

CITY OF COTTONWOOD SHORES

3808 COTTONWOOD DRIVE
COTTONWOOD SHORES, TX 78657
(830) 693-3830 FAX: (830) 693-6436



AGENDA ITEM REQUEST

I hereby request the following subject be placed on the Agenda for the next Regular Meeting of the City Council of the City of Cottonwood Shores, Texas:

Date of next Regular Meeting: AUG 4th

Subject to be Addressed: PLACING MAILBOX IN
CASLE TERRACE

Informational Presentation: Yes No

Requires Action By Council: Yes No

Name(s) of Requester: DORIS BASHAM

Address: _____

Phone No.: _____

Requester	Date		
<u>[Signature]</u>	<u>7.22.05</u>		
Received by City Employee	Date	Time	am/pm

CITY OF COTTONWOOD SHORES

3808 COTTONWOOD DRIVE
COTTONWOOD SHORES, TX 78657
(830) 693-3830 FAX: (830) 693-6436



AGENDA ITEM REQUEST

I hereby request the following subject be placed on the Agenda for the next Regular Meeting of the City Council of the City of Cottonwood Shores, Texas:

Date of next Regular Meeting: Aug. 4

Subject to be Addressed: Update on Cottonwood Beautification Project

Informational Presentation: Yes No

Requires Action By Council: Yes No

Name(s) of Requester: SYLVIA BREEN

Address: 737 MAGNOLIA LANE
COTTONWOOD SHORES, TX 78657

Phone No.: _____

Sylvia Breen 7/29/05
Requester Date

Received by City Employee _____ Date _____ Time _____ am/pm

**CITY OF COTTONWOOD SHORES
AGENDA ITEM REQUEST**

I hereby request the following subject be placed on the Agenda for the next Regular Meeting or Special Called Meeting of the City Council of the City of Cottonwood Shores, Texas:

Date of next Regular Meeting: Aug. 4th

I would like for this to be on the Agenda if a Special Meeting is Called: Yes No

Subject to be Addressed: ~~Mass Presentation~~ Presentation
of Council Person Information Packets

Informational
Presentation: Yes No

Requires Action
By Council: Yes No

Name(s) of Requester: SYLVIA BREEN

Address: _____

Phone No.: _____

Sylvia Breen 8/1/05
Requester Date

Received by City Employee _____ Date _____ Time _____ am/pm

**CITY OF COTTONWOOD SHORES
AGENDA ITEM REQUEST**

I hereby request the following subject be placed on the Agenda for the next Regular Meeting or Special Called Meeting of the City Council of the City of Cottonwood Shores, Texas:

Date of next Regular Meeting: Aug 4 2005

I would like for this to be on the Agenda if a Special Meeting is Called: Yes No

Subject to be Addressed: Duties & Responsibilities of
MAYOR / MAYOR ORDINANCE

Informational
Presentation: Yes No

Requires Action
By Council: Yes No

Name(s) of Requester: Richard Carusi

Address: _____

Phone No.: 693 2075

Richard Carusi
Requester Date 7-31-05

Received by City Employee _____ Date _____ Time _____ am/pm

CITY OF COTTONWOOD SHORES

3808 COTTONWOOD DRIVE
COTTONWOOD SHORES, TX 78657
(830) 693-3830 FAX: (830) 693-6436



AGENDA ITEM REQUEST



I hereby request the following subject be placed on the Agenda for the next Regular Meeting of the City Council of the City of Cottonwood Shores, Texas:

Date of next Regular Meeting: 8-4-05

Subject to be Addressed: REPORT FROM MR. RICKY
ROWE CONCERNING ROAD MAINT. IN
CITY OF COTTONWOODSHORES

Informational
Presentation: Yes No

Requires Action
By Council: Yes No

Name(s) of Requester: Bill Plumley

Address: _____

Phone No.: _____

William Plumley 8-1-05
Requester Date

Jma Coekin 8.1.05 8:30
Received by City Employee Date Time am/pm

Rowe Tractor Service

950 Sunset Dr.
Marble Falls TX, 78654
PH: 798-4378

July 29, 2005

City Of Cottonwood Shores

City Council:

After the July 21, 2005 Council meeting, you ask me to submit a bid to just blade the streets in Cottonwood when they need it. I will come in and blade the streets in Cottonwood using the city's equipment for \$15.00 per hour as contract labor. After the July 21 meeting, Mr. Marley Porter contacted me and said that he would donate \$50,000 to the City of Cottonwood Shores for the repair and paving of streets. Mr. Porter would like a few certain streets paved first that belong to the City of Cottonwood Shores. He has information on those particular streets. He said that in return, the City may use the rest of the money to better some of the other streets in town. The details of his offer may be worked out with him. To get streets ready for paving will take some time and effort by all the departments of the City. I will help to prepare the streets for paving if needed. I believe Cottonwood would be a much nicer place to live if everyone is willing to work together and get something done to those dirt roads. I don't have a price on what it would cost to ready a street for paving because it will depend on which street you work on first. Some of Cottonwood's streets are in pretty bad shape and will need a lot more work than others. I have already provided information on how Burnet County can help with the street paving. Please contact me if more information is needed. Thank you!

Sincerely,



Ricky Rowe
Rowe Tractor Service



LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT, Inc.

July 19, 2005

City of Cottonwood Shores
Mayor and City Council

C/O Alan P. Petrov
City Attorney

Dear Mayor and City Council,

The Castle Rock Limited Partnership (CRLP) and Sedona Development would like to formally request C1/R3 PUD Zoning for those parcels listed in the attached map. After nearly 6 months of planning, land assemblage and purchase we are prepared to enter into agreement with the City to effectuate this development.

The following salient points are those we would request for consideration as we move forward:

1. CRLP proposes to voluntarily bring in for annexation consideration the area outside the City of Cottonwood Shores (City) boundaries, (heretofore referred to as Phase 1A and 1B), namely, lots 36, 37, 38 and part of 39 as well as 25' of that most southerly triangular portion of the corner lot on South Lake Drive and Ridgeview Drive, after construction is started (by years end, 2005), provided waste water and water services are assured by the City for this Phase only. (Phase 1A: (approximately) 100 space, 2 story parking structure, 4,000 s.f. restaurant with dining deck and 15 condominiums (4, 5 and 6 stories)). (Phase 1B: 15 condominiums (4, 5 and 6 stories))
2. CRLP offers to purchase the lot referred to as "BWD" by offering the City a Net Present Value of the existing lease with the Radio Tower owner/operator in addition to offering a base value of the lot of \$20,000.
3. CRLP proposes to advance \$12,500 to the City for the expressed purpose of funding legal fees and engineering services for studies relating to existing water services and development impact fees.
4. CRLP proposes to pave Cottonwood in addition to drainage ditches on either side of the street with pipes for each residential driveway) from the Lot "BWD" to Pecan Street.
5. CRLP proposes to pave the streets contiguous to the development, from the new entry proposed at the bend in South Lake Drive (see attached map), to Ridgeview Drive, up the hill (including lowering the street some 3' for site lines), along Highway 2147 and then connecting to Cottonwood Drive.
6. CRLP agrees to pave that portion of street running between Ridgeview Drive to Cottonwood Drive after construction is complete of future contiguous phases.

PO Box 9183
Horseshoe Bay, TX 78657
Phone: (830) 598-9300
Fax: (830) 598-9304
office@livingarchitecture.com

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF COTTONWOOD SHORES, TEXAS
4111 COTTONWOOD DRIVE – CIVIC CENTER
THURSDAY, AUGUST 4, 2005 AT 7:00 P.M.

AGENDA

1. CALL TO ORDER AND ROLL CALL.
2. CONSENT AGENDA:
 - a) MINUTES OF REGULAR MEETINGS ON OCTOBER 21, 2004 AND JULY 21, 2005, AND SPECIAL MEETINGS ON SEPTEMBER 25, AND NOVEMBER 11, 2004.
3. PRESENTATION AND UPDATE BY MAYOR BREEN ON COTTONWOOD SHORES' BEAUTIFICATION PROJECT.
4. FIRST READING OF AN ORDINANCE ANNEXING LOT OF LOTS 18, 19, 20, AND THE WEST ONE-HALF (1/2) OF LOT 21, CASTLE ACRES SUBDIVISION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET 1, SLIDE 8-A, PLAT RECORDS OF BURNET COUNTY, TEXAS.
5. FIRST READING OF AN ORDINANCE ANNEXING LOT 82, CASTLE TERRACE SUBDIVISION, SECTION II, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 216, PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY CASTLE ROCK, L.P. AND SEDONA DEVELOPMENT TO REZONE LOTS 14, 15, 51 THRU 58, 68 THRU 78, BLUFF VIEW SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS, FROM THE CURRENT ZONING CATEGORY R-1, SINGLE FAMILY RESIDENTIAL AND A 5.131 ACRE TRACT OF LAND OUT OF THE F. ENGLEKING SURVEY NO. 611, BEING A PORTION OF BLUFF VIEW SECTION ALSO KNOWN AS THE CASTLE MOUNTAIN SECTION, COTTONWOOD SHORES, BURNET COUNTY, TEXAS FROM THE CURRENT ZONING CATEGORY C-1, LIGHT COMMERCIAL TO A PLANNED USED DEVELOPMENT (PUD).
7. CONSIDER AND POSSIBLY TAKE ACTION ON A REPORT BY MR. RICKY ROWE CONCERNING REPAIR AND MAINTENANCE OF STREETS WITHIN COTTONWOOD SHORES, TEXAS.
8. CONSIDER AND POSSIBLY TAKE ACTION ON ORDINANCE NO. 080504, AN ORDINANCE PRESCRIBING THE DUTIES, RESPONSIBILITIES AND AUTHORITY OF THE MAYOR OF COTTONWOOD SHORES.
9. CONSIDER AND POSSIBLY TAKE ACTION TO CHANGE THE CHAIN OF COMMAND TO REFLECT THE MAYOR SUPERVISING THE CITY SECRETARY.
10. CONSIDER AND POSSIBLY TAKE ACTION ON WRITTEN STATUS REPORT BY CITY SECRETARY.
11. CONSIDER AND POSSIBLY TAKE ACTION ON ACCEPTING THE RESIGNATION OF MRS. DOROTHY BUTLER AS CHAIR OF THE WELCOME COMMITTEE FOR THE CITY OF COTTONWOOD SHORES.
12. CONSIDER AND POSSIBLY TAKE ACTION ON REQUIREMENTS FOR AGENDA ITEM REQUESTS TO INCLUDE MATERIAL FOR COUNCIL MEMBERS INFORMATION PACKETS.
13. CITIZEN COMMENTS.
14. ADJOURNMENT.

I CERTIFY THAT THE ABOVE NOTICE WAS POSTED AT CITY HALL, 3808 COTTONWOOD DRIVE, COTTONWOOD SHORES, TEXAS ON THIS 1ST DAY OF AUGUST, 2005 AT 6:00 P.M.

ATTEST:


TENA COLLIER, CITY SECRETARY




SYLVIA H. BREEN, MAYOR