



CITY OF BANDERA

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MINUTES FOR THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF BANDERA

**THURSDAY, MARCH 18, 2021
AT 6:00 PM IN THE CONFERENCE CENTER AT
THE BEST WESTERN HOTEL AT
711 MAIN STREET, BANDERA, TEXAS**

1. Call to order.

Mayor Schauman called the meeting to order at 6:04 pm. All councilmembers are present except for Councilmember Hasty. City Secretary Jill Shelton and Marshal Will Dietrich were also present.

2. Invocation and Pledge.

Marshal Dietrich offered the invocation, and all stood for the pledge.

3. Visitors to be heard.

There were no visitors to be heard.

4. Consent Agenda.

a. Approval of minutes for:

- February 23-24, 2021 Special Meeting
- February 24, 2021 Special
- February 24, 2021 Board of Adjustment Meeting
- March 1, 2021 Special Meeting
- March 4, 2021 Regular Meeting

b. Approval of Resolution 2021-005 supporting the application of the Bandera County Historical Commission to the Texas Historical Commission for the designation of the city water tower and limestone operations building as a registered Texas Historical Landmark.

c. Acceptance of Laura Losoya's resignation from the BEDC.

Mayor Pro Tem Gibson made a motion to approve all items on the consent agenda, seconded by Councilmember Morse. All in favor, none opposed. Motion passed.

5. Discussion and possible action on the following items:

a. Presentation by Code Enforcement Officer Jimmy Allen about updating the building codes in the Codes of Ordinances.

There was much discussion on building codes and ordinances and what should be adopted and when. There was discussion about how this would work into the Master Plan. City Attorney Dan Santee and Matt Lewis from Simple City also gave some feedback on the safety and adapting the codes to the City. Marshal Dietrich also gave some feedback about how it needs to be available for people to look at and read and understand. The code the city is currently on is not simple and very hard to find. It was suggested that Code Officer Allen will hand pick some contractors to sit down with and get some insight on what would be good for the City. It was agreed that it will come back to Council on April 15th.

b. Presentation by land acquisition and right of way specialist Rob Brown about the Wastewater Treatment Plan updates.

Mr. Rob Brown explained to Council his company specializes in land and land acquisitions for these type projects. The process is done in three phases. They do the title research, the document preparation, and the easement acquisition. They will also do all negotiations with the landowners and will try to get the land donated. The cost is rolled into the land acquisition part of the grant. It was agreed that this process needs to start immediately because this is a critical part of the plan.

c. Consideration of a professional services agreement with Texas Land & Right of Way Company, LLC.

Mayor Pro Tem Gibson made a motion to approve the agreement, seconded by Councilmember Russe. All in favor, none opposed. Motion passed.

d. Presentation by Derek Naiser of LNV on Flood Infrastructure Fund updates.

Mr. Naiser gave a brief explanation on what has happened so far on the FIF application, stating last year the City submitted an abbreviated application that was approved and the City was then invited to send a full application. The project was approved, and he is now bringing it back to Council with a lowered project amount. The original project cost was \$8.2 million, and they were asked to scale the project back without taking out the key components for the 45 percent free money. The balance being a zero-interest loan. After that was done it was brought down to \$5.4 million. Took the drainage improvements through town from \$3 million to \$2.2 million by removing an upstream portion and the channel portions of the project. On Maple Street, by the park, dropping that from \$2.3 million to \$1.1 million by narrowing the pavement, took sidewalk off on the opposite side and made drainage over land, and eliminated the underground storm sewer. In the park from Main Street to 1st Street was reduced from \$2.5 million to \$2.1 million, left all riparian areas and bioswales, reduced some of the paving area, part of the trail and some of the river access points. *Mayor Pro Tem Gibson made a motion requesting the City Engineer and the grant writer to move forward with the revised lower cost project, seconded by Councilmember Kunz. All in favor, none opposed. Motion passed.*

7:31 Mayor Schauman recessed for City Secretary to move equipment around

7:40 Mayor Schauman reconvened the regular meeting.

e. Update from Simplecity about Design Rodeo update.

Matt Lewis with Simplecity gave an update to Council on all the information they have gathered so far on this project. Beginning with a summary of what they have learned. Bandera is a series of beautiful 330 ft blocks tucked into the peninsula of the Medina River it has beautiful characteristics with its natural environment, build environment and an authenticity that is hard to overlook. The lot makeup is not the same throughout the city. Bandera incrementally grew up and out and is probably going to grow in the future. Analysis from several perspectives, integrating maps, digitized building footprints as well as the flood plain. Design Rodeo key takeaways were transportation and infrastructure, a lot of conversations about water and wastewater, and concerns about expanding electricity. Also heard quite a bit about Main Street traffic and incentives to protect Bandera's look and keep the chain stores out. Need for workforce housing so that they could afford to live in Bandera and a need for millennial housing. Possibly making the ETJ more attractive for housing districts. The consensus was made on keeping artisans and craftsman. They will be coming back in two weeks to have meetings with all the key players and have one on one meetings with BEC, County Judge, Business owners, etc. Their will be another update after Rodeo II.

f. The salary and posting of the position of the Public Work Director.

Councilmember Kunz made a motion to postpone item F, seconded by Councilmember Russe. All in favor, none opposed. Motion passed.

g. Confirm the appointment of John T Byrd as City Administrator with an annual salary of \$65,000.00 per year, starting April 1, 2021.

Mayor Pro Tem Gibson made a motion to confirm the appointment of Mr. Byrd at an annual salary of \$65,000.00 per year starting April 5, 2021, seconded by Councilmember Morse. All in favor, none opposed. Motion passed.

6. Requests and Announcements.

a. Request by Council to place items on a future agenda.

There were no future items

b. Announcements by Council

Thunder in the Hill Country March 24-28.

Simple City dates for next rodeo on March 30, 2021.

7. Adjourn.

The meeting was adjourned at 8:16 pm.


Jill Shelton, City Secretary