

§STATE OF TEXAS
§CALDWELL COUNTY
§CITY OF LULING

THE CITY OF LULING CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY, SEPTEMBER 14, 2023 AT 6:02 P.M. AT CITY HALL COUNCIL CHAMBERS LOCATED AT 509 E. CROCKETT STREET, LULING, TEXAS.

The following members: present:

C J Watts	Mayor
Jackie Campbell	Council Member
Lee Rust	Council Member
Marc Taylor	Council Member
Ray McGlothlin	Council Member
John Wells	Council Member

Staff Members present were:

Mark Mayo	City Manager
Martha Velasquez	City Secretary
Jessica Tucker	Asst. City Secretary
James Rougeou	Finance Director
William Sala	Police Chief
James Pehl	Asst. Police Chief
Uriel Valencia	Patrol Officer
Ryan DeCamp	Code Enfor/GPS Mapping
Linda Royall	Code Enforcement
Eric Davis	Meter Reader

1. Call Meeting to Order.

Mayor Watts called the meeting to order and welcomed all the visitors.

2. Invocation and Pledge of Allegiance.

(Texas Pledge: Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible)

Council Member Jackie Campbell led us in our invocation followed by the pledge of allegiance to the American and Texas flag.

3. Consent Agenda- *All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public view.*

a. Approval of Minutes of the August 10, 2023 regular City Council meeting, September 7 Special Council Meeting and September 7, 2023 Public Hearing.

b. Consider/Approval of Accounts Payable.

Council Member Jackie Campbell made a motion seconded by Council Member John Wells approving the consent agenda. The motion carried with all members present voting unanimously in favor of the motion.

4. Citizen Comment Period with City Council.

Any person with business before the City Council may speak to the Council at this time. No formal action can be taken on these items at this meeting. Comments will be limited to three (3) to five (5) minutes per person.

Lindsey Wallace, Food Ministry Director, (she serves on a lot of different boards but today she is speaking as Director of Food Ministry for the Episcopal Church of the Annunciation. She stated that every Wednesday they serve between 250 to 300 people in our town. (9 out of 10 are walkers they walk up to the church) She stated that they have been serving meals for the last 9 years. She stated that this is fully volunteer base, they deliver 60 to 80 meals to people that are shut ins. She stated that she'd like to invite the Council to join them to a quilt walk and car show on Sunday, September 24 between 12-4 p.m. They will have food and games, bucket raffles, family fun, kids' activities, music and more that will raise money for a great cause.(No Strings Wednesday Supper)

Cody Bateman, owner of Rails and Ales Bar and Grill, said that he is very excited to be back in his hometown of Luling and to be able to bring a business back to Luling. He said in 30 days from buying this business he sells the best pizza and wings in County. He stated that he got his TABC permit within 62 days, and he loves that downtown Luling is buzzing in the middle of the night (which in Luling is 8 or 9 o'clock). Mr. Bateman is very grateful to everyone. He thanked Linda Royall and Ryan DeCamp and stated that it has been a pleasure to work with them. TABC in San Marcos has been great to work with in getting his license. He invited everyone to come out to his place of business Rails and Ales.

- 5. Discussion and possible action on a Resolution of the City of Luling, Texas, approving a project of the Luling Economic Development Corporation, to wit: a grant of up to \$20,840, to Rails and Ales Taphouse, LLC in consideration of establishing a business enterprise in the City; bringing full-time primary jobs to the City and making particular Capital Investments, complying with section 505.158 Texas Local Government Code; providing for two separate readings; open meeting reading and adoption, and an effective date.**

City Manager, Mark Mayo stated that this is the second reading for this resolution. Mark explained that Trey Bailey was ill and therefore could not be at the meeting.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the resolution of the City of Luling, Texas, approving a project of the Luling Economic Development Corporation, to wit' a grant of up to \$20,840, to Rails and Ales Taphouse, LLC in consideration of establishing a business enterprise in the City; bringing full-time primary jobs to the City and making particular Capital Investments. Complying with section 505/158 Texas Local Government Code; providing for two separate readings; open meeting reading and adoption and an effective date. This is the second reading. The motion passed with all members present voting unanimously in favor of the motion.

- 6. Discussion and possible action on Pay Request#4 for \$9,675.00 from G5 Utilities for the Luling Alamo Sewer and Water Improvement Project.**

City Manager Mark Mayo stated that the engineers at Intrepid have signed off on this request and that the retainage fee is left but before that is released Mark needs them to come back and do some ditch repair along Alamo and Mimosa Street and that has been relayed to them.

Council Member John Wells made a motion seconded by Council Member Lee Rust approving the Pay Request #4 for \$9,675.00 from G5 Utilities for the Luling Alamo Sewer and Water Improvement Project. The motion carried with all members present voting unanimously in favor of the motion.

- 7. Discussion and possible action on Pay Request # 1 for \$58,750.00 from C O & M Water-Wastewater Systems Consultants on Fire Hydrant Replacement.**

Mark Mayo, City Manager, explained that we are replacing 44 fire hydrants within the City and this is their first pay request for \$58,750 on 11 fire hydrant replacements. Mark told the Council that the City is handling this ourselves and that Jamie Ovalle, Water Superintendent is keeping up with this and signed off on this pay request.

Council Member Lee Rust asked if there was a map that would show the next batch that would be replaced. Mark stated that as we are going through this we have had to replace some fire hydrants that have fallen that we were not planning on replacing, and we are posting on our Facebook when we get notified in what area they are working. Council Member Jackie Campbell made a motion seconded by Council Member Marc Taylor approving Pay Request #1 for \$58,750.00 for C O & M Water Wastewater Systems Consultants on Fire Hydrant Replacement. The motion carried with all members present voting unanimously in favor of the motion.

- 8. Discussion and possible action regarding a Conditional Use Permit (CUP) to request Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 411 E. Davis St. with legal description of O.T. LULING, BLOCK 42, LOT W PT 18 (PID: 25307), Luling, Caldwell County, Texas.**

Ryan DeCamp stated this is Liquor Depot location.

Ryan DeCamp, GS Mapping Coordinator and Code Enforcement Officer, asked to address the next 4 agenda items and explain to the Council the reason these are all on the agenda. He was told that he could address them all together but that they were all individual items and Council would handle each separately.

Ryan stated that 3 of these businesses are already operating without a Conditional Use Permit (CUP) and he takes the hit for that, unfortunately when he noticed this on the fourth one, which is the Rails and Ales item, so they needed to correct them all this evening. He stated that for the next 4 agenda items he did not have any one for or against these Conditional Use Permits. The Zoning Commission did not have any conditions for them and we have not had any police issues at any of these establishments. All these businesses are asking to sell alcoholic beverage to drink there on site or leave. Mr. DeCamp stated that the reason these are on here is because they are in a Downtown District Overlay had they been in C1, C2, C3 the difference in the conditional use permit is for off premise drinking.

City Manager, Mark Mayo, stated that Rails and Ales is up tonight and the other 3 are bookkeeping fix.

Council Member Jackie Campbell made a motion seconded by Council Member John Wells approving the motion regarding the Conditional Use Permit (CUP) requesting Alcoholic Beverage Establishment and Restaurants with alcoholic beverage sales in a (C2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 411 E. Davis St., with legal description of O.T. Luling, Block 42, Lot W PT 18 (PID: 25307), Luling, Caldwell County, Texas.

- 9. Discussion and possible action regarding a Conditional Use Permit (CUP) to request Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 517/519 E. Davis St. with legal description of O.T. LULING, BLOCK 41, LOT PT 20, 21 (PID: 25291), and O.T. LULING, BLOCK 41, LOT PT 21,22 (PID: 25292) Luling, Caldwell County, Texas.**

Ryan DeCamp stated that this is **Rails and Ales location.**

Council Member Ray McGlothlin made a motion seconded by Council Member Jackie Campbell approving the Conditional Use Permit (CUP) request Alcoholic Beverage Establishments and Restaurants with alcoholic

Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 517/519 E. Davis St. with legal description of O.T. LULING, BLOCK 41, LOT PT 20, 21 (PID: 25291), and O.T. LULING, BLOCK 41, LOT PT 21,22 (PID: 25292) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

- 10. Discussion and possible action regarding a Conditional Use Permit (CUP) to request Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 619 E. Davis St. with legal description of O.T. LULING, BLOCK 40, LOT 20 (PID: 25268), and Luling, Caldwell County, Texas.**

Ryan stated this is In Good Spirits and Wine location.

Council Member John Wells made a motion seconded by Council Member Lee Rust approving the Conditional Use Permit (CUP) requesting Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 619 E. Davis St. with legal description of O.T. LULING, BLOCK 40, LOT 20 (PID: 25268), and Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

- 11. Discussion and possible action regarding a Conditional Use Permit (CUP) to request Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 625 E. Davis St. with legal description of O.T. LULING, BLOCK 40, LOT 23 (PID: 25270), Luling, Caldwell County, Texas.**

Ryan stated this is Luling Liquor, LLC location.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the Conditional Use Permit (CUP) requesting Alcoholic Beverage Establishments and Restaurants with alcoholic Beverage Sales in a (C-2) General Commercial Zoned District with a (D) Downtown District Overlay to be located at 625 E. Davis St. with legal description of O.T. LULING, BLOCK 40, LOT 23 (PID: 25270), Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

- 12. Discussion and possible action regarding a Zone Change application to request a zone change from a (R-1) Single-Family Residential District to an (RMD) Single-Family, Two-Family, and Multi-Family Dwelling District (medium density) to convert into an 6 Unit Multi-family complex to be located at 321 Kelly St., (PID: 25826) with the legal description of JOSEY'S NORTH, BLOCK 1, LOT PT3, Luling, Caldwell County, Texas**

Ryan DeCamp stated that this went before the Planning and Zoning and it was approved. Ryan took this time to let the Council know that Linda Royall would be taking the reins of the Planning and Zoning and Board of Adjustment Administrators. He said that she would be talking to City Council from here on out unless Ryan is needed here.

This is a two story building with six (6) units.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the Zone Change from a (R-1) Single-Family Residential District to an (RMD) Single-Family, Two-Family, and Multi-Family Dwelling District (medium density) to convert into a 6 Unit Multi-family complex to be located at 321

Kelly St., (PID: 25826) with the legal description of Josey's North, Block 1, Lot Pt. 3, Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

13. Police Department Monthly Activity Report.

Chief Sala said that he didn't have anything to add to his report but would like to take this opportunity to invite everyone present to the National Night Out on Tuesday, October 3, 2023 from 5-7 p.m. at the Civic Center. He said this gives the community an opportunity to get to know the officers and for the officers to get to know some of the citizens in the community.

Council Member John Wells commented that they have been very busy at the shelter. There were 56 dogs came in the month of August. Last week they had the most beautiful puppy and Laurie posted it and it got 146,000 views and dog was adopted after the 3 day hold.

14. Adjourn.

Council Member John Wells made a motion seconded by Council Member Jackie Campbell to adjourn the meeting at 6:24 p.m.

Approved;_____

C J Watts, Mayor
City of Luling

Martha C. Velasquez
City Secretary