

§STATE OF TEXAS
§CALDWELL COUNTY
§CITY OF LULING

THE CITY OF LULING CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY, APRIL 14, 2022 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS LOCATED AT 509 E. CROCKETT STREET, LULING, TEXAS.

The following members: present:

Mike Hendricks	Mayor
Jackie Campbell	Council Member
Lee Rust	Council Member
Marc Taylor	Council Member
Raymond McGlothlin	Council Member
C J Watts	Council Member

Staff Members present:

Mark Mayo	City Manager
Martha C. Velasquez	City Secretary
James Rougeou	Finance Director
William Sala	Police Chief

1. Call Meeting to Order.

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

2. Invocation and Pledge of Allegiance.

Pastor Rick Perkins gave the invocation. We recited 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 March 10, 2022 regular City Council meeting, Minutes of the Budget Workshops on March 7, 2022, Minutes of the Special Called meeting of March 7, 2022 and Special Called meeting of March 23, 2022.**
- b. Consider/Approval of Accounts Payable.**
- c. Consider/action adopting a resolution of the City Council of the City of Luling, Texas designating the Luling Newsboy and Signal as the official newspaper for the City of Luling for fiscal year 2022-2023.**
- d. Consider/action a proclamation proclaiming the month of “April” as fair housing month in the City of Luling, Texas.**

Council Member C J Watts made a motion seconded by Council Member Ray McGlothlin 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.

Fire Chief Tom Harmon stated that Council Member CJ Watts had asked him to write down a summary of the activities that took place Saturday. Tom passed out a time line and a summary written by the single Fire Fighter that was on duty Saturday for the Council's review. Chief Harmon stated that they had help from Police Department and a bystander to help us with this structure.

We had a couple of young ladies that are Watermelon Thump Queen candidates come before Council and introduce themselves and ask for their votes if they were not committed to someone else.

Commissioner Barbara Shelton came and stated that she contacted TxDOT about putting in a traffic light at Hwy 183 and FM 86 after the accident that occurred earlier this year and that they responded to her stating that they (TxDOT) have done a study back in February and they are looking at putting in a light but at this time they do not have funds but they will be putting a light in as soon as funds become available.

Barbara Rains with the Jason Landry group came in to address the billboard they have put up on Hwy 183 on North Magnolia. She stated that she negotiated the rental of the billboard on private property. She stated that she met with Ryan DeCamp last month on the temporary banners they currently have on Pierce Street and his advice was to get a billboard. She stated that donations have paid for the banners and billboard, the rental of the billboard and those volunteers installed the vinyl on the billboard. Mrs, Rain stated that after negotiating the billboard that Ryan DeCamp told her that the number of billboards allowed for the City has been met and that the billboard could only be temporary for 30 days. She stated that she has read the ordinances and realizes that this falls under off premise signs, but she would like for the Council to make an exception because this billboard is not advertising for profit or anything they are just requesting that if anyone knows anything about this case to call the cold case unit at the Attorney General's office as the Attorney General's office suggested. She stated that she is convicted that someone here in Luling knows something about the Jason Landry case she is pleading that the Council make an exception and allow the bulletin to stay up more than 30 days.

Mayor Hendricks informed her that no action could be taken at this time.

5. **Consider/action approval proposed festival layout and proposed street closures Luling Watermelon Thump Association.**

Shelley Moore stated that she still has not been able to speak to Zach but that she did speak to Susan and Susan told Shelly that she did not believe there would be a problem with the closing of street in front of the pharmacy Friday of the Thump. She stated that she stand on the statement that they are committed to work with everyone downtown.

She stated that the Watermelon Thump Association does give them parking permits for them to display on their vehicles and they are advised to park at the designated parking lot and not anywhere else.

Council member Jackie Campbell asked Shelly Moore to explain to her one more time what their plan was if Zach Allen did not agree with the closing of the street, she stated that they are committed to working with them to work this out.

City Manager, Mark Mayo and Chief Police Bill Sala stated that security could be an issue this year because Caldwell County and Guadalupe County may not be able to help out because the officers are going to other events to do security that pays a little more than the Watermelon Thump. Shelly stated that the Watermelon Thump will be competitive with the pay because they have to have security. Shelly stated that she would keep the Council updated on the events and plans for the closure of the street.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the proposal festival layout and proposed street closures for the Luling Watermelon Thump Association. The motion carried with all members present voting unanimously in favor of the motion.

6. **Consider/action approving the Luling Economic Development budget for fiscal year 2022-2023.**

Trey Bailey stated that there are 2 pages of the budget; one is the operating budget for 2022-2023. He stated that everything is basically the same as last year with the exception of the \$7,035.96 and \$4,113.00 for benefits. Benefits for insurance and retirement. The difference is the benefit packet which is \$11,148.96. Trey Bailey went over the rest of the budget and fund balance.

Council Member Ray McGlothlin made a motion seconded by Council Member Lee Rust approving the Luling Economic Development budget for fiscal year 2022-2023. The motion carried with all members present voting unanimously in favor of the motion.

7. **Consider/action reappointing CJ Watts, James Rougeou and Gilbert Guerrero to the Economic Development Corporation Board for a two year term.**

Council Member Jackie Campbell made a motion seconded by Council Member Marc Taylor approving the reappoint of CJ Watts, James Rougeou and Gilbert Guerrero to the Economic Development Corporation Board for a two year term. The motion carried with all members present voting unanimously in favor of the motion

8. **Consider/action adopting proposed Library hours of operation.**

Mayor Mike Hendricks stated that he had spoken to Council Member CJ Watts and Council Member Jackie Campbell to explore and look at the hours that the Library needed to be open. Council Member CJ Watts stated that they have proposed some Library hours of operation to give citizens more time to use the library in the evenings and on Saturdays. The proposed hours would be Monday, Wednesday and Friday opening from 8:30 to 5, Tuesday and Thursday open 8:30 to 8 and Saturday open from 9-1 for a total of 52 hours.

Council Member Jackie Campbell stated they came up with these hours because citizens wanted the library to be open more hours. She stated that this is a public service that the City of Luling provides to the citizens and we need to have it open more hours to give them the opportunity to go to the library.

Mona Harmon asked if the City would back the Library in budgeting more money to make the changes. City Manager Mark Mayo stated that the Council was to set the hours of the operation of the library and it would be administration that would look at the budgeting of the library.

Council Member Jackie Campbell made a motion seconded by Council Member Marc Taylor adopting the proposed Library hours of operation for a total of 52 open hours a week. The motion carried with all members present voting unanimously in favor of the motion.

9. **Consider/action a recommendation from Planning and Zoning Commission in regards to a subdivision by Sidronio & Maria Hernandez in a (MH) Manufactured Home Dwelling District, for a total of 3 residential lots. The property is located at Aransas Ave., Luling, Tx. 78648 , on a tract of land with the legal description of A102 Floyd, Adolphin, Acres .47 (PID 25595) Luling, Caldwell County, Texas.**

City Manager Mark Mayo stated that this property came before the Planning and Zoning and the Council last year but there were things that we needed to do, like get the engineer to look at the street. Mark stated that Maria Hernandez had appeared before the Council last year, and that she came a couple of weeks ago to talk to Mark about this property. Mark stated that the City has done their due diligence in getting things done like getting the engineer to look at the property. This is a platted street but it has never been developed. Mark stated that what Mrs. Hernandez is requesting is to divide the lots and sell the property. She is not requesting to make a subdivision, she wants to divide and sell the lots. She is requesting to subdivide the property. Mark

stated that we are required to develop the street. It will not be in this year's budget but when we have the money we will develop the road.

Council Member CJ Watts asked if Planning and Zoning was ok with this and if there was any problem. Mark stated that this had been approved by Planning and Zoning to come before Council.

Council Member CJ Watts made a motion seconded by Council Member Raymond McGlothlin approving recommendation from Planning and Zoning Commission in regards to a subdivision by Sidronio & Maria Hernandez in a (MH) Manufactured Home Dwelling District, for a total of 3 residential lots. The property is located at Aransas Ave., Luling, Tx. 78648 , on a tract of land with the legal description of A102 Floyd, Adolphin, Acres .47 (PID 25595) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

10. Consider/action amending ordinance 2011-O-08, Section 110-11 of the Luling Code Water rates.

City Manager Mark Mayo stated that when we passed the budget we passed it with the contingency that we would be bringing back the Water and Sewer rates this month. Mark stated that we only increased the base fee by 50%.

The outside City limits there are a 50 % increase on the base plus a \$6 fee for being outside city limits. The price of water did not change per 1,000 rate.

Council Member CJ Watts made a motion seconded by Council Member Jackie Campbell approving amending ordinance 2011-O-08, Section 110-11 of the Luling Code Water rates. The motion carried with all members present voting unanimously in favor of the motion.

11. Consider/action amending ordinance 2011-O-09, Section 110-12 of the Luling Code Sewer rate.

City Manager Mark Mayo stated that the sewer base rate increased by \$13.35 to \$19.36 and an increase on what we charge per 1,000 gallons from \$1.66 to \$2.62. No more winter averaging the maximum residential sewer rate is \$50.00.

Commercial rates sewer base rate increased from \$13.50 to \$19.58 and an increase what we charge per 1,000 gallons from \$1.77 to \$2.80

Council Member Jackie Campbell made a motion seconded by Council Member Marc Taylor to approve amending ordinance 2011-O-09, Section 110-12 of the Luling Code Sewer rate. The motion carried with all members present voting unanimously in favor of the motion.

12. Consider/action a resolution of the City Council of the City of Luling, Texas, authorizing the procurement of professional services for implementation of U.S. Department of Commerce, Economic Development Administration EDA projects for City of Luling, Texas - Improvements and Expansion to Industrial Park and authorizing the Mayor to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the execution of contracts for professional services.

Council Member Ray McGlothlin made a motion seconded by Council Member Jackie Campbell approving the resolution of the City Council of the City of Luling, Texas, authorizing the procurement of professional services for implementation of U.S. Department of Commerce, Economic Development Administration EDA projects for City of Luling, Texas – Improvements and Expansion to Industrial Park and authorizing the Mayor to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the execution

of contracts for professional services. (Petra Reyna with Petra Network as Grant Administrator and Abel Guzman as Engineer The motion carried with all members present voting unanimously in favor of the motion.

13. **Consider/action amending ordinances of the City Council of the City of Luling, Texas building ordinances, Chapter 22 Building and Building Regulations of the Code of Ordinances.**

Mayor Hendricks stated that this agenda item would be postponed until next month because there was additional information that needed to added and additional steps that needed to be taken before these ordinances could be adopted.

14. **Police Department Monthly Activity Report.**

Chief Sala stated that he would like to address the man power that was present at the accident that occurred Friday night. He stated that they had a lot of help. Present were Luling Police, Luling Fire Department, Mid-County, Tri-Community and Southeast Fire Department, Luling EMS, Seguin ambulances and 3 helicopters and assistance from DPS. Chief Sala stated that this is an ongoing investigation and getting very involved so he will not discuss anything more on this accident.

15. **Executive Session: The City Council will conduct an Executive Session In accordance with the Government Code §551.087- Deliberation regarding Economic Development-(Buc-ees).**

City Council went into Executive Session.

16. **Reconvene into Regular Session and Consider Action, if any on Items discussed in Executive Session.**

City Council reconvened in accordance with the Government Code 551.087 at 7:20 pm. No action was taken in executive session.

Council Member Raymond McGlothlin made a motion seconded by Council Member Jackie Campbell that we approve the 380 agreement with Buc-ees Corporation with the City of Luling, Texas. The motion carried with all members present voting unanimously in favor of the motion.

17. **Executive Session: The City Council will conduct an Executive Session in accordance with the Government Code §551.074 – Personnel Matters.**

City Council went into Executive Session.

18. **Reconvene into Regular Session and Consider Action, if any on Items discussed in Executive Session.**

City Council reconvened in accordance with the Government Code 551.074 at 8:10 pm.. There was no action taken in executive session.

19. **Adjourn.**

There was no other business and the meeting was adjourned.

Approved: _____

Mike Hendricks, Mayor
City of Luling, Texas

Martha C. Velasquez
City Secretary