

§STATE OF TEXAS  
§CALDWELL COUNTY  
§CITY OF LULING

**THE CITY COUNCIL OF THE CITY OF LULING, MET IN REGULAR SESSIONS ON THURSDAY, JULY 8, 2021 AT 6:00 P.M. IN CITY HALL, 509 EAST CROCKETT STREET.**

The following members were 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:

Sonny Rougeou was absent.

Mark Mayo	City Manager
Martha Velasquez	City Secretary
William Sala	Police Chief
Ryan DeCamp	Code Enforcement Officer

**1. Call Meeting to Order.**

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

**2. Invocation and Pledge of Allegiance.**

Pastor Allen Davis led the invocation and we said the pledge of allegiance to the Texas and American 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 June 10, 2021 regular City Council meeting.**

**b. Consider/Approval of Accounts Payable.**

Council Member Jackie Campbell made a motion seconded by Council Member Raymond 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.*

Bubba Damon, a director of the Watermelon Thump Association stated that he wanted to thank the Board Members, Council members and all City employees that helped them have a good year and was thankful that everything went smooth. He stated that he appreciated everything that the City of Luling did to help them out and that they couldn't have done it without the City's help. He brought the Council some sandwiches and desserts as a sign of appreciation.

James Montgomery also stated that he was appreciative for everything the City of Luling did to help out the Watermelon Thump Association.

Larry Shirley spoke about his concern of no porta potties out at Seguin Bridge. He stated that on any given weekend there are about 35 to 100 people and there are no porta potties.

5. **Presentation from Shana Ramzinski, Chief Appraiser with Caldwell County Appraisal District on budget .**

Shana Ramzinski stated that there are two different budgets one is for the appraisal part and the other is the collection part. She started with the personnel part of the budget and stated that they had lost 2 employees due to being underpaid. We had one employee that had significant experience but left to an adjacent county for a significant amount of more money. They are making adjustments to try and keep their current employees. They are in the process of getting information on a salary analysis so they can be more in line of what surrounding counties are paying their employees. Gonzales County pays is 30% higher than Caldwell. There is an initial interim start pay for employees until we get the final report of the salary analysis because they do not want to lose any more key employees. Shana explained to the Council that it takes 5 years of schooling and experience to be a registered professional appraisal. She explained that its a difficult test to pass so they want to make sure they are compensating their employees appropriately.

The newest item is the Eagle View service, which is an imagery program that has a high resolution that she has proposed and what it does is take pictures of properties. Shana mentioned that in our rural communities it can be challenging to get to some of the properties and reevaluate the properties, so the Eagle View service could help tremendously in getting to some of those properties and they could reevaluate. She stated that this service could be used and be beneficial to the cities and school districts. She stated that the Police Department and Planning and Zoning Commission could use this service. This service would help the CCAD to make valuations adjustments based on some of the changes that have been to the properties, where before we could not see those changes.

Shana explained that the postage on their budget had gone up by almost \$7,000 and that was due to senate bill 2 that stated that the Appraisal District had to send out postcards information.

Shana stated that they have doubled their collection side, the levy has grown about 80% so we are hiring an additional employee to collections.

Mark Mayo stated that Sonny Rougeou and Chief Sala had looked at a webinar on the Eagle View service and all the reviews that Mark received were positive reviews about this service.

6. **Consider/action approving the proposed 2022 Caldwell County Appraisal District and Collection Budget.**

Council Member Jackie Campbell made a motion seconded by Council Member CJ Watts approving the proposed 2022 Caldwell County Appraisal District and Collection Budget. The motion carried with all members approving with the exception of Council Member Lee Rust that abstained because he sits on the Caldwell County Appraisal Board.

7. **Presentation and consideration of GBRA work plan and budget for fiscal year ending 08-31-2022.**

Joe Downey, Chief Operator for the Luling water plant. He invited the Council to come take a tour of the water plant anytime and/or ask any questions that they may have for them.

He introduced Eduardo Montana, Michael Uritia, Albert Soto and Bridget Weber.

Joe Downey presented the work plan and budget for fiscal year ending 08-31-2022. He stated that some of their highlights for last year were: The Luling team completed the year without any time loss accident and GBRA completed the installation of the new emergency generator which was a 4 year project. They have completed the installation of the security gate at the water plant.

Some of the major projects for next year is seal coating all the roads and parking lots. Joe stated that they have been out for 43 years and this will be the second time that they have seal coated their roads and parking lots and they are much needed. They are wanting to replace their individual filter monitors which TCEQ requires them to monitor. The equipment that they have needs to be upgraded. The team members have done a lot of training because they have to retain their water licenses. They also have online training that are required.

Council Member CJ Watts made a motion seconded by Council Member Jackie Campbell approving the GBRA work plan and budget for fiscal year ending 08-31-2022. The motion carried with all members present voting unanimously in favor of the motion.

**8. Consider/action on Pay Request No. 1 from Rockin Q Construction LLC on TxCDBG Contract # 7219251 in the amount of \$15,750.00.**

Council Member CJ Watts made a motion seconded by Council Member Raymond McGlothlin approving Pay Request No. 1 from Rockin Q Construction LLC on TxCDBG Contract #7219251 in the amount of \$15, 750.00. The motion carried with all members present voting unanimously in favor of the motion.

**9. Consider/action recommendation from Planning and Zoning Commission regarding a zone change application by Francisco Martinez to requesting a zone change from (R-1) Single Family Residential District to a (RLD) Single Family and Duplex Dwelling District (low Density), to build a duplex. This property is located at 157 Palm St., on a tract of land with the legal description of Kelley, Lot 14, 15 (PID 26043) Luling, Caldwell County, Texas.**

Ryan DeCamp stated that Planning and Zoning Commission did review this and approve recommendation to the Council for their approval. Ryan stated that there are two separate properties that he is combining. Mr. Martinez wants to build a two story duplex with parking. Ryan stated that there are houses on the same side where Mr. Martinez wants to build and there is nothing but empty overgrown lots on the opposite side with one house on Lincoln street. Ryan stated that all the setbacks are there and he has plenty of parking.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the zone change application by Francisco Martinez requesting a zone change from (R-1) Single Family Residential District to a (RLD) Single Family and Duplex Dwelling District (low Density) to build a duplex. This property is located at 157 Palm Street on a tract of land with the legal description of Kelley, Lot 14, 15 (PID 26043) Luling, Caldwell County, Texas.

James Montgomery stated that he received a letter from the City because he has property within the 200 ft radius. Mr. Montgomery asked what the City was going to do about that street because it is a very narrow street and one vehicle barely fits through there. Ryan stated that on that side of the street it is really hard to do anything with it at this time, but the huge vacant lot across the street, there have been various people looking at that empty lot and we have asked developers that if they plan on developing that lot if they could donate a part of their property (right a way) to widen the street.

James Montgomery stated that the street is very narrow and with the duplex being built there will be more traffic and the street issue will need to be addressed.

The motion carried with all members present voting unanimously in favor of the motion.

10. **Consider/action regarding a zone change application by Amy English requesting a zone change from (R-1/C-3) Single Family Residential District/Highway commercial District to a (C-3) Highway Commercial District, to build a storage facility. This property is located on Lincoln St., on a tract of land with the legal description of A102 Floyd, Adolphin, Acres 1.989 (PID 25552) Luling, Caldwell County, Texas.**

Ryan DeCamp stated that Amy English wanted to make all the property to a (C-3) Highway Commercial District, to build a storage facility.

Council Member CJ Watts asked about how many units can be placed on this property. Mrs. English stated that she is waiting for her survey to come through and then have their builder plan it out. They want to have storage for RV and boats because that is something that is needed here in the City of Luling. She stated that she contacted surrounding facilities and was told that they are at the max of storage for Rvs and Boats.

Council Member CJ Watts made a motion seconded by Council Member Marc Taylor approving the zone change from (R-1/C-3) Single Family Residential District/Highway commercial District to a (C-3) Highway Commercial Distirict, to build a storage facility. This property is located on Lincoln St., on a tract of land with the legal description of A102 Floyd, Adolphin Acres 1.989 (PID 25552) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

11. **Police Department Monthly Activity Report.**

Chief Sala stated that he would like to mention his newest dispatcher, Daniel Gonzales has turned out to be an awesome addition to the department. He is young, there is a lot of testing to get his full license and he literally raced through the whole process, and it is quite complicated. Daniel Gonzales is taking his state exam tomorrow. Chief Sala stated that he is very proud of him.

12. **Adjourn.**

There was no additional information and the meeting was adjourned.

Approved:\_\_\_\_\_

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Mike Hendricks, Mayor  
City of Luling

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Martha C. Velasquez  
City Secretary