

§STATE OF TEXAS
§CALDWELL COUNTY
§CITY OF LULING

THE CITY OF LULING CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY, SEPTEMBER 08, 2022 AT 6:00 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
Raymond McGlothlin	Council Member
John Wells	Council Member

Staff Members present:

Mark Mayo	City Manager
James Rougeou	Finance Director
William Sala	Police Chief
Ryan Decamp	Code Enforcement Officer
Morris “Buddy” Pearson	Public Works Director
Richard Slaughter	EMS Director
Jessica L. Tucker	Deputy City Secretary
Absent: Martha C. Velasquez	City Secretary

1. Call Meeting to Order.

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

2. Pledge of Allegiance and Prayer.

Pastor Allen Davis led us in invocation. Everyone said 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 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 09, 2022 regular City Council meeting.**
- b. Approval of Minutes of the August 29, 2022 special call City Council meeting.**
- c. 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.

No citizens present made any comments.

5. **Consider/action an Ordinance of the City Council of Luling, Texas setting the tax rate and levying ad valorem taxes on all taxable property in the City of Luling, for year 2022 for the current expenses for the fiscal year ending March 31, 2023 and providing that in the event any provision of this ordinance be held unconstitutional and invalid, that such holding shall not affect the remaining provisions.**

Finance Director, Sonny Rougeou, stated that we've been working on this process since October 28, 2021 when we received our calculated tax rate from the Appraisal District for 2022. No new revenue tax rate of 41.22 cents per 100. The 2022 voter approval rate was 42.74 cents per 100. And the de minimus tax rate is 55.94 cents per 100.

On August 2, 2021 we posted the notice of the new 2022 tax rate on our website in the form proscribed by the Texas Comptroller. On August 9, 2021 the City Council met and discussed the tax rate and proposed a rate of 42.74 cents per 100 and scheduled a Public Hearing for September 1, 2021. On August 25, we published the notice in the paper of the Public Hearing and held the hearing on September 1st. No citizens were in attendance and no comments were made at that Public Hearing.

Sonny continued to report that our proposed rate is estimated to generate \$1,476,776 in tax revenue based on a 90% collection rate. Over the past 5 years, our average collection rate has been 89.29%. If this proposed rate of 42.74 cents per 100 is adopted, the average homestead within the city limits will see a \$22.04 decrease in their tax compared to the prior year.

Council Member, John Wells, made a comment that the tax rate that we're proposing is less than the current tax rate.

John Wells moved that that the property tax rate be increased by the adoption of the tax rate of .4274 per \$100, which is effectively a 3.69 % increase in the tax rate. The motion was seconded by Council Member Lee Rust. The motion carried with all members present voting unanimously in favor of the motion.

6. **Consider/action amending Ordinance No. 98-0-10 An ordinance of the City Council of the City of Luling, Texas, amending sections 110-131 and 110-133 through 110-138 of the City of Luling Code of Ordinances, amending water use restrictions under the city's water conservation ordinance; including procedural provisions; declaring emergency; and providing an effective date.**

City Manager, Mark Mayo, explained that this new ordinance is based off the information that the city gets water from GBRA and not the Edward's Aquifer, and the water wells source of water come out of the Carrizo Springs Aquifer. This new ordinance reflects the changes of our water sources in Luling. The ordinance shows stage 1 has no restrictions by days, especially to the golf course because they pull their water directly out of the river and a well.

Council Member, Jackie Campbell, made a motion to approve the ordinance as presented, seconded by Council Member, Marc Taylor. The motion carried with all members present voting unanimously in favor of the motion.

7. **Consider/action approving Service Agreement with Industrial Communications for one annual year with the start date of 8/18/2022. The Service Agreement includes the repair and preventative maintenance on the console equipment with the Luling Police Department vehicles.**

City Manager, Mark Mayo, explained that this service agreement is for the updated monitors in dispatch that were installed 3 years ago. This service agreement is not a budgeted item, so there will need to be a budget amendment. This service agreement was presented at a cost of \$1122.32, but Police Chief, Bill Sala, stated that he was able to get the cost down to \$989, monthly.

Council Member, Raymond McGlothlin, made a motion to approve the service agreement with Industrial Communications, seconded by Council Member, Jackie Campbell. The motion carried with all members present voting unanimously in favor of the motion.

8. Consider/action approving a 60 month Service Agreement Maxxvox Hosted Voice Solutions, Inc., which includes an Equipment Lease Agreement with Marlin Capital Solutions for our City Phone System.

City Manager, Mark Mayo, stated that we still had 1 year left in our previous lease agreement, but we've upgraded our system to a hosted system for a backup in the cloud. Our City Attorney has reviewed the new lease agreement, and there is a clause in the agreement to pull out if needed in the future. The monthly charge will remain the same as what we've been paying for our previous phone system.

Council Member, John Wells, made a motion to accept the Maxxvox submission on this particular communications project, seconded by Council Member, Jackie Campbell. The motion carried with all members present voting unanimously in favor of the motion.

9. Consider/action approving a Professional Services Agreement between The Reyna Network, LLC and the City of Luling for the preparation and submission of a \$1,500,000 application to U.S. Department of Commerce, Economic Development Administration (EDA) under Public Works Program at a fee of 5% of EDA grant award amount, and shall be for a period of six (6) months.

City Manager, Mark Mayo, stated that we've already been approved for the land grant at the Industrial Park. This grant is an EDA grant that is being prepared and submitted by The Reyna Network and the 5% award amount is worked into the grant. If the grant is not awarded to the City, The Reyna Network does not get the 5% grant award amount.

Council Member, Jackie Campbell, made a motion to approve, as presented, the Professional Services Agreement between The Reyna Network, LLC and the City of Luling, seconded by Council Member, Lee Rust. The motion carried with all members present voting unanimously in favor of the motion.

10. Consider/action approving a Professional Services Agreement between The Reyna Network, LLC and the City of Luling for The Reyna Network, LLC to perform services as Grant Administrator in conjunction with the U.S. Department of Commerce, EDA for the time spent on any grant research and development on behalf of the City of Luling, at a fee of \$65,000 to be paid over a period of 18 months.

City Manager, Mark Mayo, said that if the grant is awarded to the City of Luling, The Reyna Network, LLC would do all the work presented in the Service Agreement attachment, to carry out the grant requirements. Again, if the grant is not awarded to the City of Luling, The Reyna Network, LLC will not be entitled to receive any monies.

Council Member, Jackie Campbell, made a motion to approve, as presented, seconded by Council Member, Lee Rust. The motion carried with all members present voting unanimously in favor of the motion.

11. Consider/action approving a License Service Agreement for a Temporary Staging Area for AEP TEXAS, Inc. to store materials, vehicles and equipment on a City Premises for the purpose of responding to emergencies quickly in the Luling area, for a term of five (5) years.

City Manager, Mark Mayo, stated that we were approved a few months ago by AEP. They were looking for a staging area to put equipment for the hurricane season approaching. AEP would make all improvements to city owned property that is behind the canoe water tower on 183 North. The area is approximately 10 acres. AEP will remove brush, haul caliche to build base and foundation, and build a fence around the staging area. AEP will not pay any fees to the city for the use of this property, they will only improve and maintain the area. The service agreement is for a term of 5 years, but at any time, the City could give a 90 day notice to vacate the area, if needed.

Council Member, Lee Rust, asked if there would be a driveway installed for this entrance. He was concerned that there would be big trucks pulling out of this area and would like for AEP to install a driveway that would not be muddy. Mark explained that the driveway will be on the Northside of the tower and AEP will build a driveway and road to the area.

Council Member, Mark Taylor, made a motion to approve the agreement, seconded by Council Member, Raymond McGlothlin. The motion carried with all members present voting unanimously in favor of the motion.

12. Presentation from City Manager, Mark Mayo, on the City's building infrastructure.

Mark stated that during our Strategic Planning workshop, a lot of concerns were brought up about infrastructure of city buildings. Mark shared a PowerPoint presentation showing the infrastructure of the past few years and comparing to the Master Plan of buildings and utility systems.

Mark discussed the average daily usage for Luling and Lockhart. He also mentioned that the GBRA contract was renegotiated in 2016. Luling currently has three water towers including the Canoe, Patriot and Watermelon towers. Combined with the Northside Park ground storage, the total capacity of water storage is 1,550,000 gallons of water. The GBRA 40 year contract was renegotiated in 2016 to include an additional 40 years. The contract also states that Luling's water needs will always be met before pumping water to Lockhart.

We have approximately 45 miles water lines and 250 fire hydrants within the city. We have been replacing cast steel water lines with C900 water pipe during upgrades or repairs. Future needs include water meter conversion upgrades, water tower rehab, continued maintenance of the water plant, replacement of water lines, valves and fire hydrants, and additional water tower to the south of Luling.

Mark continued to explain that our Wastewater Plants in Luling are at 50% service capacity combined. We have 8 submersible lift stations and 4 that are suction type lift stations. We have 40 miles of sewer lines and about 220 manholes within the City. Future needs include the rehab of the clarifiers at Northside Sewer Plant, sludge removal, smoke testing our existing sewer lines, and replacement and conversion of wastewater lines and manholes.

Mark showed that the electric CCN has grown to its capacity of Luling service. Luling is surrounded by AEP and Bluebonnet and will not allow our electric infrastructure to grow. Mark explained that all the upgrades that have been installed on the electric system over the past few years has made our power

factor rating in 2021, 98.9 to 99%. Future needs and maintenance include 19 projects from a new 5 year study from LCRA, splitting loads off different feeders, and replacing electric meters.

The Luling Street system is made up of TXDOT approximately 18.5 miles and City maintained is approximately 32.3 miles. Future needs and maintenance include working with a street committee for a 1, 5, 10 year repair plan and obtaining funding for the repairs.

Mark closed his PowerPoint presentation by stating that he will recommend to use $\frac{1}{4}$ of sales tax be set aside for funding all these future needs for infrastructure rehab.

Mark shared that one thing that wasn't in the PowerPoint presentation was the Ottine Water system. He would like to close the wastewater facility in Ottine and install a septic systems for three locations. We are also the temporary operators of the Lago Vista Water system and would like to do upgrades to the water and wastewater services after annexation.

Mayor, CJ Watts, agreed that Luling needs to have a plan for our future with all the growth that is coming. Council Member, John Wells, made a request that when we get to the point of implementing the street repairs, can we have an agreement with Texas Gas on their planned repairs. Mark said that we will get with Texas Gas on future line replacements prior to repairing a street. Unfortunately, there wouldn't be any control over emergency repairs.

Mayor Watts thanked Mark for his presentation on the future needs and repairs of our City infrastructure.

13. Police Department Report.

Chief Sala was present to answer any questions about the police report. No questions were asked.

14. Adjourn.

There was no other business and the meeting was adjourned.

Approved: _____

CJ Watts, Mayor
City of Luling, Texas

Jessica L. Tucker
Deputy City Secretary