



**SPECIAL MEETING OF THE CITY COUNCIL  
JULY 19, 2022  
MINUTES**

A meeting of the City Council ("Council") of the Village of The Hills ("the Village") was held in person and remotely. Mayor Wharton called the meeting to order, and the roll was called of the duly constituted officers and members of the Council to wit:

Present:

Greg Wharton, Mayor  
Hilda Potsavich, Mayor Pro Tem  
Robert Smith, Councilmember, Secretary  
Jim Nelson, Councilmember, Treasurer  
Sarah Carroll, Councilmember

Absent:

Rick Van Dalen, Councilmember

**thus, constituting a quorum.**

Also present were Wendy Smith, City Manager, Sonja De La Fuente, City Secretary, Village of The Hills.

**1. CALL TO ORDER**

The special meeting was called to order at 9:30 A.M.

**2. EXECUTIVE SESSION**

*The Mayor and City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections §441.071 (Consultation with attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.087 (Economic Development), §418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including, but not limited to Section 321.3022 (Sales Tax Information).*

The City Council did not meet in Executive Session.

### **3. PLEDGE OF ALLEGIANCE**

The Mayor led the Pledge of Allegiance.

### **4. PUBLIC COMMENT**

None.

### **5. CONSENT AGENDA**

- A. Minutes of the June 14, 2022, Regular City Council Meeting
- B. Finance/Treasurer's Report for June 2022

Treasurer Jim Nelson provided the Treasurer's Report for June as follows:

- Franchise revenue is running \$13,000 over.
- Still waiting for report regarding sales tax.
- Probably \$125-130,000 over in revenue.
- Operating expenses in line, with a few out and a few under.
- In good shape.

*Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Smith seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.*

### **6. REPORTS**

- A. Law Enforcement

There was no oral report received for this item, only written.

- B. POA Liaison

Mayor Pro Tem Potsavich reported the POA Board met and discussed the following:

- Homeowners Forum:
  - of the ten residents who had joined the meeting, only John Thomas asked about the status of revising the rule requiring all pickups and van drivers to provide license and insurance even if they are on a resident's guest list.
  - Dirk VanLandyut asked why the 2022 budget was not posted on the website as required and the status of the property management hire replacing Vicki.
  - Scott Feil asked if the current POD policy could be reviewed to better address remodeling and interior construction.

- Committee Reports:
  - Architectural - new project permit requests have slowed down, courtesy notices regarding dead landscaping will go out 7/1.
  - Landscape - Hayden will meet with a new fountain repair company tomorrow (6/29), the committee will meet 7/12 with LandCare.
  - Road Committee - they will discuss tree and road inspections at their next meeting.
  - Security - Tom Stiles reported that were 141 access denials for no driver license or insurance, there were 7235 visitors through Lohmans Gate and 4544 visitors through Club Estates. There is a problem with people driving through the exit side of Lohmans Gate after midnight. The committee is considering closing the rolling metal gate and/or installing lighting and a camera. (Note: in the past, this gate was closed between midnight and 6am. It does open by a pressure bar from the inside.)
  - MUD Liaison - the MUD, POA, Club & City are investigating ownership and liability for the #1 dam under Hills Drive at the 17 green/18 T-box.
  - Manager's Report - Reserve Study should be ready in July; July Assessments are due 7/1; there are 86 open violations, most for yard maintenance; trash cans and playscapes should be screened from view.
  - Presidents Report - the Board reviewed collections; they are moving accounting to a cash basis from Accrual; the Board voted on compensation for the security team due to market pay rates increasing.
  - Old Business - Caleb Cunningham was approved to complete the remainder of Corie Koberg's Board term; Roman Patent requested that the Board re-visit the \$20 late fee for assessments as not being a high enough deterrent for non-payment. Jim Vick said he will add it to the Executive agenda next meeting.

Jim Vick, President of the POA Board, advised they are working with PS Property Management to get permits posted.

### C. MUD Liaison

Mayor Pro Tem Potsavich reported that she attended the regular MUD Board meeting held on May July 18, 2022, where the Board met.

- Dam Ownership – MUD and POA and their attorneys have determined that it is owned by the Club, as they own the property under the dam. The Club's attorneys will review their documents to make sure it was legally transferred. There have been changes in TCEQ rules and the dam now qualifies for inspection annually.
- Dave Risser spoke at the meeting regarding HURF and Austin Energy rates and their history of attempting to charge non-residents more than what they should pay. The MUD is considering contributing to their fund and will match the City's reasonable contribution.
- The issue regarding the drainage easement behind Stillmeadow is being surveyed.
- Dewdrop drainage project will need to be bid out due to cost threshold.

#### D. Club Liaison

Councilmember Van Dalen reported that the pool is not yet open, so the grand opening party was not held in May.

#### E. Park Liaison

Councilmember Carroll reported that the Parks and Recreation Commission met on July 18<sup>th</sup> but did not have a quorum. They discussed the HillsFest theme this year would be Hills City Limits (small scale ACL) with music and activities. They also discussed the possibility of a September 24<sup>th</sup> Tailgate – Texas vs. Tech. They recently hosted an Ice Cream Social. They will meet again next month.

#### F. Youth Advisory Commission

City Manager Smith reported that SplashFest has been moved to July 30<sup>th</sup> from 11am-1pm. She will be sending out advertising this week and requesting community volunteers.

#### G. City Manager's Report

City Manager Smith reported on the following:

- Short Term Rentals – working on workflow. Draft application and required inspections underway.
- Tree Trimming – there will be several trees trimmed today.
- Walking Trail Phase 3 – trail is done. Need to do soil, sod, and last-minute irrigation tweaks. Walking the project with Sunscape tomorrow morning. May consider waiting until September to place sod for water conservation and practicality. Once that decision is made, she will communicate an update to the public.
- Ingress at 47/49 Stillmeadow – alternative ideas under consideration.

#### H. Mayor's Report

Mayor Wharton reported on the following:

- He would like to see law enforcement move away from left turn monitoring and back to monitoring speed.

### 7. **BUSINESS ITEMS**

- A. Discussion and consideration of an Ordinance of the City Council of the Village of The Hills, Texas, Providing for a General Election to be Held on November 8, 2022, for the Purpose of Electing Three Councilmembers and a Mayor for Terms of Two Years Each; and Establishing Procedures for the Conduct of Such Election

Discusión y consideración de una Ordenanza del Concejo Municipal de la Villa de The Hills, Texas, que prevé la celebración de elecciones generales el 8 de

noviembre de 2022, con el propósito de elegir tres concejales y un alcalde por períodos de dos años Cada; y establecimiento de procedimientos para la realización de dicha elección

*Mayor Pro Tem Potsavich moved to adopt an Ordinance of the City Council of the Village of The Hills, Texas, Providing for a General Election to be Held on November 8, 2022, for the Purpose of Electing Three Councilmembers and a Mayor for Terms of Two Years Each; and Establishing Procedures for the Conduct of Such Election; Councilmember Nelson seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.*

**B. Discussion and consideration of appointing members to the Youth Advisory Commission**

*Mayor Pro Tem Potsavich moved to appoint Ryan Baldwin to the Youth Advisory Commission; Councilmember Carroll seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.*

**8. BUDGET WORKSHOP**

- Discussion regarding the Fiscal Year 2021-2022 Budget

The City Manager provided the report regarding this item. A draft budget was reviewed by the Council and discussion held among the City Manager and City Council regarding various line items. The Mayor recommended increasing the Constable's hours by 25%. He also requested a list of tasks related to walking trail maintenance for the Council to review. He indicated that he would meet with Councilmember Van Dalen as the CLERF Committee to determine what may be paid for out of that funding.

**9. ANNOUNCEMENTS AND REQUESTS**

*There was a consensus of the Council to move the next regular meeting scheduled for August 9th to August 16th.*


New business items to be included on the next agenda.

- HURF Report
- West side club access

**10. ADJOURNMENT**


*Mayor Pro Tem Potsavich moved to adjourn at 10:56 A.M.; Councilmember Nelson seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.*

Signed this 16<sup>th</sup> day of August 2022.

  
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Greg Wharton, Mayor (Seal)



ATTEST:

  
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Sonja De La Fuente, City Secretary