



CITY OF UHLAND

Uhland Regular City Council Meeting Minutes

Wednesday, September 2, 2020 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Uhland, Texas

The City Council Meeting was held via Zoom Conference. Mayor Hunter and Councilmember Schrock were present in City Hall. Councilmembers Hodge, B. Heideman, D. Heideman and Garonzik; as well as members of the public, attended the meeting remotely by web or telephone.

A. CALL TO ORDER. Mayor Hunter called the meeting to order at 6:00 p.m.

Roll Call. Mayor Vicki Hunter, Councilmembers Jessica Hodge, Brian Heideman, Daniel Heideman, Naomi Schrock and Mark Garonzik were present.

Staff in attendance: City Administrator Karen Gallaher, Legal Counsel Amy Aker and City Secretary Traci R. McGinley.

B. PUBLIC COMMENTS

None.

C. PUBLIC HEARING

- 1. Rocky Road Ranch:**
 - a. Voluntary Annexation**
 - b. Zoning Change**

Mayor Hunter opened the public hearing.

In response to questions from Matthew Stefan of 113 Misty Drive, Legal Counsel Aker advised that public hearing testimony previously given at the Planning and Zoning Commission Meeting would be provided to Council.

Property Owner, Diane Garonzik, asked about the timeline for Grist Mill Road. Legal Counsel Aker explained that this was a public hearing to receive testimony regarding the Annexation and Zoning Change only and discussion regarding the road would have to be held at another time.

No one else requested to speak regarding this item therefore Mayor Hunter closed the public hearing.

D. CONSENT AGENDA

1. **August 5, 2020 Regular City Council Meeting Minutes**
2. **August 24, 2020 Special City Council Meeting Minutes**
3. **Financials of July 2020**

Moved by Councilmember B. Heideman to approve the Consent Agenda, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.

Nay: None.

Abstain: None.

E. CITY STAFF REPORTS

1. **Coming Up:**
September – Special Council Meeting September 16, 2020 (GLO CDBG-MIT Grant Program)
October – Appointment of Economic Development Committee (EDC) Members; Review of Ordinance 151: Building and Construction Regulations; Zoning Ordinance

F. DISCUSSION ONLY ITEMS

1. Merit Increase Policy

Councilmember B. Heideman stated that he would like the City to adopt a policy regarding employee pay increases: 1) Employee performance with a two percent (2%) maximum increase, based on manager review; and 2) Cost of Living Adjustments (COLA), based on the Consumer Price Index (CPI). It would be an approximate three and one-half percent (3½%) total increase, much less than what was budgeted.

Mayor Hunter explained that the City has a policy in place regarding pay increases: Personnel Policy, Section 6.02 Pay Increases reads as follows: *The City may grant merit increases for exceptionally good and consistent performance in the same position. They are not used to recognize increased duties and responsibilities (a promotion) and are granted without regard to cost-of-living factors or longevity. Merit increases are granted in conjunction with a performance evaluation of the employee, the results of which are one factor used in merit pay decisions.*

Mayor Hunter added that the budget is a guide and she chose a five percent (5%) increase because she believes County Line SUD's previous increase was five percent (5%) and this year's proposed budget has a four percent (4%) increase.

Councilmember B. Heideman responded that regardless of what County Line SUD did and whether or not the personnel policies need to be amended, the pay increases should follow national practices. For instance, if an employee is rated a three (3) or less by their manager they would not receive an increase, however, if they were rated five (5) maybe they could get up to a two percent (2%) increase. Councilmember Garonzik stated that he agreed with Councilmember B. Heideman.

G. DISCUSSION AND POSSIBLE ACTION ITEMS

Uhland Economic Development Corporation (EDC)

None.

Uhland Planning and Zoning Commission (P&Z)

None.

City of Uhland

1. 2019-2020 Audit - Engagement Letter with Accounting Firm of Donald L. Allman, CPA

Moved by Councilmember Schrock to engage the Accounting Firm of Donald L. Allman, CPA, seconded by Councilmember B. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.

Nay: None.

Abstain: None.

2. Planning and Zoning Commission Ordinance

Legal Counsel Aker stated that the proposed Ordinance should resolve previous issues raised, includes training requirements and broadens membership qualifications, resignations and terminations.

Moved by Councilmember B. Heideman to adopt Ordinance No. 250, the Planning and Zoning Commission Ordinance, seconded by Councilmember D. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.
Nay: None.
Abstain: None.

3. Planning and Zoning Commission – Vacancies and Appointments

Legal Counsel Aker explained that with the new Planning and Zoning Commission Ordinance membership criteria, the vacancies could be filled by the current applicants. Discussion was held as to the fact that the Mayor and Council each have an appointment to the Commission.

Moved by Councilmember D. Heideman to appoint Ruben Mancias (Place 1) and Chris Warndahl (Place 3), seconded by Councilmember B. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.
Nay: None.
Abstain: None.

4. Walton Caldwell - Resolution Consenting to the Annexation of Additional Land into Municipal Utility Districts

Legal Counsel Aker stated that the Resolution would clean up boundary lines.

Thomas Rhodes, Walton Development Consultant, explained that land that was originally San Marcos (ETJ) was incorporated into the development agreement but not into the Municipal Utility District (MUD). If Council approves this item the development agreement and the MUD will have the same boundaries.

Moved by Councilmember D. Heideman to approve Resolution No. 09022020, Consenting to the Annexation of Additional Land into Municipal Utility Districts, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.
Nay: None.
Abstain: None.

5. Harvest Creek Planned Development District (PDD) – Direct Staff to Set Public Hearings Due to New Application

Councilmember Garonzik noted that he would be abstaining due to the fact that his mother owns the property.

Moved by Councilmember D. Heideman to direct staff to proceed, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman and Schrock.

Nay: None.

Abstain: Councilmember Garonzik.

6. Capital Area Council of Governments (CAPCOG) – Appointment to General Assembly

Moved by Councilmember B. Heideman to appoint Karen Gallaher to the Capital Area Council of Government (CAPCOG) General Assembly, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.

Nay: None.

Abstain: None.

7. Anderson Park Public Improvement District (PID):

a. RFP to Engage Consultant(s) for Feasibility Report (Legal and/or Financial)

Legal Counsel Aker stated that this was discussed at the Special Meeting, the next step to move forward is the feasibility report.

Moved by Councilmember B. Heideman to direct staff to send out an RFP to engage a legal and/or financial consultant for a feasibility report, seconded by Councilmember D. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.

Nay: None.

Abstain: None.

b. Professional Services Agreement / Fee Recovery Agreement with Developer

Moved by Councilmember B. Heideman to direct staff to seek a Professional Services Agreement and Fee Recovery Agreement with the Developer, seconded by Councilmember Garonzik. The motion carried by the following vote:

Aye: Councilmembers Hodge, B. Heideman, D. Heideman, Schrock and Garonzik.

Nay: None.

Abstain: None.

H. EXECUTIVE SESSION

1. City Administrator Job Evaluation

Mayor Hunter stated that the Executive Session would not be held.

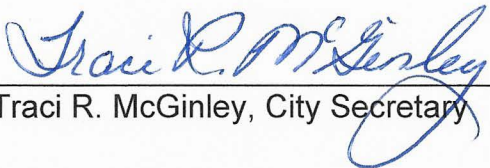
I. ANNOUNCEMENTS

None.

ADJOURNMENT

Meeting adjourned at 6:54 p.m.

Approved October 7, 2020



Traci R. McGinley, City Secretary