

§STATE OF TEXAS  
§CALDWELL COUNTY  
§CITY OF LULING

**THE CITY OF LULING CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY, AUGUST 8, 2024 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
Wesley Wells	Council Member
John Wells	Council Member

Staff Members present were:

Mark Mayo	City Manager
Martha C. Velasquez	City Secretary
James Rougeou	Finance Director
William Sala	Police Chief
Christina Arias	Grant Writer
Autumn Smith	Finance Clerk
Nicole Smith	Newsboy Editor

**1. Call Meeting to Order.**

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

**2. Prayer and Pledge of Allegiance.**

*(Texas Pledge: Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible)*

Mr. Dennis Toungate led the Council with the invocation followed by 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 July 11, 2024 regular City Council meeting.**

**b. Discussion and possible action on the approval of Accounts Payable.**

**c. Discussion and possible action to appoint Jesse Franklin to the Library Advisory Board to fill the vacancy left by Sandra Villarreal.**

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. Recognition of National Health Center Week. (August 3<sup>rd</sup> -10<sup>th</sup>)**

Mayor Watts recognized and presented a proclamation to the CEO of the Community Health Care, Rafael DeLaPaz, and staff, Sharon Hasting Broom, Daniel Dela Barrera, Monica Rodriguez and Priscilla Estrada. Also present is Rhonda Hunnicutt, Board Member of the Community Health Center.

**5. 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.*

Lonnie Edwards came before the Council thanking the Mayor, City Manager and Council for initiating the meeting that we had with the businesses downtown and the Thump Association. I believe the changing of the gate was a good start.

Sandra Barnett came to thank the City for taking care of the water out at Lago Vista for the last couple of years, give or take a couple of months. She said that she had read in the paper that the City of Luling was no longer going to be taking care of the water out at Lago Vista, that was the first time that she had heard about the news. She stated that she doesn't know where to turn because she needs water. City Manager, Mark Mayo, told her to come and visit with him to discuss the situation out at Lago Vista.

David Weise, brother to Sandra Barnett stated that one of the neighbors had not been forthcoming on the information they had been having with the Council and the citizens out at Lago Vista were unaware of what was happening out there at their community.

He also thanked Mark Mayo and Buddy Pearson for their help in stopping all the trenching that was going on in front of his house and Rise Band came so close to hitting a gas line that Gas Company failed to mark. He appreciated the help in coming out there and getting them to stop.

Mayor CJ Watts recognized Mark Mayo, City Manager, on receiving the TPPA leadership award.

**6. Presentation and consideration of GBRA work plan and budget for fiscal year ending 08-31-2025.**

Alberto Soto, Chief Operator at the GBRA Luling Water Plant and present with him is Hays-Caldwell County Division Manager, Eduardo Montana. Alberto highlighted a lot of their accomplishments this year at the GBRA Luling water plant. They have maintained without any accidents, hosted 11 plant tours. They installed filter and water quality equipment. They completed a rehabilitation of their whole sludge infiltration.

Albert Soto asked if there were any questions on the proposed budget. City Manager asked if they addressed the intake out at the river. Alberto stated that they are back flushing the intake.

Sonny Rougeou stated that he has reviewed the budget in its entirety and that last year the total operating expenses were \$1,600,702 and this year they have cut it back \$1,526,336 which is 4.65 decrease in cost, however our split two years ago was Lockhart 60% and Luling 40% and this year is Lockhart 37% and Luling 63%. Sonny stated that our budget for their fiscal year which start September 1<sup>st</sup> is \$960,619 and we had budget \$750,00 so Sonny stated that we will have to make a budget amendment.

Mark Mayo stated that Lockhart has another water source and they have a commitment to get a certain amount of water from them, although our water is cheaper they have to fulfill their commitment, but Mark says that with the growth that Lockhart is having they will be coming back to purchase water from us once they fulfill their commitment.

Council Member Jackie Campbell made a motion seconded by Council Member Lee Rust approving the GBRA work plan and budget for fiscal year ending 08-31-2025. The motion carried with all members present voting unanimously in favor of the motion.

**7. Discussion and possible action to move October 2024 Council Meeting to Thursday, October 24, 2024 at 6:00 p.m.**

Mayor Watts stated that due to the TML conferences she recommends we move the Council Meeting to October 24, 2024. Council Member Jackie Campbell made a motion seconded by Council Member John Wells approving to move the October 2024 Council Meeting to Thursday, October 24, 2024. The motion carried with all members present voting unanimously in favor of the motion.

**8. Discussion and possible action of the Natural Resource Conservation Service (NRCS) project proposal to assist with the conservation and improvement efforts for Zedler Mill Creek. The NRCS has proposed a project to support the conservation and rehabilitation of Zedler Mill Creek.**

Mark Mayo, City Manager, said that this drawing is in your packet and it shows the four areas that they are looking for repairs. The last time that we got a lot of rain, it washed out the outtake that goes into the river, from the creek that runs in front of the Mill. They are talking about the repair of the intake, the walk over bridge and drive over bridge at Zedler Mill and along Glendale Drive bridge. Mark stated that they are just starting the talk with NRCS and see if there is any guarantee on this and once we get any word we will bring before the Council. Mark stated that this is a 75% - 25% match and that there is a time line.

There was no action taken on this item.

**9. Discussion and possible action on the 2023 Proposal Tax Rate and Schedule Public Hearings.**

Finance Director, Sonny Rougeou, stated that if we went with the .4024 tax rate that would be less than the current tax rate of .4079.

Council Member John Wells stated that although the tax rate was being reduced that the taxes could go up because of the appraisal of the property. He stated that last year a home that was assessed at \$177,237 last year – this year the same property would be assessed at \$196,911, which is about a \$20,000 difference from last year.

We could have a public hearing on September 12<sup>th</sup> and then adopt at the Council Meeting on the September 12<sup>th</sup>. Council Member John Wells made a motion seconded by Council Member Jackie Campbell. We took an individual vote from the City Council.

**10. Discussion and possible action on pay request # 10 for \$135,053.90 from West Hill Paving for City of Luling Industrial Park Boulevard Improvements.**

Council Member Lee Rust made a motion seconded by Council Member Wesley Wells approving pay request #10 for \$135,053.90 from West Hill Paving for City of Luling Industrial Park Boulevard Improvements. The motion carried with all members present voting unanimously in favor of the motion.

**11. Discussion and possible action on pay request # 11 for \$126,262.60 from West Hill Paving for City of Luling Industrial Park Boulevard Improvements.**

Council Member Lee Rust made a motion seconded by Council Member Wesley Wells approving pay request #11 for \$126,262.60 from West Hill Paving for City of Luling Industrial Park Boulevard Improvements. The motion carried with all members present voting unanimously in favor of the motion.

**12. Discussion and possible action on the Interlocal Agreement regarding implementation of the Plum Creek Watershed Protection Plan.**

Council Member Jackie Campbell made a motion seconded by Council Member Marc Taylor approving the Interlocal Agreement regarding implementation of the Plum Creek Watershed Protection Plan. The motion carried

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

- 13. Discussion and possible action on an ordinance of the City of Luling, Texas, zoning for traffic and rate of speed therein, on US 90 in the City limits of the City of Luling defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; with a saving clause repealing conflicting laws and declaring an emergency.**

Mark Mayo stated that TxDOT did a speed assessment on Hwy 90 coming into town. They had proposed an increase in a couple of places and I told them that they needed to slow it down. They are reducing the speed from 65 to 55 just passed the last railroad crossing, and then from 55 to 45 right when you get to The Station and last hotel. Mark has asked them to look at Hwy 80.

Council Member Wesley Wells made a motion seconded by Council Member Jackie Campbell approving an ordinance of the City of Luling, Texas, zoning for traffic and rate of speed therein, on US 90 in the City limits of the City of Luling defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; with a saving clause repealing conflicting laws and declaring an emergency. The motion carried with all members present voting unanimously in favor of the motion.

- 14. Discussion and possible action on a recommendation from the Planning and Zoning Commission of the City of Luling, Texas of the approval/disapproval of a final subdivision plat submitted by J & S Cosey Homes LLC. named J&S Subdivision, Unit 6 with 14 residential lots. The property is located on E. Bowie St., Luling, TX 78648 with a legal description of A018 Morris, Spencer, Acres 3.987 (PID:124966)**

Council Member Lee Rust made a motion seconded by Council Member Jackie Campbell approving the recommendation from the Planning and Zoning Commission of the City of Luling, Texas of the approval of a final subdivision plat submitted by J & S Cosey Home LLC. named J&S Subdivision, Unit 6 with 14 residential lots. The property is located on E. Bowie St., Luling, TX 78648 with a legal description of A018 Morris, Spencer, Acres 3.987 (PID: 124966) The motion carried with all members present voting unanimously in favor of the motion.

City Manager, Mark Mayo stated that J&S Cosey have built several wonderful homes in town, to which Mayor Watts added that we are looking forward to more homes.

- 15. Discussion and possible action on a recommendation from Planning and Zoning approval/disapproval of a final subdivision plat submitted by Ranch Road Ladera, LLC. To build a phased subdivision with single-family dwellings. The properties are located on FM 2984 with a legal description of A102 Floyd, Adolphin, 76.49 Acres out of 91.97 Acres with a (PID: 23016) and along Bridle Path Road & US Hwy 183 South with a legal description of A102 Floyd, Adolphin, Acres 40.82 with a (PID: 23016) and along Bridle Path Road & US HWY 183 South with a legal description of A102 Floyd, Adolphin, Acres 40.82 with a (PID: 23017) Luling, Caldwell County, Texas.**

Mark Mayo stated that Scott Miller was unable to attend, but this is the first phase of this subdivision.

Council Member Jackie Campbell made a motion seconded by Council Member Wesley Wells approving the recommendation from Planning and Zoning approval/disapproval of a final subdivision plat submitted by Ranch Road Ladera, LLC. to build a phased subdivision with single-family dwellings. The properties are located on FM 2984 with a legal description of A102 Floyd, Adolphin, 76.49 acres out of 91.97 acres with a (PID:23016) and along Bridle Path Road & US Hwy 183 South with a legal description of A102 Floyd, Adolphin, Acres 40.82 with a (PID:23017) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

- 16. Police Department Monthly Activity Report.**

Chief Sala stated that he will be out the week of August 19- August 23 for Police Chief training. Chief stated that the cameras are working great. He still has one of his Officers out on Workers Comp.

**17. EXECUTIVE SESSION:**

Executive Session as Authorized by §551.074, Texas Government Code, Related to Personnel Matters regarding the appointment, employment, compensation and benefits of the City Manager, Chief of Police, Finance Director, Public Works Director, and EDC Director.

**18. RECONVENE TO OPEN SESSION:**

Discussion and possible action regarding the appointment, employment, compensation and benefits of the City Manager, Chief of Police, Finance Director, Public Works Director, and EDC Director.

The meeting was reconvened at 8:00 p.m. No action was taken in executive session.

**19. Adjourn.**

Council Member Jackie Campbell made a motion seconded by Council Member John Wells to adjourn the Council Meeting. The motion carried with all members present voting unanimously in favor of the motion.

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

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C J Watts, Mayor  
City of Luling, Texas

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Martha C. Velasquez  
City Secretary