

**OFFICIAL MINUTES OF THE CITY COUNCIL
SPECIAL CALLED MEETING
THURSDAY, NOVEMBER 2, 2017**

BE IT REMEMBERED that on the 2nd day of November, A.D., 2017, the City Council held a Special Called Meeting at 6:30 p.m. in the City Council Chambers at City Hall, 5803 Thunderbird, Lago Vista, Texas, there being present and acting the following:

CALL TO ORDER, CALL OF ROLL, PLEDGE OF ALLEGIANCE

Dale Mitchell	Mayor	Kenneth Reneau	Interim City Manager
Ron Smith	Council Member	Barbara Boulware-Wells	City Attorney
Kevin Sullivan	Council Member	Danny Smith	Police Chief
Ed Tidwell	Mayor Pro Tem	Sandra Barton	City Secretary
Suzanne Bland	Council Member	Gary Graham	Public Works Director
Mark Tippetts	Council Member	Starr Lockwood	Finance Director
Stephanie Smith	Council Member	Dave Street	IT Manager
		Roy Jambor	Dev. Services Director
		Chris Godwin	Golf Course Manager

Mayor Mitchell called the Special Called Meeting to order and recognized that all Council Members were present. Mayor Mitchell led the Pledge of Allegiance.

CALL TO ORDER, CALL OF ROLL, PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS: In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

Sharon Greenwood, 5900 Lakeshore Drive, made comments regarding the Sunset Harbor Development Plan and provided Council with a packet of information.

Mayor Mitchell stated that Josh Ray will be here on November 6 to begin as the new City Manager and Kenneth's last day will be tomorrow. Council thanked Kenneth for all he has done for the City. City Staff will have a luncheon for Kenneth next Wednesday.

Councilwoman Bland thanked Mayor Mitchell for his service to this community.

PRESENTATION

1. Update on City website.

Dave Street provided an oral and visual presentation regarding an update on the status of the City's website and a time line of the completion and addressed questions from Council. The Go Live date is approximately February 2018.

ACTION ITEMS

2. Presentation, Discussion and consideration of Resolution No. 17-1718; Resolution Approving the Form and Authorizing the Distribution of a Preliminary Official Statement for City of

Lago Vista, Texas, Special Assessment Revenue and Refunding Bonds, Series 2018 (Tessera on Lake Travis Public Improvement District Improvement Area #2 Project).

Darlene Louk with Hines provided an overview of the proposed project and addressed questions from Council.

Tom Lawrence, Financial Advisor, and Jana Edwards summarized the documents on the agenda for action and addressed questions from Council.

On a motion by Councilwoman Bland, seconded by Councilman Tippetts, Council voted unanimously to approve Resolution No. 17-1718 approving the Preliminary Official Statement. Motion passed.

3. Presentation, discussion and consideration of Resolution No. 17-1719; Resolution by the City Council of the City of Lago Vista, Texas, Providing for a Public Hearing and Notice of Intent to Issue Special Assessment Revenue and Refunding Bonds as Required by the City's Home Rule Charter; Providing an Effective Date; and Containing Other Matters Relating to the Subject.

On a motion by Councilwoman Bland, seconded by Councilman Tippetts, the Council voted unanimously to approved Resolution No. 17-1719 setting Public Hearings and Notice of Intent as presented. Motion passed.

4. Presentation, discussion and consideration of Resolution No. 17-1720; Resolution of the City Council of the City of Lago Vista, Texas, Related to the Tessera on Lake Travis Public Improvement District; Calling a Public Hearing to Consider the Levy of Special Assessments Against Property in Improvement Area #2 to Pay Certain Costs; Directing the City Secretary to Publish, Mail, and Post Notice of the Public Hearing as Required by Law; Providing an Effective Date; and Resolving Other Matters Incident and Related Thereto.

On a motion by Councilman Tippetts, seconded by Councilwoman Bland, the Council voted unanimously to approve Resolution No. 17-1720 as presented. Motion passed.

5. Presentation, discussion and consideration of Resolution No. 17-1721, A Resolution approving the Form and Authorizing the Tessera on Lake Travis Public Improvement District Improvement Area #2 Financing Agreement Among Hines Lake Travis Land Limited Partnership, Hines Lake Travis II Limited Partnership, and the City of Lago Vista, Texas, for Tessera on Lake Travis Public Improvement District Improvement Area # 2 Project.

Councilman Tippetts asked for clarification of and asked if this was committing the City to any financial obligation.

Tom Lawrence stated that the bonds will be approved next month and that is the real obligation. The financing agreement is basically looking at the construction and improvements and how the funding will take place but until Council approves the bonds, there are no bonds and if Council doesn't approve the bonds, there is not debt and it won't move forward.

On a motion by Councilman Tippetts, seconded by Councilwoman Bland, the Council voted unanimously to approve Resolution No. 17-1721 as presented. Motion passed.

6. Discussion and consideration of Amendment to the Interlocal Agreement between LVISD and City of Lago Vista.

Mayor Mitchell gave a brief introduction and background information.

Council discussed and Barbara Boulware-Wells addressed questions from Council.

Barbara amended the agreement regarding item (g); adding language about a cash payment or credits; and at the end modified "in lieu of", she indicated that "the \$80,000 over a period of ten years would act as early recoupment of the above subsequent user fees. In Section 10.2, she added in the \$806,894 to the subsequent user fee as discussed. She also added that the City will have the full ten years to make the payment.

On a motion by Councilwoman Bland, seconded by Councilman Tippetts, the Council voted unanimously to approve and Interlocal agreement with LVISD School Board with the adjustments as discussed by Council and legal Counsel. Motion passed.

7. Presentation, discussion and direction regarding the possible leasing or purchase of Golf Course maintenance equipment, Effluent Department maintenance equipment and golf carts.

Chris Godwin, Interim Golf Course Manager provided an oral presentation and a power point presentation for discussion and addressed questions from Council.

The Council requested additional information before taking action and asked to bring this item back at the November 16 Council meeting.

8. Discussion and approval of minutes from the April 7, 2016 Special Called Council meeting.

Councilwoman Smith made comments regarding the delay in approval of these minutes.

On a motion by Councilwoman Smith, seconded by Mayor Mitchell, the Council voted unanimously to approve the April 7, 2016 as presented adding quotation marks in item #5 around the comments made by Mayor Mitchell. Motion passed.

DISCUSSION

9. Discussion regarding realignment of Liaison assignments to City Boards/Commissions/Committees.

Councilman Smith provided a brief overview of his thoughts regarding Liaison assignments for the upcoming year as they relate to the Comprehensive Master Plan.

10. September Financials

Mayor Mitchell made comments regarding the operating reserves are at \$3.122 million at the end of September which is 89 days of operation.

FUTURE MEETINGS

11. Consider schedule and items for future Council meetings.

Possible land purchase for green center, golf item, LVISD response regarding Interlocal Agreement

EXECUTIVE SESSION

12. At 9:53 p.m., Council convened into Executive Session pursuant to Sections 551.071 (Advice of Counsel), 551.072 (Real Property), 551.074 (Personnel), Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:
- A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.
 - B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.
 - C. Consultation with Legal Counsel concerning Airport property.
 - D. Consultation with Legal Counsel concerning Tessera on Lake Travis Public Improvement District.

ACTION ITEMS (action and/or a vote may be taken on the following agenda items):

13. At 10:29 p.m., Council reconvened from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:
- A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.

No action taken
 - B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.

No action taken
 - C. Consultation with Legal Counsel concerning Airport property.

No action taken
 - D. Consultation with Legal Counsel concerning Tessera on Lake Travis Public Improvement District.

No action

ADJOURNMENT

Mayor Mitchell adjourned the meeting at 10:30 p.m.



ATTEST:

Sandra Barton

Sandra Barton, City Secretary

Respectfully submitted,

Ed Tidwell

Ed Tidwell, Mayor

On a motion by Councilman Smith, seconded by Councilman Sullivan, the above and foregoing instrument was passed and approved this 7th day of December, 2017.