



MINUTES
Of the
CITY COUNCIL

OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, NOVEMBER 4, 2014 at 6:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Special Called Meeting. (Mayor Frederick Graber)
Mayor Frederick Graber calls the meeting to order at 6:00 p.m.
2. Call Roll. (Acting City Secretary Julia Vicars)
Council Members Babs Yarbrough, Jan Yenawine, Judy Graci, and Ken Beck, Mayor Pro Tem Mark Scott and Mayor Frederick Graber are all present.
3. 2014 Community Survey. (Mayor Frederick Graber)
 - a. Survey Recipients
There have been 153 responses to date which comes to slightly over 30% of the amount of surveys sent out. The deadline was extended to November 1st to allow more time for residents to complete the survey, and a postcard notifying residents of this extension was mailed out. 463 surveys were sent out to primary owners of tax parcels from the TCAD database as of October 1st, 2014. The surveys were sent to the mailing addresses of record; There are 188 homes with homestead exemptions and 210 addresses with at least one registered voter listed. If mail was returned, Julia Vicars reached out to those residents and either delivered, emailed instructions to complete the survey online, or sent the hard copy out again.
 - b. Preliminary Data.
33% of the owners that were sent surveys have returned responses. That is an outstanding response rate. There were five parcels in which more than 1 response, or a duplicate response, was received. In verifying TCAD database against the Austin Real Estate database, both were shown to have a lag time of updating sales. An unexpected surprise in comparing the two databases, was discovering seven confirmed properties within Volente's boundaries that were not listed on Travis County's database as being part of our taxing jurisdiction. This resulted in Volente not collecting taxes for those properties probably since incorporation. It is too early

to know how this will be handled, but just for the past several years, those seven properties should have provided an additional \$6,000. That is not an insignificant amount.

- c. Number of Written Responses and Direction on Additional Data Analysis.
Mayor Frederick Graber states that it is notable that 52 of the surveys were submitted by mail, about 1/3 of the responses. He poses to Council the question of how they would like to see the data analyzed. He lists multiple categories that can be used to sort responses, and is open to suggestions of categories not mentioned.
- d. Funding for Completion and Additional Data Results.
Mayor Graber states that the amount spent on the Community Survey thus far is within 80 dollars of the estimated expenditure. He then details the categories and amounts of costs incurred with the Community Survey.

Mayor Pro Tem Mark Scott asks if the data and responses will come as an Excel spreadsheet that we can then categorize and complete analysis of in-house. Mayor Graber responds that he would like to see the data remain with a third party to eliminate the chances of data being compromised.

Council Member Babs Yarbrough asks if a list of all the categories for analysis, along with their costs, available for review.

Mayor Graber responds that the data should be available within one week and will be coming in the same format as the original Community Survey's data was compiled.

Council Member Jan Yenawine responds that he would like the data analysis to be kept simple; showing what the residents of Volente want for the Village.

Council nods in agreement.

Council Member Judy Graci suggests seeing the results from unimproved property owners vs. improved property owners; raw land vs. homes built.

Council nods in agreement

Council Member Ken Beck asks how the results will be paid for.

Council Member Judy Graci agrees, stating if we are approving any extra expense, Council needs to see what the totals would be.

Mayor Graber states that Council is required to set the parameters of any additional spending to get the results and analytics from Tammadge.

Mayor Pro Tem Mark Scott suggests waiting until the original data, like was presented with the original Community Survey, is presented.

Council Member Babs Yarbrough says she was under the assumption that that the \$4,200 included a full complete survey. Now, in asking for extra money, we need to see what exactly is costing us extra money and for how much.

Mayor Graber responds that the original survey cost over \$11,000.

Council Member Babs Yarbrough states that it was proposed from Planning and Zoning at a much smaller cost, then Council was told that it was a non-budgeted expense. Has concerns over how much more the Community Survey will cost and what the Village is receiving for that cost. Wishes that when the \$4,200 was approved there would have been more detail about what all was covered and what was excluded from that cost.

Mayor Graber responds that at the time the amount was approved there was no way to anticipate how many people would be sending their responses in as hard copies, and how many would respond online.

Council Member Ken Beck adds that the Village is already operating under a budget for the current fiscal year and where the Village stands with planned spending needs to be understood before approving any other costs. States that he is unwilling to approve any additional money to be spent until the results from Tammadge are available and a detailed list of the cost for analysis is presented.

Council Member Jan Yenawine states that the cost of the survey pales in comparison to the guidance it will give Council. Adds that he is against spending money on excess analytics that are not of benefit to Council.

Council Member Judy Graci adds that she would like to see the responses of the residents of Volente who are here and registered voters in comparison to the responses of owners with property not yet developed. States that there will not be another Community Survey in the near future and some additional analytics may be helpful to get while we can, adding that the cost needs to be determined before deciding.

Council Member Ken Beck acknowledges Graci's statement and agrees that it would be valuable to have more information but would like to know exact costs before committing to anything.

Mayor Pro Tem Mark Scott suggests that even before requesting any additional analytics we first see the initial results [the same format as the Original Community survey results were given].

Council Member Judy Graci agrees but would like to see the cost from Tammadge for the one category of analysis she would like to see (improved vs. unimproved land).

David Springer, Lime Creek Rd:

Suggests that the Village could compile the raw data into their own database, but having that data in house could cause confidentiality issues.

Mayor Graber responds that was the reason for his hesitation to bring data back into the Village office.

David details the options available to Council to determine which land is unimproved vs improved, and waterfront vs non-waterfront.

Council thanks him for his input.

Mattie Adams, 15941 Booth Circle :

States that with so much discussion of analytics and concern about the cost of additional analytics, that Council consider approving their additional data requests, not to exceed \$400.

Nancy Curafel, 8138 Joy Rd.:

States that she doesn't see an advantage to looking at responses from improved vs unimproved land, but that Council should have accurate numbers of the costs before spending any taxpayer money.

Council Member Jan Yenawine respond that he agrees with needing actual costs, but feels that it is important to see what residents with a homestead exemption are saying in comparison to those who maybe just own vacation homes in Volente. He adds that in order for Council to move forward with Ordinances and decisions, Council needs to have this information and responses from the people investing out here to ensure the Village is doing its best to meet their expectations.

Kit Hopkins, 15943 Booth Circle:

States that the suggestion of using homestead exemption would not give Council what they seem to be seeking since she herself has invested and owned a house in Volente since 2010 but has a homestead exemption in Houston. Suggests instead that Council look to improved vs unimproved property.

Council Member Jan Yenawine suggests meeting again when more information of the costs associated with analytics is available.

Council Member Judy Graci suggests going back to Tammadge now and asking for specific costs on the analytics of improved vs. unimproved land, and any other categories the Council would like specific pricing on.

Council agrees on seeking additional information on the cost for improved vs. unimproved land, with no other categories requested.

Mayor Graber states that he will get more detailed information from Tammadge on the specific costs of analysis.

4. Direct items to be reviewed by the Planning and Zoning Commission:
(Council Member Judy Graci)

- a. Clarification and Correction of Section 33.320 Application for Building Permit Approval Ordinance 2004-O-19 and Ordinance 2007-O-75 of the Site Development Ordinance.

Council Member Judy Graci states that this would be sent to Planning and Zoning to clear up typos in the Ordinance as well as small issues (20 square feet should be 200 square feet for detached storage structures, etc.)

Barbara Wilson adds that this ordinance uses the word accessory but other Ordinances use the term portable so cleaning it up and making it uniform would be a good idea for clarification.

Council Member Babs Yarbrough asks the differences between accessory and portable.

Barbara Wilson answers that portable is defined as less than 200 square feet while accessory is 200 plus square feet. Portable structures can be within setbacks, accessory structures cannot. There should be a consistency in the words used and definitions.

- b. Consider clarification and correction of Section 30.133 Conditional Use Permit of Zoning Ordinance No. 2004-O-32.

Council Member Judy Graci states that sections of this Ordinance will require Planning and Zoning to recommend revisions, specifically of the definitions of authorized uses that a permit is available for as well as the procedures for obtaining a Conditional Use Permit.

Council Member Ken Beck asks if the intent is to coordinate with the STR Ordinance. Council Member Judy Graci responds that there would need to be a separate section for the process behind each different conditional use and the permit needed. Some are needing to be streamlined while others are okay as they stand.

Council Member Babs Yarbrough suggests that Planning and Zoning streamline what seems reasonable.

Council agrees.

Council Member Ken Beck asks if Planning and Zoning is currently working on other Ordinances.

Barbara Wilson answers yes.

Council Member Ken Beck asks that Council receive a list of all the tasks Planning and Zoning has on their plate so that Council may give direction in prioritizing them.

Council Member Jan Yenawine suggests that Planning and Zoning suggest a new definition of Bed and Breakfast that is better and clearer than the current definition. Council agrees.

Council Member Judy Graci adds that a lot of the Conditional Uses under this Ordinance require public hearings and have to obtain a Conditional Use Permit, so revision is necessary to ensure consistency.

Council Member Ken Beck suggests that if these are added to Planning and Zoning's workload a condition be made that Council receives from Planning and Zoning the list of what they are working on.

Council Member Judy Graci states that there is a meeting shortly and if STRs are expected to be operating in compliance with the Ordinance in 90 days then this will have to begin undergoing review by Planning and Zoning as soon as possible since it will likely take 3 months.

Council Member Ken Beck states while that may be true, Council should review the workload and prioritize what needs to be addressed first then return the list to Planning and Zoning.

Council Member Jan Yenawine makes a motion to give the two above mentioned items to Planning and Zoning for consideration and ask that they provide Council a list of their present workload and prioritization including these two new items. Seconded by Council Member Ken Beck. Carries unanimously.

5. Approval of the Meeting Minutes from September 23, 2014.

Council Member Jan Yenawine details the minor corrections he would like made to the minutes.

Mayor Graber asks if there are any other additions or changes?

None given by Council.

Council Member Ken Beck expresses appreciation for the minutes capturing the citizens' comments so well.

Council Member Ken Beck makes a motion to approve the minutes with adjustments made from Council Member Jan Yenawine. Seconded by Council Member Jan Yenawine. Carries unanimously.

6. Adjourn.

Motion to adjourn by Council Member Jan Yenawine. Seconded by Council Member Ken Beck, Carries unanimously. Meeting adjourns at 6:45 PM.

Approved on this 18th day of November, 2014.

Signed:

Frederick Graber, Mayor

Attest:

Julia Vicars, Acting City Secretary