



The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant
community, ensuring quality of life.*

**NOTICE OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, July 9, 2015, 7:00 PM
COUNCIL CHAMBERS
CITY HALL - 5803 THUNDERBIRD**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a Regular Meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action to be taken on the following:

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSIDER THE MINUTES OF MAY 14, 2015

PUBLIC HEARINGS

1. **ZON 1038** – Recommendation of the Planning & Zoning Commission of a Rezoning at 9207 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11333A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consider Recommendation on Item

2. **ZON 1040** – Recommendation of the Planning & Zoning Commission of a Conditional Use at 2403 Grant Ln. (Highland Lakes Estates Section 18 Lot 18083A) from Chapter 14, Article 14.200, Section 6.10(B)(4)(d) to allow an accessory building height of 20' instead of 18', for a partially constructed accessory building.
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consider Recommendation on Item

BUSINESS ITEMS

1. **City Council Minutes of April 16, 2015 and May 21, 2015**

FUTURE AGENDA ITEMS

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at _____ on the _____ day of _____, 2015.

Sandra Barton, City Secretary

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

MINUTES
Thursday, May 14th, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:00 P.M. in the Council Chambers at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Gary Zaleski, Andy White, Paul Smith and Richard Brown. Vernon Reher was absent. Development Services Director David Harrell and Development Services Secretary Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

Vickie Wood from the Lago Vista Property Owner's Association gave a presentation regarding the process of assisting Property Owner Association members in selling lots they no longer wish to own.

CONSIDER THE MINUTES OF APRIL 23, 2015

Motion by Paul Smith and seconded by Andy White the Planning and Zoning Commission to unanimously approved the minutes of April 23rd, 2015.

PUBLIC HEARING

- 1. ZON-1037-Recommendation of the Planning and Zoning Commission of a Conditional Use at 20531 Highland Lakes Dr. (Highland Lakes Estates, Section 10, Lot 10014A) from Chapter 14, Article 14.200, Section 6.10 (A) (3) (b) to allow an accessory building height of 12' instead of 9', for a new accessory building.**

Tara Griffin opened the Public Hearing at 7:10 PM.

David Harrell gave a staff presentation explaining the Conditional Use request. He explained that the notice showed a request of 12' tall but that had been decreased to 11.4" request. David then went through the staff report that had been given to the Planning and Zoning Commission.

Tommie Thompson, applicant, explained that he would like for the storage building to be placed where the elevation would prevent it from being seen from the street. He explained the building would allow him to have a loft that he could use for additional storage.

Jim Zrucky, 2504 Ford Cove, explained he had served on various boards in the past. Stated he does not have a problem with the height but does have concern with variance even though he believes to allow it is the right thing. He believes the solution is to re-write the Ordinance to allow the requested height increase if the building is placed behind the house.

Tara Griffin explained that the Planning and Zoning Commission currently has a committee working on the Accessory Building Ordinance and she will have the secretary furnish the recording to that committee.

Members of the Planning and Zoning Commission, David Harrell and Tommie Thompson discussed the height of the building at the eaves, existing fence, addresses of 200 foot notices, lot consolidation of applicant owned property, screening, placement of the building and possible view of building from street.

Tara Griffin closed the Public Hearing at 7:55 PM.

Motion made by Paul Smith and seconded by Gary Zaleski to recommend approval to the City Council a Conditional Use at 20531 Highland Lakes Dr. (Highland Lakes Estates, Section 10, Lot 10014A) from

Chapter 14, Article 14.200, Section 6.10 (A) (3) (b) to allow an accessory building height of 11'4" instead of 9', for a new accessory building.

At that time Andy White motioned and Paul Smith seconded to modify the motion to maintain the original 12' that was requested instead of the 11'4". The vote was unanimous to recommend approval to the City Council.

BUSINESS ITEMS

1. Sub Committee Reports:

A. Overlay District Sub-Committee Report.

Tara Griffin stated there was not anything new to report at this time.

B. Guest House, Accessory Building, and Sidewalk Sub-Committee Report.

David Harrell stated there was nothing to report at this time. He reported proposed changes are being incorporated into other changes that are being made.

Andy White stated has sent information to Committee regarding Model Homes.

2. Recommendation to Council regarding members to serve on Comp Plan Advisory Committee.

On a motion by Paul Smith and seconded by Gary Zaleski The Planning and Zoning Commission voted unanimously to recommend to City Council Gary Zaleski, Jim Moss and Tara Griffin to serve on the Comp Plan Advisory Committee.

3. Draft City Council Minutes of April 16, 2015.

There were no draft minutes available.

FUTURE AGENDA ITEMS

There were no Future Agenda Items.

On a motion by Andy White and seconded by Paul Smith, the Planning & Zoning Commission meeting adjourned at 8:04 PM.

Tara Griffin, Chair

Sherry McCurdy, Development Services Secretary

On a motion by _____, seconded by _____,
the above and foregoing instrument was passed and approved this 9th day of July, 2015.



Development Services Department

STAFF REPORT

Application for Rezoning

File Number: ZON-1038

Date: June 29, 2015

Applicant: Alton Moore

Representative: SAME

Hearing Dates: Planning & Zoning Commission – July 9, 2015
City Council – July 16, 2015

Location: 9207 Bar K Ranch Rd.

APPLICATION SUMMARY

Consider adoption of Ordinance amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11333A, located at 9207 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas, zoned Restricted - Single Family with Aircraft (RR-A) to Commercial – Airport (C-4); providing a severability clause; and, providing an effective date. (Case No. ZON 1038)

TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the rezoning is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

DEVELOPMENT REVIEW DEPARTMENT COMMENTS

The current request to rezone to Commercial – Airport (C-4) to allow for building of hanger with optional minimum living space located inside versus the current zoning which allows for a single family home with accessory hanger. Since the rezoning allows new uses, all these uses must be taken into consideration when determining compatibility with the area. On the next page is a list of all uses within the Restricted - Single Family with Aircraft (RR-A) and potential rezoned Commercial – Airport (C-4), with **RED** being a subtracted use and **GREEN** being an added use:

STRUCTURE/USE	RR-A	C-4	STRUCTURE/USE	RR-A	C-4
Accessory Building or Use	v	v	Parking lot, commercial		v
Aircraft hangar, servicing, repair, operations		v	Plumbing, HVAC, roofing supply		v
Cabinet shop/commercial		v	Police station		v
Canvas goods fabrication		v	Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	v	v
Carpentry shop		v	Restaurant		v
Community Home	v		School-business/commercial		v
Dwelling-single family with hangar	v		Studio-artist		v
Electric appliance shop/repair		v	Substation-public utility		v
Expressing, baggage, delivery service		v	Telephone exchange		v
Family home facility	v		Tinsmith & sheet metal		v
Fire Station	v	v	Upholstery shop		v
Fuel storage		v	Warehouse		v
Heliports		v	Water tank-surface, subsurface, public		v
Helistops		v	Wireless Communications Systems, Radio, television and microwave antennae and towers ⁶		v
Home based business or occupation	v		Wholesale distribution		v
Marina		v			
Museums		v			

The rezoning will subtract four (4) uses and add twenty-six (26) potential uses to the site.

Uses that have the best potential on this site are Aircraft hangar, servicing, repair, operations; Dwelling-single family with hangar; Warehouse. The building on this site will more than likely be similar to other buildings constructed in the C-4 zoning category where there is potential living space and the building will take up the entire lot. This could foster the above uses due to the type of construction and vicinity to the Airport.

Uses that may have potential on this site are Cabinet shop/commercial, Canvas goods fabrication, Carpentry shop, Electric appliance shop/repair, Expressing, baggage, delivery service, Fuel storage, Heliports, Helistops; Parking lot, commercial; Plumbing,

HVAC, roofing supply, Restaurant, School-business/commercial, Tinsmith & sheet metal, Upholstery shop; Wholesale distribution. Although many commercial type uses are potentially possible at the site, there would be difficulties with starting many of these businesses. Most require delivery of materials to the site which would be made difficult due to the steepness of Bar K Ranch Rd. and Bison Trail. Another factor is there is little customer base for other uses which require customers.

Uses not likely to have potential on this site are Fire Station, Museums, Police station, Studio-artist, Substation-public utility, Telephone exchange, Water tank-surface, subsurface, public; Wireless Communications Systems, Radio, television and microwave antennae and towers. There are no plans to expand police, fire, or other public utility services into that area due to lack of need. Other uses would not be compatible at the Airport due to height obstructions.

The Lago Vista Comprehensive Master Plan has certain policies that may be used as criteria or guidance for a change in zoning. Following is a staff analysis with objectives in **bold** and staff comments in *italics*:

Objective 3.19: With so little property currently zoned for nonresidential use, it is critical that additional land be zoned for nonresidential use. *This sites potential rezoning will allow for more land area in conjunction with the current C-4 zoned land to the north (see attachment 3).*

Objective 5.11: Zone additional land and preserve for nonresidential land use. *See answer to Objective 3.19.*

Objective 5.13: Undeveloped land adjacent to the airport should be evaluated to determine potentially needed zoning changes to support additional nonresidential development. *The present lot is undeveloped and adjacent to the Airport. Underlying land use is indicative of industrial uses for the lot. Although the zoning is not industrial in nature, a commercial use is closer to an industrial use than a residential use.*

Since the land use is Industrial and proposed rezoning is a commercial zoning these are not compatible. Although the City Code allows for a rezoning in this circumstance, it must meet the following additional requirements under Chapter 14, Section 13, Subsection 13.20(D). Below are the additional findings of fact (**bold**) and staff interpretation of those facts (*in italics*).

- (1) **The Commission finds significant and unanticipated changes have occurred in the area of the affected parcel since the classification on the land use map was adopted.** *The area near the Airport has been zoned residential even though the land use is industrial, rezoning the land to C-4 is a commercial zoning that would better match the underlying land use.*
- (2) **It is unlikely that the parcel will be developed or used for any use permitted under the zoning classification indicated in the City's Master Plan.** *The underlying zoning of RR-A is a residential zoning that allows for a single family home with an accessory hanger. This limits the*

likelihood of parcel development. The location near the airport should allow for the opportunity of additional Uses that utilize the Airport.

- (3) The Commission finds that the requested zoning classification is the most appropriate classification for the area affected.** *The underlying land use is indicative of industrial uses for the lot. Although the zoning is not industrial in nature, a commercial use is closer to an industrial use than a residential use.*

FINDINGS OF FACT

Based on the planning file, staff report, and attachments associated with this packet staff believes this rezoning is not contrary to the public interest as required by Section 13.20(E)(3)(a) because the underlying land use is industrial which is indicative of a higher zoning category of commercial and the zoning to the immediate north is zoned C-4 (see attachment 3). Due to the location of the Airport, the uses listed within the C-4 zoning category would also better accommodate the development pattern of the Airport.

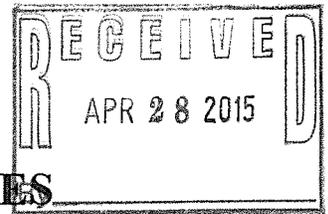
Several comprehensive plan objectives and additional findings of fact in Subsection 13.20(D) have been met in staff's professional opinion based on the documentation provided with the report.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Applicant Request
2. Proposed Ordinance
3. Maps

Attachment 1
Applicant Request



**CITY OF LAGO VISTA
BUILDING AND DEVELOPMENT SERVICES**

5803 THUNDERBIRD LAGO VISTA, TEXAS 78645
OFFICE 512-267-5259 FAX 512-267-5265

ZONING CHANGE REQUEST APPLICATION
(PLEASE PRINT)

Name of Owner(s): Alton O. Moore III

Owner's Address: 5407 Phillips Circle

Austin, TX 78734-1451

Contact Person: Alton Moore

Email Address: gomoores@gmail.com

Contact Phone Numbers: 956-581-5577 956-581-5577

(DAYTIME)

(CELL)

(FAX)

COMPLETE LEGAL DESCRIPTION OF PROPERTY (PLEASE PRINT)

Subdivision: Bar-K Section: Plat II Lot No: 11333 A

Property Address: 9207 Bar-K Ranch Road

Volume and Page where deed is filed: Book 68, pgs. 11-13 and Volume 98, pg. 12

NATURE OF REQUEST (PLEASE PRINT)

Requests a Zoning Change from the current zoning designation of RR-A ?

To C4 for the purpose of building an airplane hangar

In my absence I hereby designate the following person to act in my behalf as my designated agent. (PLEASE PRINT).

Name of Agent: _____

Address: _____

Phone Numbers: _____

(DAYTIME)

(CELL)

(FAX)

Signature of Applicant:  Date: 04/23/2015

Attachment 2
Proposed Ordinance

ORDINANCE NO. 15-07-16-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING BAR K ESTATES, PLAT 11, LOT 11333A FROM THE RR-A (RESTRICTED – SINGLE FAMILY WITH AIRCRAFT) TO C-4 (COMMERCIAL – AIRPORT) ZONING DISTRICT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, the Planning and Zoning Commission and City Council held a public hearing on the proposed re-zoning; and

WHEREAS, after publishing notice to the public at least fifteen (15) days prior to the date of such hearing, the Planning and Zoning Commission and the City Council at a public hearing reviewed the request and the circumstances of the area being rezoned and finds that a substantial change in circumstances of the area being rezoned sufficient to warrant a change in the zoning has transpired; and

WHEREAS, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City's tax base; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Commission, City Manager and City Council find that this Ordinance satisfies the requirements of Section 13 of the City of Lago Vista Zoning Ordinance.

Section 2. Amendment of Zoning Ordinance and Zoning Map. The Zoning Ordinance and the Official Zoning Map and other applicable ordinances are hereby modified and amended by rezoning Bar K Estates, Plat 11, Lot 11333A, from RR-A to C-4

Section 3. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

PASSED AND APPROVED this 16th day of July, 2015.

Mayor, Randy Kruger

ATTEST:

City Secretary, Christina Buckner

Attachment 3

Maps



9207 Bar K Ranch Rd

Request Type:	Rezone	Project:	ZON-1038
Change Requested:	RR-A to C4	Date:	6/23/2015
Map Purpose:	Aerial & Topo	Drawn By:	CM

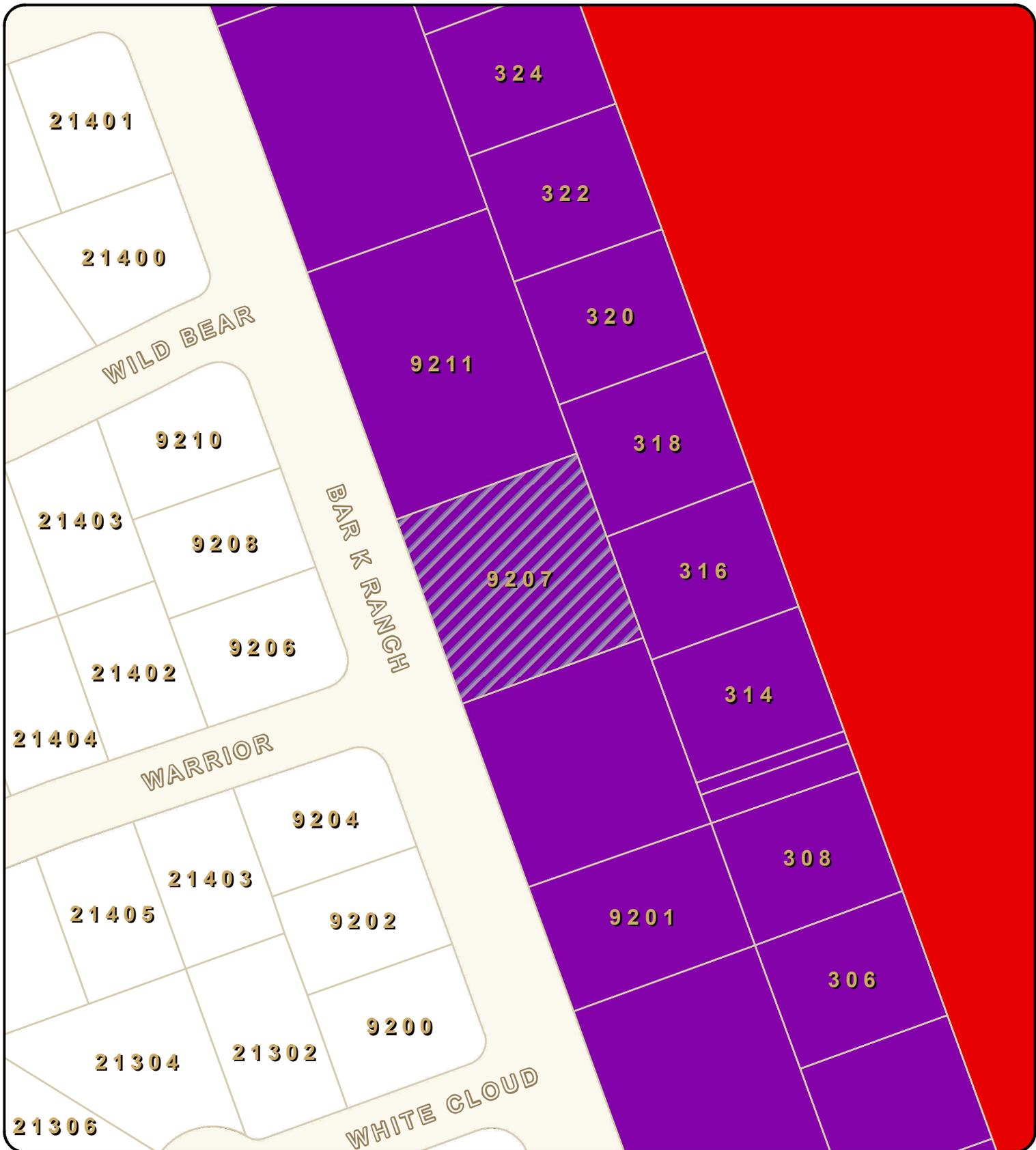
While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- 20' Contours
- Owner Parcels
- Requestor



1 inch = 100 feet



9207 Bar K Ranch Rd

Request Type:	Rezone	Project:	ZON-1038
Change Requested:	RR-A to C4	Date:	6/23/2015
Map Purpose:	Future Land Use	Drawn By:	CM

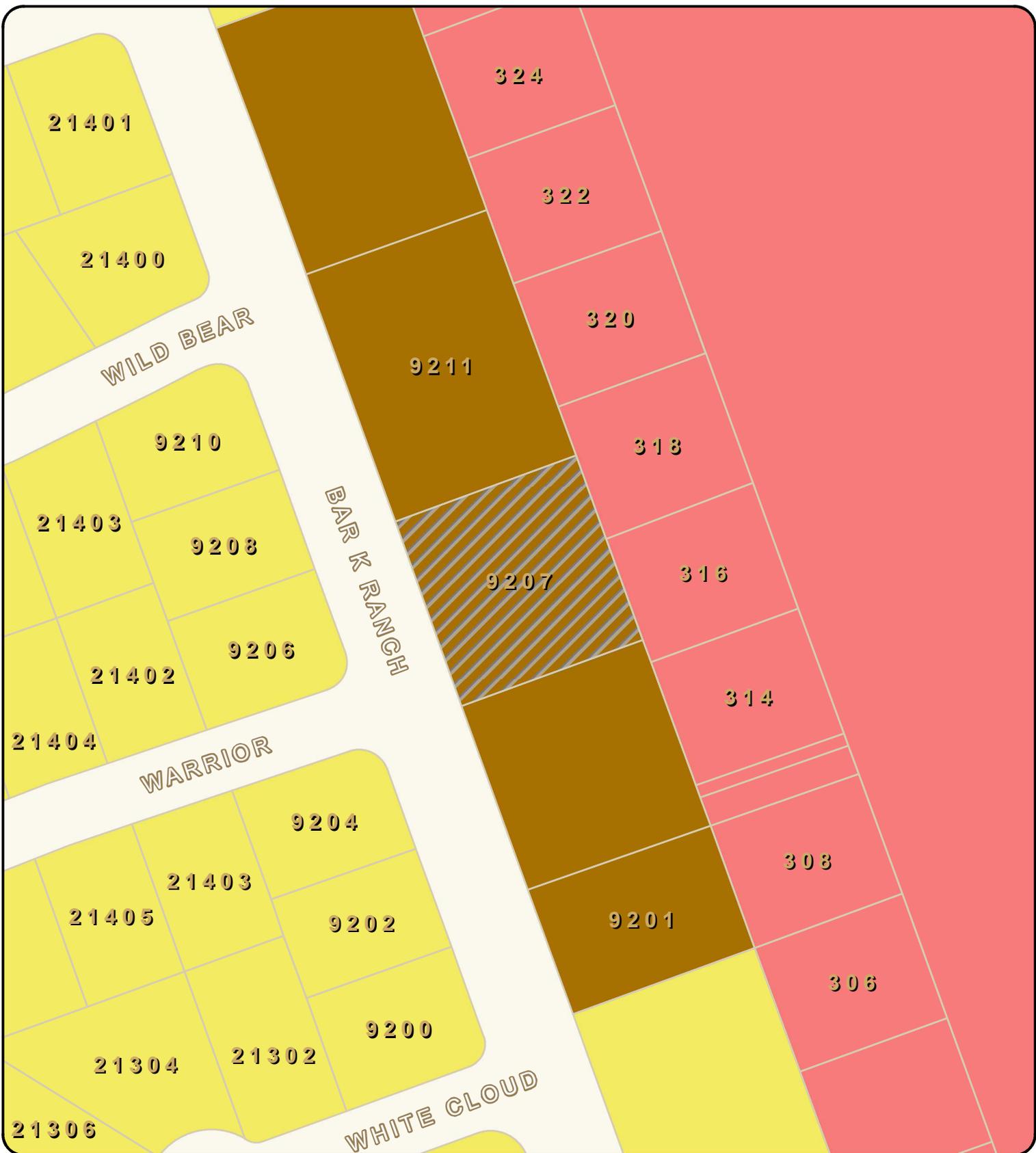
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Legend

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- Commercial
- Industrial



1 inch = 100 feet



9207 Bar K Ranch Rd

Request Type:	Rezone	Project:	ZON-1038
Change Requested:	RR-A to C4	Date:	6/23/2015
Map Purpose:	Zoning	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Owner Parcels
- Requestor
- C-4
- R-1
- R-1A
- RR-A
- TR-1



1 inch = 100 feet



Development Services Department

STAFF REPORT

Application for Conditional Use

File Number: ZON 1040

Date: June 29, 2015

Applicant: John Peterson

Representative: SAME

Hearing Dates: Planning & Zoning Commission – July 9, 2015
City Council – July 16, 2015

Location: 2433 Grant Ln.

APPLICATION SUMMARY

Recommendation by the Planning & Zoning Commission and consideration by the City Council of a conditional use to allow for an increase in height from 18' to 20' for a 1,925 (55' x 35') square foot partially constructed building (RV Storage) in accordance with Chapter 14, Article 14.100, Section 6.10 (B)(4)(d).

TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the item is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

DEVELOPMENT REVIEW DEPARTMENT COMMENTS

Original building plans were turned in with a height of 19' with a 1' reduction in natural grade, which is 18' from natural grade. However the contractor failed to cut the studs to 18' and used the standard factory height resulting in the current situation of being 2' over the maximum height requirement. At this time a building permit is on hold till this situation is resolved through this process.

FINDINGS OF FACT

The only finding of fact associated with the application is does the proposed 2' higher height balance the private need and benefits against the impact and effect on an area or neighborhood? Application of "balance the private need and benefits against the impact and effect on an area or neighborhood" can only be applied to the requested 2' since an accessory building can be built at the location by right and the request is only for the height presently existing at the site.

Staff doesn't believe that the "balance of the private need and benefits against the impact and effect on an area or neighborhood" will be significantly affected by allowing the continuance of the 2' height increase for the accessory building. The existing building is at a lower elevation than the properties along Highland Lake Dr. (see attachment 4) which will help offset the additional 2' height increase for this building. Also, the height increase is in the area of the roof peak which is the smallest building impact for height (see attachment 3). The flatter roof design also helps neighbors viewing to the south. Currently they see roughly a 30 degree angle intrusion versus a 90 degree intrusion for a flat roof at a height of 2 feet.

Staff would recommend approval of this request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plan and Location Photos
3. Example Pictures
4. Maps

Attachment 1
Application



CITY OF LAGO VISTA

Conditional Use Permit

Conditional Use Permit Fee: \$250.00

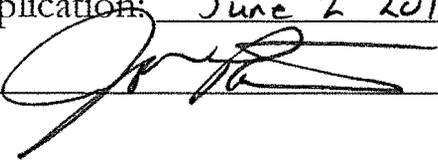
Applicant Information:

Name: JOHN PETERSON

Address: 2403 Grant Ln.

Telephone #: 512-576-6584 - 512-905-9482

Date of Application: June 2 2015

Signature: 

Request:

Conditional Use Permit is being sought for:

allow a 20' existing building in lieu
of an 18' maximum height building
(Ch 14, Art 14.100, Sec. 6.10 (B)(4)(d))

Legal Description: See siteplans

(Subdivision) (Section) (Lot)

Please attach a to-scale drawing of the improvements that would be provided.

Attachment 2

Site Plan & Location Photos

LEGEND

- 1/2" REBAR FOUND
- ⊠ 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- △ 60D NAIL SET
- CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- ⊗ SPINDLE FOUND
- PUNCH HOLE FOUND
- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER
- CMP CORRUGATED METAL PIPE
- TBM TEMPORARY BENCHMARK
- 99.2 ELEVATION

GREEN COVE
(50' R.O.W.)

LOT 18095

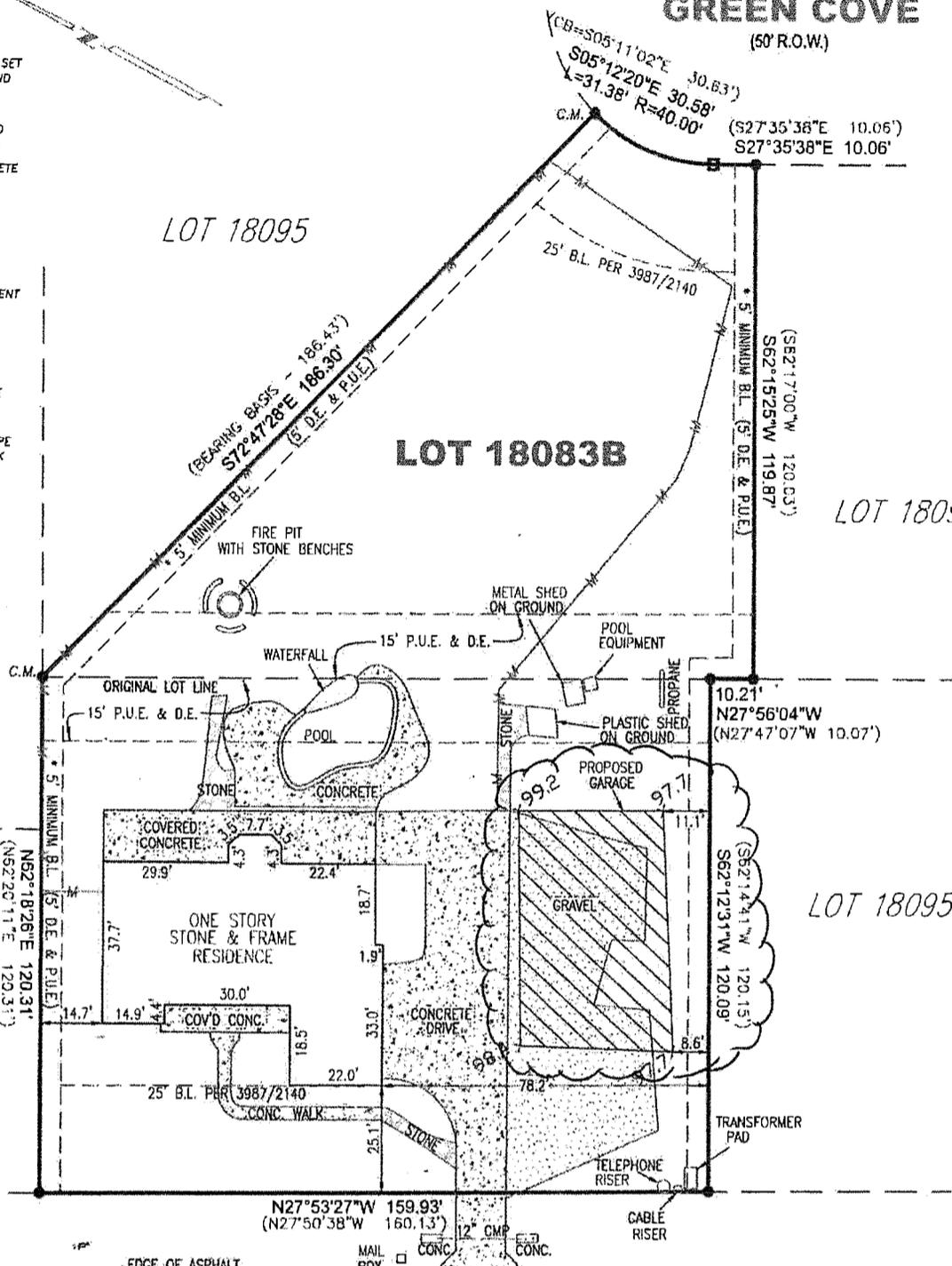
LOT 18083B

LOT 18095

LOT 18095

LOT 18095

LOT 18095



GRANT LANE
(50' R.O.W.)

TBM=SPINDLE SET IN ASPHALT
ASSUMED ELEV.=100.00'

* = SUBJECT TO A TOTAL COMBINED SIDE YARD SETBACK OF NOT LESS THAN 15' WITH NOT LESS THAN 5' ON ONE SIDE PER VOL. 3987, PAGE 2140.

SUBDIVISION: AMENDING PLAT OF LOTS 18094 AND 18093, HIGHLAND LAKE ESTATES, SECTION EIGHTEEN, AND LOT 18083A, RESUBDIVISION OF LOTS 18083 AND 18084, HIGHLAND LAKE ESTATES, SECTION EIGHTEEN, INTO LOTS 18083B AND 18093A

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC.



Victor M. Garza
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 48453G0195H, DATED 03/28/08. IT IS REPRESENTED AS IN ZONE "X", HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 2403 GRANT LANE CITY: LAGO VISTA COUNTY: TRAVIS STATE OF TEXAS
LOT: 18083B BLOCK: _____ SUBDIVISION: _____ DOC. NO. 201400067 OFFICIAL PUBLIC RECORDS
REFERENCE NAME: STAN HEGBERG



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969

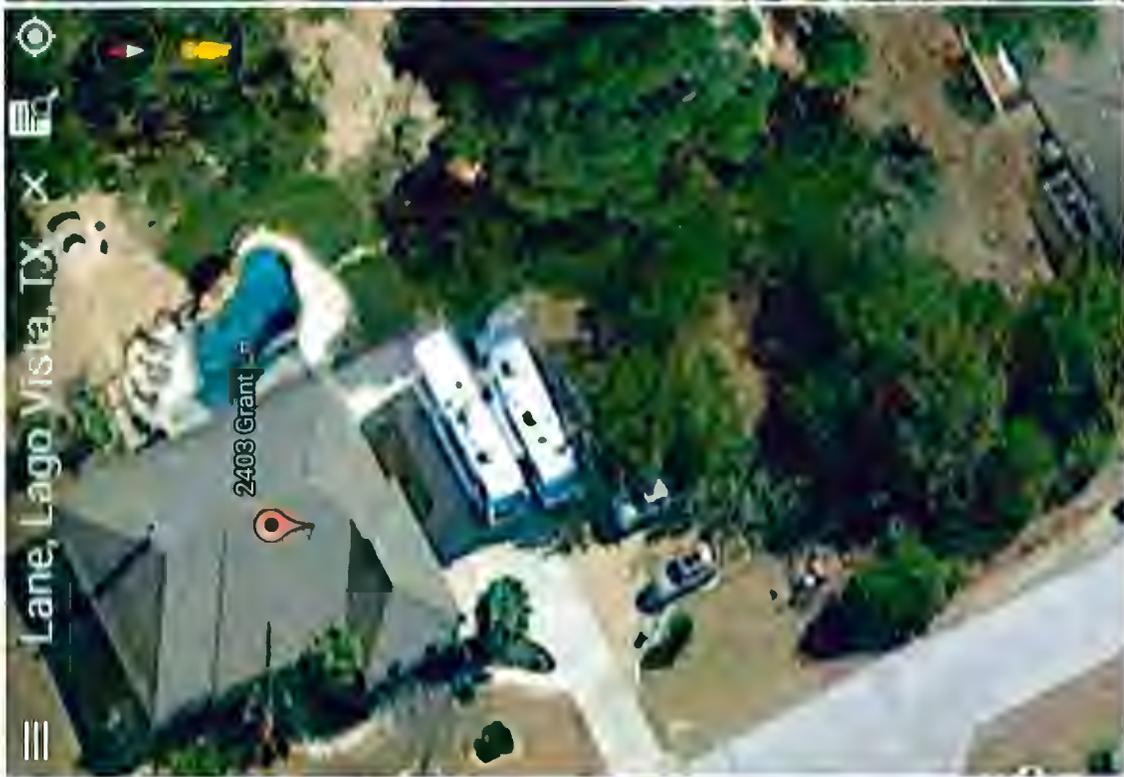
JOB #: B0311715_TLV

DATE: 3/20/15
SCALE: 1" = 30'

FIELD WORK BY	ELI	3/19/15
CHECKED BY	RC	3/20/15
DRAWN BY	RC	3/20/15
CHECKED BY	VB/ML	3/20/15

Attachment 3

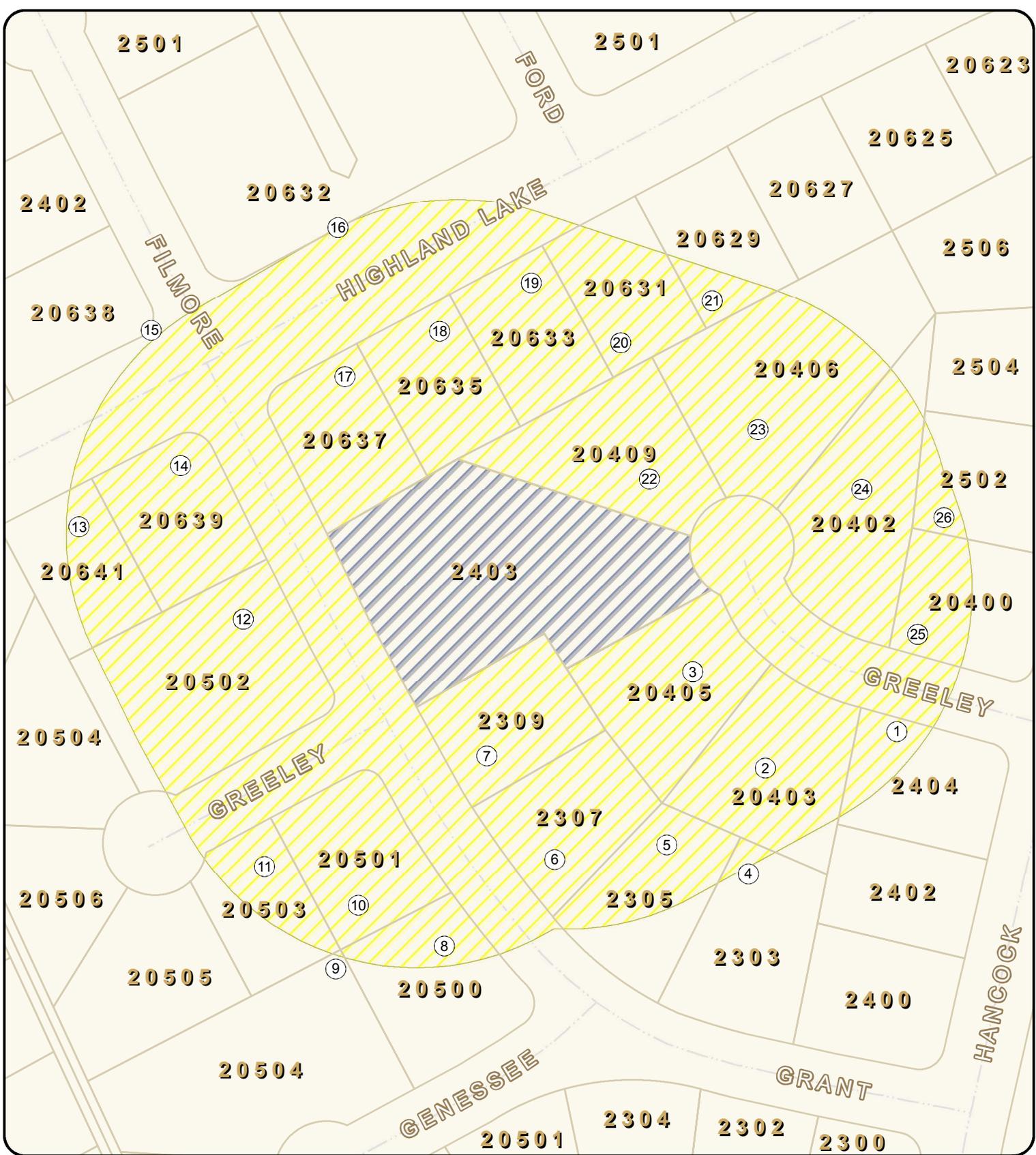
Example Pictures





Attachment 4

Maps



2403 Grant Ln

Request Type:	Conditional Use	Project:	ZON-1040
Change Requested:	Building height 18' to 20'	Date:	6/23/2015
Map Purpose:	200ft Buffer	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Owner Parcels
- 200' Buffer
- Requestor



1 inch = 100 feet



2403 Grant Ln

Request Type:	Conditional Use	Project:	ZON-1040
Change Requested:	Building height 18' to 20'	Date:	6/23/2015
Map Purpose:	Aerial & Topo	Drawn By:	CM

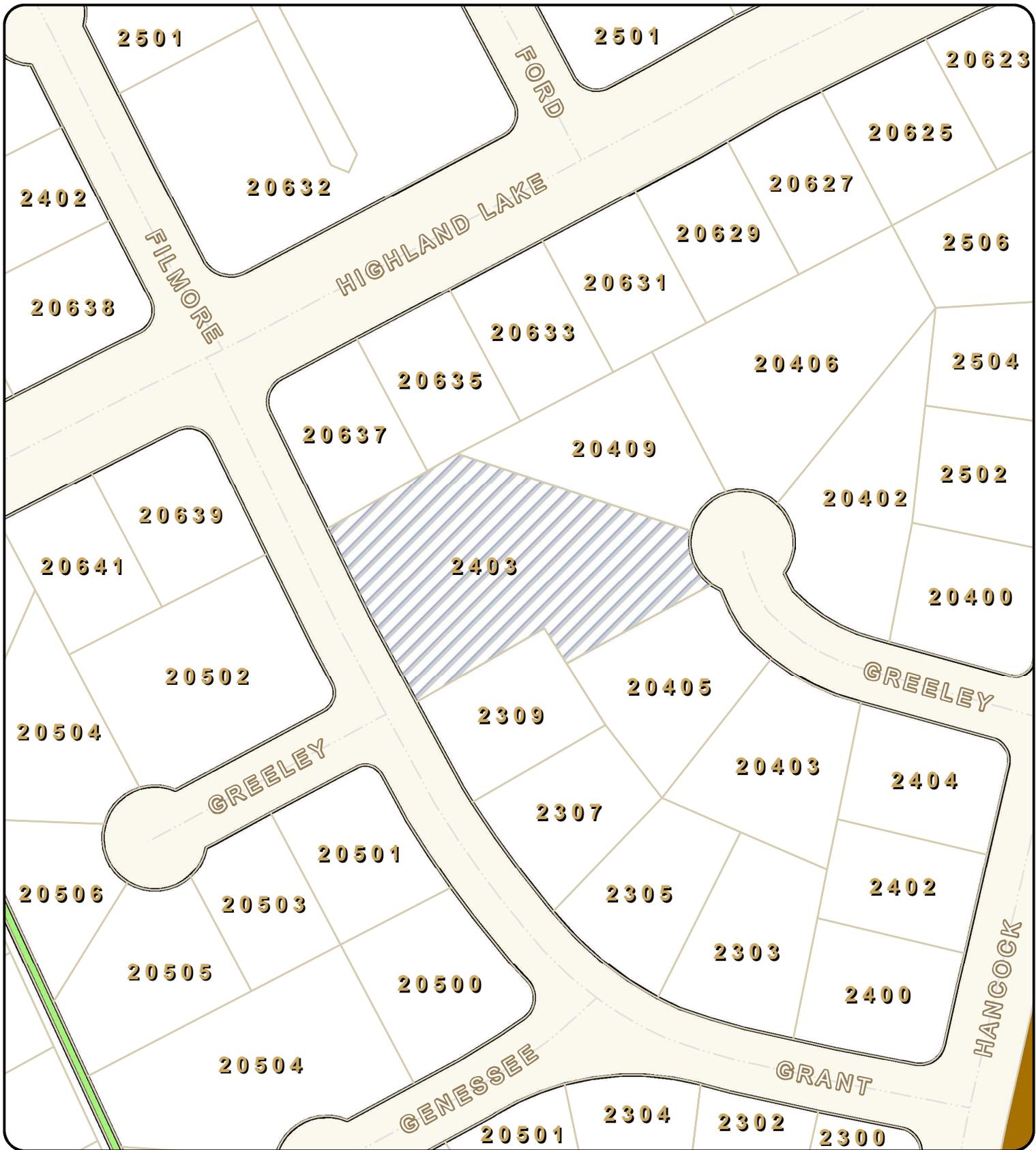
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Legend

- 20' Contours
- Owner Parcels
- Requestor



1 inch = 100 feet



2403 Grant Ln

Request Type:	Conditional Use	Project:	ZON-1040
Change Requested:	Building height 18' to 20'	Date:	6/23/2015
Map Purpose:	Future Land Use	Drawn By:	CM

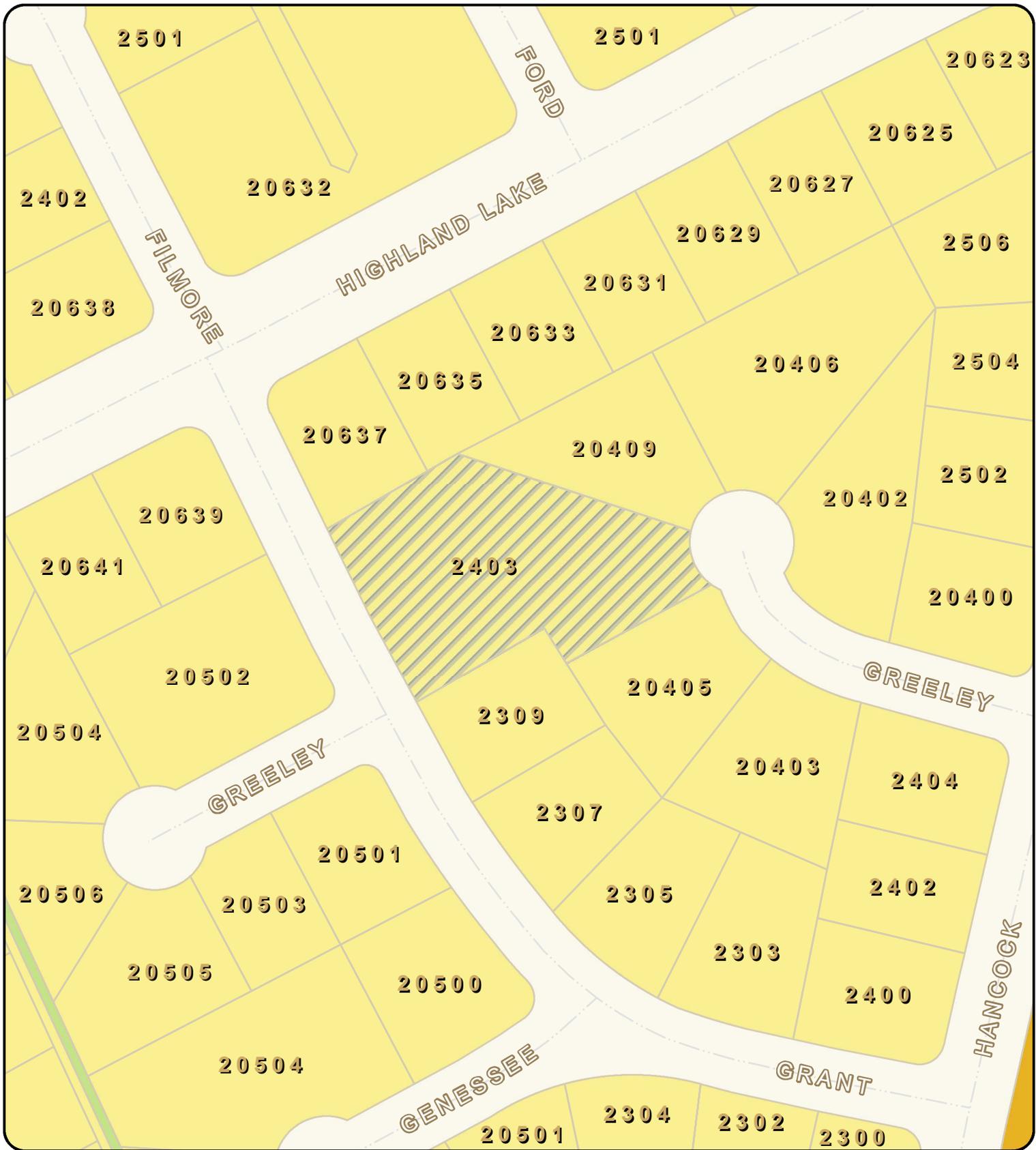
While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- High Density Residential
- Parks



1 inch = 100 feet



2403 Grant Ln

Request Type:	Conditional Use	Project:	ZON-1040
Change Requested:	Building height 18' to 20'	Date:	6/23/2015
Map Purpose:	Zoning	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Owner Parcels
- Requestor
- Zoning Classification**
- P-1A
- G-1
- R-1C
- R-4



1 inch = 100 feet

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
APRIL 16, 2015**

BE IT REMEMBERED that on the 16th day of April, A.D., 2015, the City Council held a Regular Meeting at 6:30 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Dale Mitchell	Mayor Pro Tem	Danny Smith	Police Chief
Ron Smith	Council Member	David Harrell	Development Services Director
Ed Tidwell	Council Member	Christina Bucker	Interim City Secretary
Darrel Hunt	Council Member	Starr Lockwood	Accounting Manager
Richard Bohn	Council Member	Laura Fowler	Public Works Assistant
D'Anne Gloris	Council Member	James Le Blanc	Street Superintendent
		Barbara Boulware Wells	City Attorney
		Jana Edwards	Bond Counsel

Mayor Randy Kruger called the Regular Meeting to order and recognized that all Council Members were present. Reverend Judy Loehr with Faith United Methodist Church gave the Invocation and Mayor Kruger led the Pledge of Allegiance.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

PUBLIC COMMENTS

Jimmy Lynam requested the Council consider hiring a management company to manage the golf courses. He also questioned why the American Girl Grill is forced to buy beer from the City.

Mayor Randy Kruger stated they do not buy or sell beer, they only serve it. He stated it is purchased by the Lago Vista Golf Course and all of the revenue and proceeds come back to the Lago Vista Golf Course.

Jimmy Lynam questioned why they can't sell beer.

Mayor Randy Kruger stated it was not in their contract. He stated they initially told the city they didn't want to sell beer or wine. He stated they only pay around \$500 per month for rent, they run their catering business out of there and the city pays for the electricity, and in turn they serve the beer for the city and the city gets the proceeds.

Larry Levy questioned whether it would be more beneficial for the city to continue to own or sell the golf courses. He stated the annual operating expenses and the subsidizing of them with tax dollars is a real sticking point with people. He suggested that a clear public communication and explanation of why the Council feels it is so important to own them would be beneficial. He stated that with all of the construction of new developments in the area, the courses will be profitable and will continue to add a great benefit to the community. He stated the upkeep and maintenance are expected costs but they seem to affect other projects such as sidewalks for children and sporting facilities. He suggested that the people might be more empathetic if they could see a projected timeline of when the operating costs will decrease and residents get some of their requests handled. He stated he hopes the Golf Course Advisory Board will be a link between the citizenry and the citizen and act in the capacity of an unofficial PR promoter. He stated in order to do that the city has to have a plan to reduce the costs and expenses. He stated he has not heard of any plan other than the proposed spending for another company to come in and tell the city what can be done to improve their attraction for business. He stated he would like to find out if the city is expensing the carrying costs for the 6 or 7 months no one has been able to work on the water treatment plant. He stated he estimates the costs are between \$125,000 and \$140,000 and questioned whether this is charged or allocated to the project and whether the project is truly under budget. He questioned whether the election for the balance of City Council members is still in November or December of this year. He stated he heard the City was in violation of its Charter and that the election may be moved to next May.

Jim Karolik thanked the Council for the opportunity to promote the Library Book and Bake Sale scheduled for May 2. He stated the Friends of the Library gave Firewise a special opportunity to have their coloring contest in Viking Hall. He stated Firewise President Le Green Schubert arranged to have a coloring contest at the elementary school stating kids can enter for cash prizes. He stated the middle school students have the opportunity to do a poster and art teacher Tracy Burke is coordinating that activity. He thanked the City Manager for the Trash-Off event stating it was a tremendous success. He stated hundreds of volunteers, including the Lions Club, Keep Lago Vista Beautiful and the Lady's Garden Club, picked up trash. He stated the City Manager came to the North Shore Republicans and knocked them dead.

Donnie Norman, Travis County ESD #1 Chief, updated the Council on new equipment they are getting and announced they will have a push-in ceremony on May 12 at 5:15 p.m. He announced that they will be licensed for advanced life support within the next 30 to 45 days. He stated their ISO re-evaluation will be in the spring of 2016 and they are confident they can lower their rating from a 5 to a 4 and think that a 3 is attainable with a little work, and they might even be able to look at a 2 within the next 18 months. He stated money is the biggest issue. He commended the City and stated he is appreciative of their support stating he is excited about the relationship they have with the Police Department, the City Manager and the Development Services Department.

ACTION ITEMS

12. On a motion by Darrel Hunt, seconded by Richard Bohn, the Council voted unanimously to authorize the City Manager to execute a contract with Keystone Construction Inc. for necessary repairs to Bronco Lane and associated drainage.

FUTURE MEETINGS

13. The Council considered schedules and items for future Council meetings.

EXECUTIVE SESSION

14. At 8:25 p.m. Mayor Kruger announced that the Council will convene into executive session pursuant to Sections 551.071, 551.072 and/or 551.074 Texas Government Code, and/or Section 1.05, Texas Disciplinary Rules of Professional Conduct to discuss matters as specifically listed on the agenda. He announced that item d) would not be considered as it was taken care of at the special meeting held earlier in the day.

- a) Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- b) Consultation with attorney regarding claim or possible claim related to easements;
- c) Consultation with attorney regarding taxation and transportation law issues and concerns, including but not limited to statutory processes, procedures, obligations, and/or possible claims related thereto;
- d) Consideration and review of applicants for the Golf Courses Advisory Committee.

ACTION ITEMS

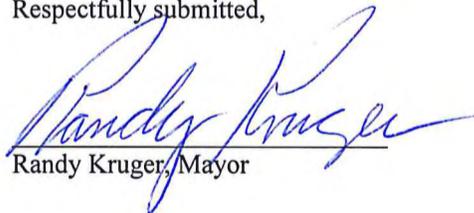
15. At 10:41 p.m. the Council reconvened from executive session into open session to take action regarding matters discussed in Executive Session as follows:

- a) No action was taken regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- b) No action was taken regarding claim or possible claim related to easements;
- c) No action was taken regarding consultation with attorney regarding taxation and transportation law issues and concerns, including but not limited to statutory processes, procedures, obligations, and/or possible claims related thereto.

ADJOURNMENT

Mayor Randy Kruger adjourned the meeting at 10:43 p.m.

Respectfully submitted,


 Randy Kruger, Mayor

ATTEST:


 Christina Buckner, Interim City Secretary

On a motion by Council Member Dale Mitchell, seconded by Council Member P. Anne Gloris, the above and foregoing instrument was passed and approved this 21st day of May, 2015.

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
APRIL 16, 2015**

BE IT REMEMBERED that on the 16th day of April, A.D., 2015, the City Council held a Special Meeting at 3:00 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

CALL TO ORDER AND CALL OF ROLL

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Dale Mitchell	Mayor Pro Tem	Danny Smith	Police Chief
Ron Smith	Council Member	David Harrell	Development Services Director
Ed Tidwell	Council Member	Christina Bucker	Interim City Secretary
Darrel Hunt	Council Member	Starr Lockwood	Accounting Manager
Richard Bohn	Council Member	Nichole Navarro	Accounting Assistant
D'Anne Gloris	Council Member	Eric Cupit	Golf Course Manager
		Greg DeLong	Code Enforcement Officer
		Keith Neffendorf	City Auditor
		Tom Lawrence	Financial Advisor

Mayor Randy Kruger called the Special Meeting to order and recognized that all Council Members were present.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

ACTION ITEMS

1. On a motion by Richard Bohn, seconded by D'Anne Gloris, the Council unanimously approved Resolution 15-1603, a Resolution of the City Council of the City of Lago Vista, Texas accepting from Neffendorf, Knopp, Doss & Company, P.C., the audit for fiscal year 2013-2014.

WORK SESSION

2. The Council discussed a tax note financing in connection with proposed improvements to the City's water and wastewater system.
3. The Council discussed a proposed Memorandum of Understanding (MOU) concerning development of lots in Bar K Estates, Section 10 concerning infrastructure additions of water, wastewater and street improvements by a developer.
4. The Council discussed budget amendments for the fiscal year beginning October 1, 2014 and ending September 30, 2015.
5. The Council discussed the FY 2015/16 budget calendar and Council budget priorities.
6. The Council discussed appointment of members to the Charter Review Committee.

ACTION ITEMS

7. On a motion by Darrel Hunt, seconded by Richard Bohn, the Council voted 6 ayes (Darrel Hunt, Richard Bohn, Ron Smith, D'Anne Gloris, Ed Tidwell and Randy Kruger) to 1 nay (Dale Mitchell) to ratify and affirm verbal amendments to Ordinance 15-03-19-01, an Ordinance by the City Council of the City of Lago Vista, Texas, creating and establishing a Golf Course Advisory Committee of the City and providing for the appointment and removal of members, terms and membership, defining their functions and duties; repealing all conflicting ordinances; providing for a severability clause and an effective date.

EXECUTIVE SESSION

- 8. At 5:24 p.m. Mayor Kruger announced that the Council will convene into executive session pursuant to Section 551.074, Texas Government Code, to consider and review applicants for the Golf Course Advisory Committee.

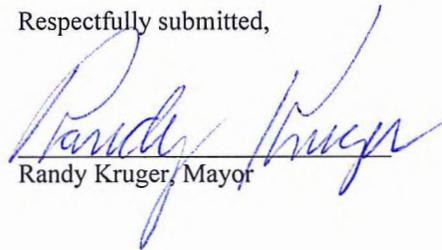
ACTION ITEMS

- 9. At 6:19 p.m. the Council reconvened from executive session into open session. On a motion by Darrel Hunt, seconded by D'Anne Gloris, the Council unanimously approved Resolution 15-1604, a Resolution by the City Council of the City of Lago Vista, Texas appointing Kevin Sullivan, Z.O. "Chip" Hamilton and Betty Houghton as members to the Golf Course Advisory Committee with terms expiring December 31, 2015, and appointing Kevin Jackson, Frank Robbins, Jim Speckmann and Pat Albus as members to the Golf Course Advisory Committee with terms expiring December 31, 2016, and appointing Darrel Hunt as the Council liaison to the Golf Course Advisory Committee.

ADJOURNMENT

Mayor Randy Kruger adjourned the meeting at 6:20 p.m.

Respectfully submitted,



Randy Kruger, Mayor

ATTEST:



Sandra Barton, City Secretary

On a motion by Council Member D'Anne Gloris, seconded by Council Member Dale Mitchell____, the above and foregoing instrument was passed and approved this 18th day of June, 2015.

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
MAY 21, 2015**

BE IT REMEMBERED that on the 21st day of May, A.D., 2015, the City Council held a Regular Meeting at 6:30 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Dale Mitchell	Mayor Pro Tem	Danny Smith	Police Chief
Ron Smith	Council Member	David Harrell	Development Services Director
Ed Tidwell	Council Member	Sandra Barton	City Secretary
Richard Bohn	Council Member	Dave Stewart	Director of Public Works
D'Anne Gloris	Council Member	Starr Lockwood	Accounting Manager
		Barbara Boulware Wells	City Attorney
		Jana Edwards	Bond Counsel

Mayor Randy Kruger called the Regular Meeting to order and recognized that all Council Members were present except for Darrell Hunt. Reverend Dale Chrisman with Trinity Anglican Church gave the Invocation and Mayor Kruger led the Pledge of Allegiance.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

PROCLAMATION

1. Mayor Kruger presented proclamations to the Lago Vista High School Girls Tennis Teams, Coach Rafael Vitolas and the Lago Vista Tennis Association declaring May 21, 2015 Lago Vista Girls Tennis Day.

PRESENTATIONS

4. City Secretary to administer the Statement of Officer and Oath of Office to new Council Members. Each new Council member signed the Statement of Officer and the Oath of Office followed by new members Jason Shoumaker and Rodney Cox taking their seat at Council.
3. Mayor Kruger to present Ed Tidwell and Richard "Dick" Bohn with plaques for their dedicated service to the City of Lago Vista. The Mayor read the plaques and thanked Ed Tidwell and Richard Bohn for their service as Council members.

PUBLIC COMMENTS

Lago Vista Jim stated that he appeared on behalf of FireWise to thank the Council for a very successful FireWise Day. Also, thanked Council for approving the Dawn Drive project which will be done before the July 4 parade. He also wanted to encourage the Council to consider establishing a 30th birthday celebration for the City.

Larry Levy thanked Mr. Bohn and Mr. Tidwell for their service and congratulated the news members and Mr. Smith on his reelection. He questioned why there is never any open discussion by Council members on the agenda items that are held in executive session.

Joan Davis has some questions regarding raising the building heights.

PRESENTATION

2. Receive and discuss monthly update on Water Treatment Plant #3 by Shay Ralls Roalson, PE, HDR. Katy Walker appeared and provided the update for the Council and addressed questions from Council and citizens.

Dave Stewart, Director of Public Works, was available to answer questions from Council and citizens.

PUBLIC HEARINGS

5. ***PUBLIC HEARING*** Regarding the issuance of the City of Lago Vista, Texas Limited Tax Note, Series 2015. The public hearing was opened at 7:15 p.m.

Mayor Kruger addressed citizens with a brief overview of the proposed tax note.

Tom Lawrence, Financial Advisor appeared and provided the Council and citizens with an overview and process of the requested tax note and address any questions.

Jana Edwards, Legal Counsel also appeared and provided a brief overview of the proposed ordinance authorizing the issuance of the limited tax note and address any questions.

After no further comments the public hearing was closed at 7:38 p.m.

6. On a motion by Dale Mitchell, seconded by Ron Smith, the Council unanimously approved Ordinance authorizing the Issuance and Sale of \$2,200,000 City of Lago Vista, Texas, Limited Tax Note, Series 2015; prescribing the Form of the Note; Levying an Ad Valorem Tax to Pay the Note; Awarding the Sale Thereof; and Enacting other provisions relating thereto.

7. ***PUBLIC HEARING*** The City Council will conduct a public hearing to obtain citizen input regarding the revised Library Internet Use & Safety Policy. The public hearing was opened at 7:43 p.m.

Jan Steele, Library Director addressed the Council to provide an outline of the proposed revised Library Internet Use & Safety Policy and answered questions from Council.

Dave Street advised that children cannot access any gun sites, chatting sites, tobacco or lottery sites, Facebook, or eBay on these computers.

Enrique Lopez asked who the internet provider was. Jan advised it would be Time Warner.

Ed Tidwell asked if the policy is available for the public to see it. The City Manager advised that it would be on the City's website and the Library's Facebook page when it is approved.

The public hearing was closed at 7:52 p.m.

8. Following a discussion and questions by Council, on a motion by D'Anne Gloris, seconded by Jason Shoumaker, the Council voted unanimously to approve the revised Library Internet Use & Safety Policy.

9. ***PUBLIC HEARING*** The City Council will conduct a public hearing to obtain citizen input regarding a conditional use to allow for an increase in height from 9' to 11.4' for a new 120 square foot accessory building (tool shed). The public hearing was opened at 7:53 p.m.

Mr. Stevens asked why the additional 3 feet was for.

Tommy Thompson, applicant, explained that he wants 3 points of aperture to the room to give him more attic space.

The public hearing was closed at 8:03 p.m.

10. Following a discussion and questions by the Council, on a motion by Jason Shoumaker, seconded by Dale Mitchell, the Council unanimously approved the request as recommended by the Planning and Zoning Commission which includes the slab.

CONSENT AGENDA

11. On a motion by Dale Mitchell, seconded by D'Anne Gloris, the Council unanimously approved the minutes of the
April 16, 2015 Regular Meeting and
April 30, 2015 Special Called meeting

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

12. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by Rodney Cox, the Council voted unanimously to approve the fourth (4th) extension on Building Permit # 1553 concerning a new single family home at 20203 Buchanan Cove in accordance with Chapter 3, Article 3.100, Section 3.100, Section 3.110(9)(D), City Code.
13. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by D'Anne Gloris, the Council voted unanimously to approve reducing existing WTP3 retainage for Matous Construction General Contractors and Excel Construction Services LLC from 5 percent to 3 percent.
14. Following a discussion by Council, on a motion from Dale Mitchell, seconded by D'Anne Gloris, the Council voted unanimously to approve the recommendation from the Golf Course Advisory Committee regarding increasing the price of products at Highland and Lago Vista golf courses.
15. Following a discussion by Council, on a motion from Rodney Cox, seconded by Dale Mitchell, the Council voted unanimously to approve the recommendation from the Golf Course Advisory Committee regarding increasing non-member green fees.
16. Following a discussion by Council, on a motion from D'Anne Gloris, seconded by Jason Shoumaker, the Council voted unanimously to approve a Resolution of the City Council of the City of Lago Vista, Texas establishing a Comprehensive Plan Advisory Committee including the appointment of Ron Smith and Dale Mitchell to serve on this Committee.
17. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by D'Anne Gloris, the Council voted unanimously to approve a Resolution by the City Council authorizing the City Manager to sign professional services agreements for engineering related services. These firms are Walker Partners, LLC, HDR Engineering, Inc., Freese and Nichols, Inc. and Cobb-Fendley.
18. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by D'Anne Gloris, the Council voted unanimously to adopt the Resolution appointing Darrel Hunt as Mayor Pro Tem to serve for a period of one year.

20. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by D'Anne Gloris, the Council voted unanimously to appoint Rodney Cox as liaison for the Building Committee and appoint Jason Shoumaker as liaison for the Board of Adjustment and Keep Lago Vista Beautiful.
21. Discussion, consideration, action if any re: Budget Amendments. Council discussed, no action taken at this time.
22. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by Dale Mitchell, the Council voted unanimously to approve a Resolution appointing a Charter Review Committee. The five members appointed are Bob Bradley, Hubbard Helm, Nicolette Raley, Parsons Townsend and Travis Wilhow.
23. Following a discussion by Council, on a motion from Jason Shoumaker, seconded by Rodney Cox, the Council voted unanimously to approve an Ordinance of the City Council of the City of Lago Vista, Texas ordering and establishing procedures for a Special Election for November 3, 2015, in the City of Lago Vista to Elect Councilmembers for Places 1, 3 and 5 and Mayor; providing for Notice of Election, providing Election Precinct and Polling Places; providing for Early Voting; providing an effective date and open meetings clause; and providing for related matters, with one amendment to section one, striking a portion which contains language regarding the length of terms pertaining to this election only.

WORK SESSION

24. Discussion concerning the sale of beer, wine, food and snacks at the Highland Lakes Golf Course and Alex's Bistro. The Council discussed at length, no further action taken at this time.
25. Departmental Reports
 - A. Airport
 - B. Municipal Court
 - C. Utility Department
 - D. Street Department
 - E. Development Services
 - F. Police Department
 - G. Library
 - H. Golf Course
 - I. Finance
26. Reports/Minutes from City Boards, Committees and Commissions
 - a. April 23, 2015 Planning and Zoning Commission Spec Meeting minutes
 - b. KLVB Report 14May15

FUTURE MEETINGS

27. Consider schedule and items for future Council meetings.

Dale Mitchell requested an Executive Session for the City Manager's twelve month appraisal in June.

City Manager suggested for June, a review of the proposed rate structure, the quarterly report on the capital improvements program and the Veterans Park.
In July, possibly a discussion regarding rewriting financial policies.

- b) Consultation with attorney regarding claim or possible claim related to easements;
- c) Consultation with attorney regarding claims or possible claims concerning city facilities.

ACTION ITEMS

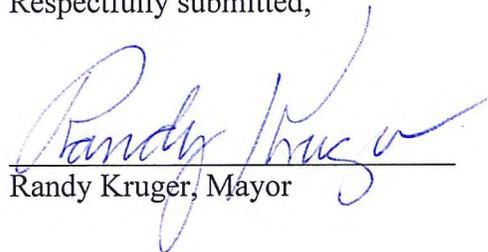
24. At 1:17 a.m. the Council reconvened from executive session into open session to take action regarding matters discussed in Executive Session as follows:

- a) No action was taken regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- b) On a motion from Jason Shoumaker, seconded by Dale Mitchell, the Council voted unanimously that no further action is authorized regarding claim or possible claim related to easements.
- c) No action was taken regarding claims or possible claims concerning city facilities.

ADJOURNMENT

Mayor Randy Kruger adjourned the meeting at 1:19 a.m.

Respectfully submitted,



Randy Kruger, Mayor

ATTEST:



Sandra Barton, City Secretary

On a motion by Council Member D'Anne Gloris, seconded by Council Member Dale Mitchell, the above and foregoing instrument was passed and approved this 18th day of June, 2015.