BEE CAVE
TEXAS
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AGENDA

City Council Regular Meeting

Tuesday, March 11, 2025

6:00 PM City Hall

4000 Galleria Parkway, Bee Cave, Texas 78738-3104

THE CITY OF BEE CAVE COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT CITY SECRETARY AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

1. Call meeting to order.

2. Roll Call.

3. Pledge of Allegiance.

4. Recognition, Event Update, and Moment of Silence.

A. Update from Director of Communications, Crystal Cotti, regarding the March 12th Facebook Live Q&A

B. Update regarding the proposed Capital Area Metropolitan Planning Organization (CAMPO) 2050 Regional Transportation Plan

C. Update regarding Household Hazardous Waste Event to be held Wednesday, March 19th at the Lake Travis Regional Reuse and Recycling Center.

5. Citizen participation for items 1 through 4.

6. Citizen Comments.

This is an opportunity for citizens to address the City Council on topics not on the agenda. Comments on the agenda items must be made when the agenda item comes before the Council. Any deliberation of the issue is limited to a proposal to place it on the agenda for a later meeting. Citizens will have up to 3 minutes to make comments.

7. 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 requests the item be removed from the consent agenda for separate consideration. Information concerning consent agenda items is available for public view.

Consent Action

A. Consider approval of the minutes of the Regular Session conducted on February 25, 2025.
Draft Minutes February 25, 2025

B. Consider approval of the Bee Cave Library annual report.
Annual Report

C. Consider approval of Resolution No. 2025-10 of the city of Bee Cave, Texas suspending the April 12, 2025 effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc. – Central-Gulf Service Area, to implement interim grip rate adjustments for gas utility investment in 2024 and requiring delivery of this resolution to the company and legal counsel.
Staff Report
Resolution No. 2025-10

8. Public hearing regarding the use of the Bee Cave Development Corporation's funds for the fiscal year(s) beginning on October 1, 2024, and ending on September 30, 2025, for the *Magnolia Musical Theatre* project.

- Staff report - Chelsey Jimenez, Economic Development/Planning Coordinator
- Presentation by Director Andrew Cannata with Magnolia Musical Theatre Group.
- Public hearing.
  Staff Report
  Request For Economic Development Funding Packet (Magnolia Theatre)
  Economic Incentive and Performance Agreement
  BCDC Resolution 2025-04

9. Discuss and consider action on second amendment to the Chapter 380 grant agreement between Kent Sport Holdings, L.P./TCHMALL Sports

LLC and the City of Bee Cave related to the proposed Willie Way extension.

- Staff report - Giancarlo Patino, Interim City Engineer.
- Public comment.
  Staff Report
  Draft of Second Amendment to Chapter 380 Grant Agreement
  Exhibit B-1, B-2, and C-2
  February 25, 2025 Report to City Council
  Original Chapter 380 Grant Agreement
  First Amendment to Chapter 380 Grant Agreement

10. **Discuss and consider action on amendment to the Consent Agreement between Kent Sport Holdings, L.P. and the City of Bee Cave related to the Exhibit depicting the water quality ponds and related improvements.**

- Staff report - Giancarlo Patino, Interim City Engineer.
- Public comment.
  Staff Report
  Draft of First Amendment to Consent Agreement
  Exhibit C-1 Concept Plan

11. **Receive update from West Travis County Public Utility Agency (WTCPUA).**

- Update from Jack Creveling, Vice President.
- Public comment.

12. **Discuss and consider action on Resolution No. 2025-11 adopting a Hotel Occupancy Tax Fund Policy.**

- Staff report - Rebecca Regueira, Assistant to the City Manager.
- Public Comment.
  Staff Report
  Resolution No. 2025-11
  Draft Hotel Occupancy Tax Fund Policy

13. **Discuss and consider action on Resolution No. 2025-12 supporting House Bill No. 21 and Senate Bill No. 867 amending provisions of Chapter 394, Texas Local Government Code, pertaining to housing finance corporations.**

- Staff report - Julie Oakley, City Manager.
- Public comment.
  Staff Report
  Resolution No 2025-12

HB 21
SB 867

14. Discuss and consider action on Resolution No. 2025-13 creating and appointing members to the Hill Country Galleria Sub-committee.

- Staff report - Julie Oakley, City Manager.
- Public comment.

Staff Report
Resolution No. 2025-13

15. Discussion and consider action regarding creating a Historic Preservation Committee.

- Report by Mayor King.
- Public comment.

16. Discuss and consider action to designate a councilmember to apply for the Texas Municipal League (TML) Small Cities Advisory Council.

- Report by Councilmember Crumbley.
- Public comment.

17. Executive Session.

City council may enter into a closed executive session to discuss the following: Consultation with the City's attorney under Texas Government Code § 551.071, deliberation regarding real property under Texas Government Code § 551.074, deliberation regarding personnel under Texas Government Code § 551.074.

A. Pending litigation styled*City of Bee Cave, Texas vs. WS-COS Development, LLC; WS-COS Investments, LLC; and Velocis Bee Cave JV, L.P.,* Cause No. D-1-GN-24-005113 in the District Court of Travis County, Texas 200th Judicial District.

B. Legal issues associated with legislation impacting municipal operations.

18. Adjournment.

Decorum Required: *Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

Action by Council Authorized: *The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072*

(Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); §551.074 (Personnel Matters) and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Approved by City Attorney: *This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.*

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions, and committees whose members are in attendance.

Approved this 7th day of March, 2025.

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Kara King, Mayor

Certificate

I certify that the above agenda and notice of meeting was posted at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas, at a place convenient to the public on the 7th day of March, 2025 at 5:00 P.M.

(Seal)

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Jo Ann Touchstone, City Secretary