CITY OF HIDEAWAY, TEXAS

BOARD OF ALDERMAN

 REGULAR PUBLIC MEETING

IN COMPLIANCE WITH THE TEXAS GOVERNMENT CODE

HIDEAWAY LAKE CLUB, INC.

CONFERENCE ROOM

 Wednesday, April 2 @ 5:00 PM

The regular public meeting of April 2, 2025, was called to order at 5:00 PM by Mayor Red Brown. The Aldermen in attendance were Horn, Robinson, Demers, George and Sailers. There was also a large group of residents in attendance. Mayor Brown led the group in saying the Pledge of Allegiance followed by a prayer.

The Minutes of the January 14, 2025 Regular Public Meeting and the February 4, 2025 Special Public Meeting were moved to be approved by Alderman Robinson and seconded by Alderman Demers and approved unanimously.

The financial report was given by Alderman Sailers. The report was moved to be approved by Alderman Demers and seconded by Alderman Robinson and approved unanimously.

Alderman Horn presented the investment report. She has been negotiating with Next Bank which has presented us with an interest rate of 4.4% on a CD which is coming up for renewal. The other investments in CDs and the Wealth Management Fund at Texas Bank and Trust are not up for renewal at this time.

Resolution #2025-01 was presented to the board naming Gwyn Jeter Horn as the City of Hideaway Investment Officer to replace Bill Kashouty. Alderman Robinson moved to accept the resolution, which was seconded the Alderman Sailers. It was approved unanimously.

Resolution #2025-02 was presented to allow TEXPOOL representatives was moved to accept by Demers and seconded by Robinson. It passed unanimously.

Old Business:

All is in place for the upcoming election on May 3, 2025.

New Business:

FOR DISCUSSION PURPOSES ONLY, Mayor Brown presented a projected plan between the City of Hideaway, Fair Corporation and the City of Lindale to de-annex 9.15 acres of land. Due to a significant demand for additional condos, Fair Corporation is considering condo development along #1 East Fairway. In order to achieve the density that they wish to achieve to make construction financially viable, they need to have sewer. The City of Lindale will only provide sewer if the property is de-annexed from Hideaway and annexed into Lindale. Mayor Brown has requested a meeting with the mayor and city manager of Lindale to further discuss this proposal. This proposal also would include sewer service for the Hideaway clubhouse and administration building. This proposal does not include any land in the Hideaway ETJ.

Mayor Brown asked for discussion by the board. Alderman Demers voiced his opinion that he was not in favor of the plan due to the fact that there would be little benefit to Hideaway City or Club, while Lindale gained land within Hideaway.

Mayor Brown discussed the issue that the buyers of the condos would be required to pay Lindale city tax, water and sewer at the rate of 1.5% of the regular rate, a homeowner’s association fee and the Hideaway Club monthly assessment amounting to approximately $1,000 per month. The owners would receive sewer, fire and police protection from Lindale. The club would maintain the streets. Clubview Road would be extended and built by Fair Corporation.

Alderman Horn questioned if the City of Hideaway would receive any benefit from this plan. The Hideaway Club and Fair Corporation would both benefit financially, but the City of Hideaway would not.

Aldermen Robinson brought up the fact that the main beneficiaries of this de-annex issue are Fair Corporation and City of Lindale. Mayor Brown explained that the Club would receive sewer for two buildings, additional membership fees, and additional monthly dues. The Club will have to pay for the construction of the sewer line and hook up.

Another point of discussion was about the removal of trees and the need for an additional noise buffer from I-20.

Citizen Comments:

1. Condos will generate money for the Hideaway Club.
2. No golf course property will be lost.
3. Additional traffic
4. Emergency exit onto 849 from Ryder Cup was discussed.
5. Tree removal
6. If this is good for the membership of the club, then it will be good for the city
7. Is there a private package plan for sewer installation that could be used for these condos?

The general consensus was that while there was financial benefit and the elimination of a troublesome septic system for the Hideaway Club, in general the board and the citizens present at the meeting were not in favor of de-annexing the 9.15 acres from the City of Hideaway to the City of Lindale.

Mayor Brown is going to meet with our representatives in Washington, D.C. to discuss the establishment of our own zip code for the City of Hideaway. This would be the first step in being able to receive the sales tax monies for items delivered within Hideaway.

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Nancy Vander Giessen

Secretary