



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232
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MINUTES
SPECIAL CITY COUNCIL MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
THURSDAY, MAY 23, 2019
5:00 P.M.

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, May 23rd, 2019 at 5:00 p.m. at City Hall, 116 Aspen Lane, Hill Country Village, Texas. This was an open meeting subject to the open meetings law of the State of Texas.

Members Present:

Mayor Gabriel Durand-Hollis
Councilman Carl A. Register
Councilman Matthew Acock
Councilman Thomas Doyle *(Left at 6:41 p.m.)*
Councilman Neal Leonard
Councilwoman Allison Greer

City Staff Present:

Frank Morales, City Administrator/Police Chief
Marc Schnall, City Attorney
Ismael Urias, Administrative Assistant

1. Call to order.

Mayor Durand-Hollis called the meeting to order at 5:04 p.m.

2. Moment of Silence and Pledge of Allegiance.

Mayor Durand-Hollis led those present in a moment of silence and the Pledge of Allegiance.

3. Discussion and possible action approving an ordinance declaring each unopposed candidate for the May 4, 2019 General Election elected to office.

Councilman Acock motioned to approve an ordinance declaring each unopposed candidate for the May 4, 2019 General Election elected to office, seconded by Councilwoman Greer. Motion passed unanimously.

4. A presentation, discussion, and appropriate action regarding the following items related to the May 4, 2019 General Election which was canceled per ordinance 1205, dated March 21, 2019.

- a. Issuing a Certificate of Election**
- b. Administering Statement of Elected Officer**
- c. Administering Oath of Office**
- d. Appointment of Mayor Pro-Tempore.**

*Statement of Elected/Appointed Officer was signed by Councilman Doyle.
Oath of Office was signed by Councilman Doyle.*

*Statement of Elected/Appointed Officer was signed by Councilwoman Greer.
Oath of Office was signed by Councilwoman Greer.*

*Statement of Elected/Appointed Officer was signed by Councilman Register.
Oath of Office was signed by Councilman Register.*

Councilman Doyle, Councilwoman Greer and Councilman Register were sworn in by Mayor Durand-Hollis.

*Mayor Durand-Hollis asked the council for a motion to appoint a Mayor Pro Tempore.
Councilwoman Greer motioned for Councilman Doyle to be Mayor Pro Tempore,
Councilman Neal seconded the motion. Motion passed unanimously.*

CONSENT AGENDA:

The following items are of a routine or administrative nature. The City Council has been furnished with background and support material on each item, and/or it has been discussed in a previous meeting. All items can be acted upon by one vote without being discussed separately, unless requested by a Council Member or the Mayor, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one motion and vote of the City Council.

5. Discussion and possible action approving the minutes of the City Council Meeting of March 21, 2019.

Councilman Acock motioned to approve the minutes of the City Council Meeting of March 21, 2019, seconded by Councilwoman Greer. Motion passed unanimously.

INDIVIDUAL ITEMS FOR CONSIDERATION:

6. Citizens to be heard.

At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic

is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no council action may take place and no council discussion or response is required to the speaker. However, the Mayor or the City Administrator may make a statement of specific factual information in response to an inquiry or recite existing policy in response to an inquiry. A time limit of two minutes per speaker is permitted; the council may extend this time at their discretion.

There were no citizens to be heard.

7. Discussion and possible action on a Development Agreement between the City of Hill Country Village and Embrey Partners, Ltd. or its assignee concerning the property legally described as an 11.999 acre or 522,689 square feet, more or less, tract of land being parcels 2,3,4,5, and 6 described in deed to Marmon Family Properties, Ltd. Recorded in Volume 6575, Page 1539, of the Official Records of Bexar County, Texas, and a 6.128 acre tract described in Deed to Marmon Family Properties, Ltd. Recorded in Volume 16352, Page 1197, of the Official Records of Bexar County, Texas, and a 0.856 acre portion of the HCV Tower, LLC property.

Mr. Jimmy McCloskey of Embry Partners answered council member's questions about the proposed development.

Councilman Acock motioned that we resolve that the City of Hill Country Village enter into a Development Agreement with Embry Partners, Ltd. or it's assignee in regard to the 11.999 acre parcel of land described in exhibit A to this resolution and a 0.856 acre parcel of land now owned by HCV Tower, LLC substantially and materially in the form of the Development Agreement presented to the City Council on May 23, 2019 inclusive of exhibits A, B, C and D resolved further that Gabriel Durand-Hollis, Mayor of the City of Hill Country Village, be and is hereby authorized to execute on behalf of the city, a Development Agreement in accordance with the foregoing resolution, seconded by Councilman Register. Motion passed unanimously.

8. Discussion and possible action approving a Resolution of the City of Hill Country Village, Texas, supporting Census Programs, Surveys, and Other Critical Preparations for Accurate Enumeration in the 2020 Census; and providing an effective date.

Mr. Dwayne Robinson, Constituent Services Director for Bexar County, addressed the city council about Census Programs, Surveys, and Other Critical Preparations for Accurate Enumeration in the 2020 Census.

Councilwoman Greer motioned to approve a Resolution of the City of Hill Country Village, Texas, supporting Census Programs, Surveys, and Other Critical Preparations for Accurate Enumeration in the 2020 Census; and providing an effective date, seconded by Councilman Register. Motion passed unanimously.

9. Discussion with personnel from Frost Bank Capital Markets regarding financing for a possible bond package.

(This item was heard after item 10)

Mr. Don Frost and Mr. Duncan Morrow of Frost Bank addressed the city council regarding financing for a possible bond package.

10. Discussion and possible action on a proposal from Council members Register and Greer to initiate a City of Hill Country Village 2019 Street and Drainage Program as identified in the report submitted by M & S Engineering.

(This item was heard before item 9)

Councilwoman Greer motioned to initiate a City of Hill Country Village 2019 Street and Drainage Program as identified in the report submitted by M & S Engineering, seconded by councilman Register. Motion passed unanimously.

11. Discussion and possible action on options concerning a City of Hill Country Village 2019 Street and Drainage Program as identified in the report submitted by M & S Engineering.

No action taken.

12. Discussion and possible action approving a fee proposal and task order to provide engineering services related to the design, bidding and construction for the City of Hill Country Village 2019 Street and Drainage Program.

Councilman Register made a motion approving a fee proposal and task order to provide engineering services related to the design, bidding and construction for the City of Hill Country Village 2019 Street and Drainage Program, seconded by Councilwoman Greer. Motion passed unanimously.

13. Presentation of the March 31, 2019 and April 30, 2019 financial statements.

Councilman Register made the presentation of the March 31, 2019 and April 30, 2019 financial statements.

14. Discussion regarding the Fiscal Year 2019 – 2020 City of Hill Country Village proposed budget.

This item was tabled.

15. Discussion and possible action assigning future dates and times for the Fiscal Year 2019-20 City of Hill Country Village Budget Work Sessions.

No action taken.

The City Administrator is to set up a date and time for the Fiscal Year 2019-20 City of Hill Country Village Budget Work Sessions.

16. Discussion and possible action appointing new members and/or reappointing existing members to the Board of Adjustment.

Councilwoman Greer made a motion reappointing existing members Mr. John Dulske, Mr. Doug Boom and Mr. Jay Eddy, seconded by Councilman Acock. Motion passed unanimously.

Existing member Mr. Jeff Garvens has resigned his position.

17. Discussion and possible action appointing a new member and/or reappointing an existing member to the Zoning Commission.

Councilman Leonard motioned to reappoint existing member Mr. Paul Blackburn to the Zoning Commission, seconded by Councilman Acock. Motion passed unanimously.

18. Discussion and possible action appointing new members and/or reappointing existing members to the Business District Construction Review Board.

Councilwoman Greer motioned to reappoint existing members Mr. Steve Marceau and Mr. Greg Blasko to the Business Construction Review Board, seconded by Councilman Acock. Motion passed unanimously.

Existing member Mr. Jeff Garvens has resigned his position.

19. Discussion and possible action appointing new members and/or reappointing existing members to the Economic Development Corporation Board.

Councilwoman Greer motioned to reappoint existing member Mr. Blasko and appoint Mr. John Dulske to the Economic Development Corporation Board, seconded by Councilman Leonard. Motion passed unanimously.

Mr. Doug Boom and Mr. Jeff Garvens have resigned their positions.

20. Report by Mayor on matters of community interest.

Mayor Durand-Hollis did not have anything to report.

21. Report by City Administrator/Chief of Police on matters of community interest.

City Administrator Morales reported City Hall would be closed Monday, May 27th, 2019 in observance of Memorial Day.

Administrator Morales also wanted to thank Councilman Register for serving as Mayor Pro-Tempore for several years. He praised Councilman Register for always being so helpful.

22. Adjourn.

The Council reserves the right to discuss and appropriately act upon any item stated on this agenda in open session. The Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). No action may be taken in Executive Session.


The City Council Meeting was adjourned at 7:01 p.m.

APPROVED THIS 1st DAY OF AUGUST 2019.

ATTEST:



Frank Morales
City Administrator



Gabriel Durand-Hollis
Mayor