



CITY OF HILL COUNTRY VILLAGE
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**MINUTES
SPECIAL CITY COUNCIL MEETING AND
FY 2019-20 BUDGET WORKSHOP
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
TUESDAY, JUNE 18, 2019
9:30 A.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, June 18th, 2019 at 9:30 a.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
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 9:30 a.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.

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unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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.

There were no items on the Consent Agenda.

INDIVIDUAL ITEMS FOR CONSIDERATION:

3. 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.

Ms. Melissa Childers-White of 212 Village Circle wanted to speak on Impact Fees. She requested that the city council contemplate an ordinance that would include impact fees to protect the city in any future projects.

4. Discussion on 203 W. Bitters Road and the potential use as an assisted living facility.

Mr. Daniel Evans of 203 W. Bitters Road told the council he had a contract with a potential buyer for his house. The potential buyer wanted to convert the house into an assisted living facility. The potential buyer wanted to originally accommodate six residents but has a license where she can accommodate up to sixteen residents. Mr. Evans wanted to know if accommodating sixteen residents would be a problem in the future.

City attorney Marc Schnall explained that in order for the assisted living facility to accommodate more than six residents and two staff members, the property would have to be rezoned. This is according to Chapter 123 of the Human Resources Code.

5. Discussion on 405 Winding Way and a potential use as a church.

Ms. Nancy Dick of 203 Tower Drive expressed her opposition to using this property for a church.

Mr. Steve Marceau of 215 Tomahawk Trail told the council that the zoning ordinance would restrict the potential church to only using 30% of the property for structures.

Dr. Bernard Swift of 101 Winding Way expressed his opposition to using this property for a church.

Mr. Scott Jones of 407 Winding Way expressed his opposition to using this property for a church.

An Application for Special Use has not been submitted by church representatives as of this date.

6. Discussion and possible action on responses to the Request for Proposals issued regarding the approximately 14 acre parcel of land owned by the City of Hill Country Village and located on Bitters Road.

One Proposal was received by the city. Attorney Marc Schnall advised the council that the proposal should not be shared with anyone outside the governing body as the proposal may contain sensitive information.

Councilman Register suggested the city put out another Request for Proposals to see if more would be submitted.

Mr. Lonnie Wulfe of 212 Tower Drive suggested that the decision on what to do with the property be turned over to the EDC who have far more ability to negotiate than does the council.

Councilman Acock motioned to have Attorney Marc Schnall get with the company that sent the one proposal and ask them to redact any sensitive information so the proposal could be viewed by citizens, seconded by Councilman Register.

Attorney Marc Schnall said he did not see it necessary to ask the company if the proposal could be released to the public as he would be able to look at it himself and see if there is anything proprietary in the proposal.

Councilman Acock modified his motion to allow Attorney Marc Schnall to look at the proposal to ensure proprietary information is not released, seconded by Councilman Doyle. Motion passed unanimously.

Councilman Acock motioned for Attorney Mach Schnall to evaluate the idea of using the EDC as a potential avenue of promoting this project as opposed to the city council process, seconded by Councilman Leonard.

7. Discussion on potential Bond election for streets and drainage and potential for an election related to sales tax.

Mr. Jeffrey Kuhn of Norton Rose Fulbright US LLP spoke to the council on potential Bond election for streets and drainage and potential for an election related to sales tax.

8. Discussion on the City of Hill Country Village Annual Budget for Fiscal Year 2019-20.


This item was not discussed.

9. 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 11:58 a.m.

APPROVED THIS 1st DAY OF AUGUST 2019.

ATTEST:


Frank Morales
City Administrator



Gabriel Durand-Hollis
Mayor