



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 15, 2019
5:00 P.M.

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, May 15th, 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
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 5:01 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.

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being discussed separately, unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring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.

Mr. Greg Blasko of 205 Hill Country Lane spoke on behalf of his wife, Mrs. Blasko. Mrs. Blasko wanted to know if anything was being done about cleaning up the property located at 14723 San Pedro. City Administrator Frank Morales told Mr. Blasko that the owner was currently in the process of cleaning up the property.

Mr. Greg Blasko wanted to speak on the process of working with developers that come into the city. Mr. Blasko thought there should be a committee comprised of two council members, two members of zoning and one member of the EDC that could meet with developers before any proposals were brought to City Council. Mr. Blasko has read the current proposal and thought many issues could have been averted had there been such a committee.

4. Discussion and possible action on a Development Agreement between the City of Hill Country Village and Embrey Partners, LLC 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 0.82 acre portion of the HCV Tower, LLC property.

Mr. Jimmy McCloskey of Embrey Partners expressed his thanks to the council and city staff on working through the process of this future development. Mr. McCloskey told the council he has done his best to address the concerns of the residents and city council during this process, noting several revisions made as a result of considering the concerns raised. Mr. McCloskey answered questions from the council and audience.

The council was provided a Version 1 and a Version 2 of a proposed development agreement with Embrey Partners.

Councilman Acock made a motion to use Version 1 with a payment in lieu of taxes in the initial amount of \$44,000.00 and incorporate the site plan to include the wall design, the agreement to include a requirement that the plat of the property covered by the Development Agreement show a one-foot non-access easement along Tower Drive and Marmon Ridge, a clarification as to the covenants running with the land being during the term of the Development Agreement, and a revision to state that the Developer will sign the Development Agreement after closing on its purchase of Tracts A and B.

Councilman Leonard seconded the motion. The motion was adopted by a unanimous vote.

5. Mayor's Report to Council.

Mayor Durand-Hollis had nothing to report.

6. Communications with the City Administrator/Chief of Police.

City Administrator Morales had nothing to report.

7. 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 6:36 p.m.

APPROVED THIS 23rd DAY OF MAY 2019.

Gabriel Durand-Hollis
Mayor

ATTEST:

Frank Morales
City Administrator