



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232
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**MINUTES
CITY COUNCIL MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
THURSDAY, NOVEMBER 16, 2023
5:00 P.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, November 16, 2023, at 5:00 p.m. at City Hall, 116 Aspen Lane, Hill Country Village, Texas. This was an open meeting subject to the Texas Open Meetings Act.

Members Present:

Mayor Gabriel Durand-Hollis
Councilman Matthew Acock
Councilman Tom Doyle
Councilwoman Allison Francis
Councilman Greg Blasko
Councilman Carl Register

Members Not Present:

City Staff Present:

City Administrator/Chief of Police, Frank Morales
Permit Clerk/Administrative Assistant, Rafael Diaz

1. Call to order.

Mayor Durand-Hollis called the meeting to order at 5:00 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Durand-Hollis led those present in the invocation and 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being discussed separately, unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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.

3. Discussion and possible action approving the minutes of the City Council Meetings of September 21, 2023 and September 28, 2023.
4. Discussion and possible action approving an Ordinance designating San Antonio Express-News as the City's official newspaper.
5. Discussion and possible action approving an Ordinance authorizing the execution of a contract for election services for the November 7, 2023 Special Election with Bexar County Election's Administrator in an amount not to exceed \$1,000.
6. Discussion and possible action approving an Ordinance appointing Mr. Anthony Arriaga as the Prosecutor for the City of Hill Country Village.
7. Discussion and possible action on an Ordinance authorizing entry into an Interlocal Agreement with San Antonio Water System regarding the provision of billing services for sewer service charges.

Councilwoman Francis motioned to approve the Consent Agenda as presented. Councilman Acock seconded the motion. The motion was passed unanimously.

INDIVIDUAL ITEMS FOR CONSIDERATION:

8. 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. McNair, of 114 Cherokee Lane, wanted to bring attention to the time and date that City Council Meetings are conducted. He asked the City Council to consider holding meetings on Tuesdays or Wednesdays at 6:00 or 6:30 p.m.

9. Discussion and presentation from San Antonio Water System Staff regarding the SAWS tower located at Tower Drive and Limestone Creek.

Item 19 of the agenda was discussed before item 9.

Councilwoman Francis introduced Mr. Mark Brewton, who serves as Senior Corporate Council at San Antonio Water System.

Mr. Brewton gave brief background on the existing tower, formerly owned by Bexar Met, and explained that they had signed long term leases with cellular services allowing them to build and maintain antennas on top of the tower.

SAWS reached out to T-Mobile in order to find an equitable solution for all parties involved in the BexarMet lease agreements. T-Mobile referred SAWS to Alta Towers, a cell tower operation company based out of New Braunfels. SAWS and Alta Towers negotiated and signed a lease in September of 2023 to build a standalone cell tower on site so that the existing antennas can be migrated before demolishing the tower. Alta Towers believes that they will start construction in June of 2024, and SAWS will be able follow just behind them in order to start the bidding process for the demolition of the tower. Mr. Brewton estimated that the tower could possibly demolished in December of 2024.

Councilman Blasko asked if the tower had lead-based paint. Mr. Brewton stated that SAWS had conducted a paint chip analysis and the results were below regulatory thresholds for defining lead-based paint. Councilman Blasko also asked who will own the land and who will own the tower. Mr. Brewton said that SAWS owns the land and that Alta Towers will own the tower who in turn will enter into a lease agreement with T-Mobile allowing them to hang their antennas onto the tower.

10. Discussion and possible action accepting the Year End Summary of Delinquent Tax Collection Activities and Results for the City of Hill Country Village for the period of October 1, 2022-September 30, 2023 from Linebarger Goggan Blair and Sampson, LLP.

Mr. Julian Casillas, of Linebarger Goggan Blair and Sampson, LLP., presented their Year End Summary and answered the City Council's questions as he went.

Councilman Register motioned to accept the presented summary. Councilman Acock seconded. The motion was passed unanimously.

11. Discussion and possible action approving a design presented by Boulder Designs by River City Stone Craft to construct and install entrance monuments/pillars at every entrance to the City of Hill Country Village with the exception of the entrance at Winding Way and US 281 North, with the cost not to exceed \$40,000.

Chief Morales introduced Mr. Paul and Mr. Ruben Lozano of Boulder Designs. They explained their proposed designs and answered Council's question as they went. Mr. Paul Lozano explained the construction and safety features of the proposed monuments. They are a hollow, composite design, made to look like any stone desired, and also made to give and break in the event of a collision in order to minimize potential injuries.

Councilman Doyle suggested that Council workshop with the HOA and get input from residents regarding the potential design of the entrance monuments.

No action was taken on this item.

12. Discussion and possible action approving a budgetary transfer from City reserves to Public Works Sign Maintenance not to exceed \$40,000.

No action was taken on this item.

13. Discussion and possible action on a Resolution canvassing the returns and declaring the results of three special elections previously ordered to be held in the City on November 7, 2023 for the purposes of reauthorizing the City's sales and use

tax for street maintenance, repurposing the proceeds of certain street maintenance bonds for City Hall, and authorizing the City to sell certain property on Bitters Road as zoned R2 residential to finance City Hall and resolving other matters in connection therewith.

Mrs. Rose Kanusky, of McCall Parkhurst and Horton, walked the City Council through the Resolution, the results of the canvas, and asked that the City Council allow them to enter the results of the election into the City's records.

*Proposition A: For 195 or 89%
Against 24 or 11%*

*Proposition B: For 169 or 78%
Against 48 or 22%*

*Proposition C: For 170 or 79%
Against 44 or 21%*

Total vote count: Between 214-219

Councilman Acock motioned to adopt the proposed Resolution. Councilman Blasko seconded the motion. The motion was passed unanimously.

14. Discussion and possible action on next steps regarding the new City Hall Project including (1) requesting a proposal from LPA., Inc. for complete design, engineering, bidding, and construction services for a new City Hall and (2) other matters related to design or construction of a new City Hall.

Ms. Flowers, and Ms. Smith of LPA led the City Council through a presentation outlining what the City has done with LPA up until that point. They provided a rough timeline of how the project would progress if the City agrees to continue with LPA.

Councilman Doyle motioned to ask LPA to bring forward separate proposals along the process for the design and completion of the new City Hall. Councilwoman Francis seconded the motion. The motion was passed unanimously.

15. Discussion and possible action on an Ordinance amending Section 58-196 of the Code of Ordinances to add a provision stating that valid and current permits for motorized carts issued by the Town of Hollywood Park shall constitute an approved permit issued under Section 58-196 of the Code of Ordinances.

Councilwoman Francis motioned to adopt the proposed amendment to the Code of Ordinances. Councilman Register seconded. All but Councilman Acock voted in favor of the motion. The motion was passed.

16. Discussion and possible action on an Ordinance amending Section 14-103 of Chapter 14 of the Code of Ordinances to add an additional requirement to fencing construction standards.

Councilman Blasko gave brief background on what the Ordinance entails, why it was proposed, and what it would do for the City. Adding a drainage study requirement to

fencing construction standards would prevent the change of existing water flow that could potentially inconvenience or hurt nearby residents.

Councilman Blasko motioned to adopt the proposed amendment to the Code of Ordinances. Councilman Doyle seconded the motion. The motion was passed unanimously.

17. Discussion and possible action concerning Sections 58-160 through 58-162 of the Code of Ordinances and concerning placement of brush or other materials in the public right-of-way of the City. Possible Executive Session pursuant to Section 551.071, Texas Government Code, consultation with attorney.

The City Council went into Executive Session to consult with the City Attorney at 7:00-7:01 p.m.

The City Council exited Executive Session at 7:29-7:30 p.m.

No action was taken on this item.

18. Announcements by Councilmembers on items of community interest in accordance with Section 551.0415 of the Texas Government Code.

City Attorney, Mr. Marc Schnall, gave background on the new Section of the Texas Government Code that governs items of community interest.

Councilman Acock reminded the City Council to continue the discussion on speed limits in the City.

Councilman Blasko announced that the HOA will be having a Christmas party on December 3, 2023.

19. Presentation regarding the September 30, 2023 financial statements.

Mr. Alexander Baez, of VAL3XO, led the City Council through the financial statements and addressed questions and concerns as he went.

20. Report by Mayor Durand-Hollis on items of community interest.

Mayor Durand-Hollis had nothing to report.

21. Report by City Administrator/Chief of Police Frank Morales on items of community interest.

Chief Morales gave a report on the data that the radar trailer had gathered on the 400 block of Tower Drive. He noted that the average speed was 34.37 MPH and the fastest was 41 MPH.

He also announced that City Hall will be closed in observance of several holidays on the dates below.

City Hall will be closed on the following days in observance of Thanksgiving, Christmas and New Year's Day.

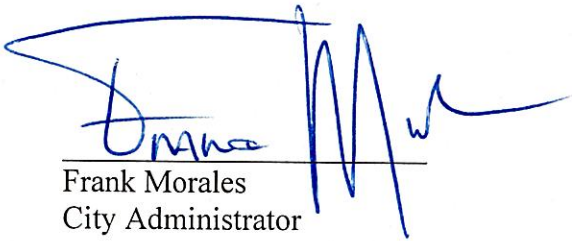
November 23rd and 24th
December 22nd and 25th
January 1st

22. Adjourn.

Mayor Durand-Hollis adjourned the meeting at 7:37 p.m.

The Council reserves the right to discuss and appropriately act upon any item stated on this agenda in an 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.

APPROVED THIS 18 DAY OF JANUARY, 2024



Frank Morales
City Administrator



Gabriel Durand-Hollis
Mayor