



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232  
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**AGENDA**  
**CITY COUNCIL MEETING**  
**CITY HALL**  
**116 ASPEN LANE**  
**HILL COUNTRY VILLAGE, TEXAS 78232**  
**THURSDAY, APRIL 16, 2026**  
**5:30 P.M.**

**Mayor: Gabriel Durand-Hollis**  
**Council Place #1: Heather Chandler**  
**Council Place #2: Matthew Acock**  
**Council Place #3: Frank Rivas**  
**Council Place #4: Greg Blasko**  
**Council Place #5: Allison Francis**

125 APR 9:10:02

1. Call to order.
2. 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being discussed separately, unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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 Meeting of March 19, 2026.
4. Discussion and possible action appointing Mr. John Dulske and Mr. Jay Eddy as Primary Members of the Board of Adjustment.
5. Discussion and possible action appointing Mr. Doug Boom as an Alternate Member of the Board of Adjustment.
6. Discussion and possible action appointing Ms. Melissa Childers-White, Mr. Doug Boom, Mr. Paul Blackburn, and Ms. Roxanna Gonzales-Soza as Primary Members of the Zoning Commission.

**INDIVIDUAL ITEMS FOR CONSIDERATION:**

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

8. Report by City Council members on items of community interest.

9. 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.*

10. Discussion and possible action on an agreement with Joeris General Contractors, Ltd. to provide Construction Manager-at-Risk services as the Constructor for the new City Hall Project.

11. Presentation and Discussion regarding the March 31, 2026, financial statement.

12. Discussion and setting one or more dates and times for a workshop on the City of Hill Country Village FY 26-27 City Budget.

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

14. 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.*

*A copy of this meeting's agenda packet is available for public inspection, review, and copying at City Hall during regular business hours.*

  
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Frank Morales  
City Administrator

'26 APR 9 AM 10:02



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**MINUTES  
CITY COUNCIL MEETING  
CITY HALL  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
THURSDAY, MARCH 19, 2026  
5:30 P.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting on Thursday, March 19, 2026, at 5:30 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 Greg Blasko  
Councilwoman Heather Chandler  
Councilman Frank Rivas  
Councilwoman Allison Francis

**Members Not Present:**

**City Staff Present:**

City Administrator, Frank Morales  
Administrative Assistant, Linda Solis  
City Attorney, Marc Schnall  
Finance, Alexander Baez

**1. Call to order.**

*Mayor Durand-Hollis called the meeting to order at 5:30 p.m.*

**2. Invocation and Pledge of Allegiance.**

*Mayor Durand-Hollis led those present in the Invocation and the Pledge of Allegiance.*

**CONSENT AGENDA:**

**3. Discussion and Possible Action approving the minutes of the City Council Meeting of February 12, 2026, and February 19, 2026.**

**4. Discussion and possible action on Ordinance ordering the cancellation of the May 2, 2026, General Election.**

*Councilman Blasko pulled the February 12, 2026, minutes to discuss.*

*Councilwoman Francis motioned to approve the consent agenda minutes of February 19, 2026, and the Ordinance ordering the cancellation of the May 2, 2026, General Election; Councilman Blasko seconded the motion.*

*Motion passed.*

*Councilman Blasko indicated that, under the citizens-to-be-heard, the minutes needed to be more specific, from vehicle to motorhome.*

*Councilman Blasko motioned to amend the minutes of the February 12, 2026 meeting, to replace the word “vehicle” with the words “motor home” at 106 Pontiac Lane, under the citizen to be heard. Councilman Rivas seconded the motion.*

*Motion passed.*

*Councilman Blasko motioned to approve the amended minutes for February 12, 2026. Councilwoman Chandler seconded the motion.*

*Motion passed.*

#### **INDIVIDUAL ITEMS FOR CONSIDERATION:**

##### **5. Report by Mayor Durand-Hollis on items of community interest.**

*Mayor Durand-Hollis congratulated Councilwoman Chandler as the new Mayor for the May election. He thanked the City and the City Council for all the years of serving the city.*

##### **6. Report by City Council members on items of community interest.**

*Councilman Acock gave a wonderful appreciation to Public Works for the edging of the ribbon curbing for the city.*

*Councilman Blasko requested that the area be sprayed to keep the weeds away from the asphalt.*

*Councilman Rivas gave an update on the Cavalry Trail committee. The committee and City staff sent out a questionnaire, encouraging feedback returned by April 10<sup>th</sup>. He recognized the Mayor for all the mentoring that was given over the past year for the City Council.*

##### **7. 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.*

*Pat Schneider indicated in the Zoning code 78-16 District use; it specifically states motorhome. He requested an update for the property 106 Pontiac Lane.*

*Chief Morales provided facts about the property at 106 Pontiac Lane.*

*Pat Schneider informed that there is a horse trailer at 106 Pontiac Lane that violates the city ordinance.*

**8. Discussion and possible action on an agreement with Joeris General Contractors, Ltd. to provide Construction Manager-At-Risk services as the Constructor for the new City Hall Project.**

*Sara Flowers presented a report with the City Attorney on the details of the agreement.*

*City Council was given a time period to email questions or concerns about the agreement provided to the council by Friday, March 27, 2026, by 5:00 p.m.*

*Councilman Rivas motioned that the City of Hill Country Village enter into a Standard Form of Agreement between Owner and Construction Manager as contractor with Joeris General Contractors Ltd for the new City Hall project, provided that the terms of such agreement are acceptable to the Mayor, Councilwoman Chandler, and legal counsel for the city, with the understanding and provision that the council members will submit comments and questions to the City Administrator/ Chief Morales by 5 p.m. on March 27, 2026, regarding said contract. Councilman Blasko seconded the motion.*

*Motion passed.*

**9. Presentation and discussion regarding the February 28, 2026, financial statements.**

*City Council discussed the financial statements with Alexander Baez.*

**10. Discussion on ordinance of the City Council of the City of Hill Country Village amending Chapter 38, Nuisances, of the Code of Ordinances to create a safety zone.**

**Possible Executive Session pursuant to Texas Government Code Section 551.071, consultation with attorney.**

*Councilman Blasko is requesting a safety zone from the edge of the street for risk management for the residents of the city.*

*Steve Marceau appreciated the council for their service. When the amendment of Chapter 38, Nuisances, of the Code of Ordinances to create a safety zone is on the agenda for the city council meeting in the future, and the residents are fully informed, he will come back to speak on the item.*

*Councilman Blasko pulled the item.*

**11. Presentation of Settlement Agreement with Alta Towers, LLC, and of Final Judgment entered by the United States District Court in the Alta Towers lawsuit against the City, including Special Use Permit, and discussion.**

*City Council discussed the settlement agreement.*

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

*Chief Morales informed residents to please call the dispatch phone 210-335-6000 and not City Hall for all minor emergencies.*

**13. Adjourn.**

*Mayor Durand-Hollis adjourned the meeting at 6:51 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 16<sup>th</sup> DAY OF APRIL, 2026.**

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Gabriel Durand-Hollis  
Mayor

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Frank Morales  
City Administrator

**Cash Balances**

	<u>As of</u>
	<u>3/31/2026</u>
<b>Texas Partners Bank Accounts</b>	
1001 · General Operations (includes Payroll, Petty Cash, Merchant Accts)	507,620.77
1005 · Capital Project Fund	8,025.78
1007 · Debt Service Fund	4,144.84
1010 · Road Maintenance Fund	7,255.96
1020 · Economic Development Corp Fund	16.50
1040 · Special Revenue	28,635.29
<b>Total Partners Bank</b>	<u>555,699.14</u>
<b>Texas Class Investment</b>	
03-1012 · TX Class Road Maintenance-0005	1,947,316.88
04-1006 · TX Class Capital Project-0003	4,751,693.98
10-1030 · TX Class Economic Dev Corp-0002	44,499.46
01-1003 · TX Class General Operation-0001	1,572,991.08
SR91003 TX Class Special Revenue-0004	370,602.78
<b>Total Texas Class Investments</b>	<u>8,687,104.18</u>
<b>Combined Totals:</b>	
<b>General Fund :</b>	2,080,611.85
<b>Capital Project :</b>	4,759,719.76
<b>Debt Service :</b>	4,144.84
<b>Road Maintenance :</b>	1,954,572.84
<b>Economic Development Corporation :</b>	44,515.96
<b>Special Revenue :</b>	399,238.07
<b>Total</b>	<u>9,242,803.32</u>

Estimated: Average Monthly Cash Outflow for all activity/operations	175,000.00
Conservative Reserve for 6 Months	1,050,000.00