



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, AUGUST 20, 2026
5:30 P.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting on Thursday, August 20, 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 Heather Chandler
Councilwoman Allison Francis
Councilman Greg Blasko
Councilwoman Patricia Walker
Councilman Frank Rivas
Councilman Corey Clark

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 Chandler called the meeting to order at 5:30 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Chandler 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 July 16, 2026, and the Special City Council Meeting of August 5, 2026.

Councilman Rivas motioned to adopt the consent agenda; Councilwoman Walker seconded the motion.

Motion passed.

INDIVIDUAL ITEMS FOR CONSIDERATION:

4. Report by Mayor on items of community interest.

Mayor Chandler appreciates the City staff and Police officers for distributing school supplies at the back-to-school event.

Councilwoman Francis and Mayor Chandler attended the Metro SA Chamber's Fourth Annual Mayors' Breakfast.

Mayor Chandler informed residents that the City had engaged a consultant to prepare a staffing and operations assessment report. The consultant was hired to assess City staff processes and procedures and will present the report, including any deficiencies or recommended improvements, at the September 17th City Council meeting.

Mayor Chandler referenced the ordinance governing the City Council meeting process and procedures, Chapter 2, Article 2, Section 2-26.

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

No report from the City Council.

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.

Pat Schneider, 105 Limestone Creek, expressed appreciation to the Mayor and City Council for their service. Mr. Schneider spoke regarding standing water on Marmon Ridge Road, which he stated violates the Texas Water Code.

Roma Cook, 303 Tower Dr, expressed appreciation for the slow-down sign installed near the residence.

Gus Beck, 215 Limestone Creek, stated that he would speak on Item No. 10 following the City Engineer's presentation.

Gabriel Durand-Hollis, 16311 Hidden View, the former Mayor, stated that comparisons of the City's tax rate to those of other municipalities do not account for differences in the services provided by Hill Country Village. Mr. Durand-Hollis asked that City Council to carefully consider transferring funds to the New City Hall project because the funds took a long time to accumulate. He also asked the City Council to consider the fees included

in the draft nuisance/safe zone ordinance. Mr. Durand-Hollis expressed appreciation to the Mayor, City Council, and City staff.

Peggy Stoll, 110 Cherokee Lane, asked the City Council to consider residents' concerns regarding fees associated with the proposed restrictions and consider the City's unique trees and plant sizes. She offered to serve as a point of contact with the Bexar Branches Alliance to help identify other trees that should be addressed in the ordinance and may not constitute a nuisance.

Councilman Blasko raised a point of order, noting that Item No. 10 was not an action item and that the City Engineer could proceed with the presentation.

City Engineer Tom Turk of Freeland & Turk presented information regarding Marmon Ridge.

7. Discussion and possible action on the transfer of funds from the City's reserve fund for the construction of the New City Hall building.

Mayor Chandler provided an update on the New City Hall building budget following the committee's most recent meeting.

LPA architect, Lorence Garcia, presented the current options available for the New City Hall building and provided cost totals for building construction and soft costs.

Councilwoman Francis motioned to table the agenda item; Councilman Rivas seconded the motion.

Motion approved.

8. Discussion and possible action on the bids submitted by the City Engineer for the proposed roadway repairs on Hill Country Lane and Cherokee Lane.

Mayor Chandler provided an update regarding the \$92,500 received from the Austin Bridge Road settlement. A portion of the funds will be used to repair Hill Country Lane and Cherokee Lane.

City Engineer Tom Turk of Freeland & Turk gave a presentation and reported that three bids had been received for the repairs.

Councilman Rivas motioned to accept the bid from Blackout Paving to repair the streets on Hill Country Lane and Cherokee Lane. Councilwoman Walker seconded the motion.

Motion approved.

9. Discussion and possible action regarding Blackhawk Trail improvements based on the City Engineer's evaluation and recommendations.

City Engineer Tom Turk of Freeland & Turk gave a presentation.

The City Council requested a prioritized list of streets needing repairs, a proposed construction approach, and cost estimates.

No action taken.

10. Deliberation, discussion, and possible action regarding the value of Marmon Ridge Road.

Possible Executive Session pursuant to Texas Government Code Section 551.071, consultation with attorney, and Texas Government Code Section 551.072, deliberation about real property.

City Engineer Tom Turk of Freeland & Turk presented information regarding Marmon Ridge Road.

Councilman Rivas discussed the boundaries and curbing along Marmon Ridge Road. He noted that Marmon Ridge Road would encroach into the street with respect to TxDOT requirements.

The City Engineer stated that the Clock Tower development would have difficulty circulating traffic onto the street and asked about the accident history.

Chief Morales reported that two to three accidents had occurred during the past 30 years.

Councilman Rivas suggested contacting Embrey to seek recovery of the engineering costs associated with Marmon Ridge Road because of the alleged water code violation and the road's condition.

The City Engineer stated that he was attempting to locate the Iron Ridge Apartments construction plans from Bexar County.

Councilwoman Walker asked whether Bexar County-approved plans for the Iron Ridge Apartments should have identified the error and whether recourse was available.

The City Attorney responded that legal action was probably unavailable. He asked the City Administrator to clarify whether the plat had been approved by the City of Hill Country Village.

The City Administrator clarified that the City of Hill Country Village approved the plat. The City approved only the sign and the plumbing permits; the Bexar County Fire Marshall approved all other permits because the property is located in the City's extraterritorial jurisdiction (ETJ).

Councilman Clark asked the City Engineer whether the Iron Ridge Apartments had a responsibility to meet the grades necessary to permit water flow and maintain existing conditions.

The City Engineer responded that doing so would be common practice and that failure to do so could possibly constitute negligence.

Councilman Clark also noted that the property lines encroach on City property and suggested cutting back the curb to allow water flow as a possible solution.

The City Engineer presented several possible solutions.

Gus Beck, 215 Limestone Creek, stated that he has been a resident since 2009. He explained that he is a deep-foundation contractor who began his career in drainage work and has relevant experience, although he is not a professional engineer. Mr. Beck expressed concern about the approximately 350 residents at the apartment complex and the possibility that traffic patterns could increase traffic through Hill Country Village. He suggested contacting the owners of the Clock Tower and the Embrey Group apartment complex to develop a solution. Mr. Beck asked whether the annual fee collected from Embrey Group was for sewer service.

Chief Morales stated that the annual fee was for Police protection.

The City Attorney stated that the contract has a 45-year term.

Mr. Durand-Hollis stated that he signed the agreement with Embrey Group and that the Police protection payment was a fee in lieu of. Marmon Ridge Road does not meet TXDOT requirements.

The City Attorney provided an update, stating that the Clock Tower owner had been contacted and was interested in exploring the purchase of Marmon Ridge Road. Mr. Morales contacted Embrey Group, which was not interested in purchasing the road but was willing to cooperate with the other property owner. Mr. Schnall asked the City Engineer to obtain additional information regarding the apartment construction to determine whether the improvement exacerbated the Marmon Ridge Road problem.

Councilman Blasko asked about the statute of limitations if the owner declined to cut into the existing driveway and lower the grade to allow water to flow.

The City Attorney stated that he would conduct further research if needed.

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

City Council discussed the financial statements with Alexander Baez.

12. Public hearing on the Proposed City Budget for FY 2026-2027.

Mayor Chandler opened the public hearing at 7:37 p.m.

No one spoke during the public hearing.

Mayor Chandler closed the public hearing at 7:37 p.m.

13. Discussion and possible action by record (roll call) vote on Proposed City Budget for FY 2026-2027.

Councilman Blasko provided the following Tax Rate information to the City Council: the no-new-revenue tax rate of \$0.144598 per \$100 valuation, the Voter-approval tax rate of \$0.558396 per \$100 valuation, and the De minimis rate of \$0.340870 per \$100 valuation.

Councilwoman Walker motioned that the City Council review the final version of the FY 2026-2027 budget at a future meeting; Councilwoman Francis seconded the motion.

Roll Call Vote:

Councilman Clark Aye, Councilman Blasko Aye, Councilman Rivas Aye, Councilwoman Walker Aye, Councilwoman Francis Aye.

All approved.

14. Discussion and possible action by record (roll call) vote on setting the date and time for a public hearing on the proposed City of Hill Country Village 2026 property tax rate and authorizing publication of a Notice of Public Hearing on Tax Increase for the City of Hill Country Village, including the date and time of such public hearing.

No action taken.

15. Discussion on an ordinance 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.

Peggy Stoll volunteered to contact Bexar Branch Alliance to request a free survey of the City's trees and plants.

Councilwoman Walker asked whether existing trees and structures would be grandfathered or whether residents would be required to remove trees that had been in place for years. She also asked whether the safety zone would extend six feet from the outer edge of the ribbon curb into the property and, where no ribbon curb exists, whether an additional five inches would apply. Councilwoman Walker expressed concern that residents could be penalized for leaving garbage containers out daily and stated that this did not seem fair to the residents.

Mayor Chandler clarified that the additional five inches accounts for the ribbon curb once the streets are repaired.

Councilman Blasko asked City Attorney whether, under Texas Law, the City may establish a safety zone prohibiting objects that could cause injury to pedestrians, motorists, or bicyclists.

The City Attorney responded that the City may regulate objects placed in the City right-of-way; however, the location of the City right-of-way cannot be definitively identified in all areas.

Councilman Blasko asked whether the City could incur liability if it has authority to regulate objects in the right-of-way but allows rocks to remain on the ribbon curb without requiring their removal.

The City Attorney responded that the question could not be answered without additional facts, including the location of the rocks, whether they are actually within the right-of-

way, and the basis for any claim against the City. He stated that liability could not be determined without those details and explained that the proposed ordinance includes fees to support enforcement.

The City Administrator clarified that the maximum fine is \$2000 and that the amount of any fine is determined by the Judge.

Peggy Stoll asked whether a tree hanging over the right-of-way would need to be removed.

The City Council clarified that the tree would need to be trimmed six feet from the curb and to a height of eight feet.

Councilman Blasko asked the City Council to review the documents and email questions to the City Administrator so the information could be provided to committee members.

Councilman Blasko and Councilman Rivas provided two draft letters for the City Council's review.

No action taken.

16. Discussion on ordinance regarding the Construction in the Right-of-Way.

Councilman Blasko requested that the item be revised to read, "Discussion and possible action."

The item was tabled and will be placed on the agenda for the September 17th City Council meeting.

17. Discussion and possible action regarding an increase to the CPS Energy electricity and natural gas franchise fee by either 0.5% or 1.0%.

Councilwoman Walker motioned to place the item on the agenda for the Special City Council meeting on September 2, 2026; Councilwoman Francis seconded the motion.

All approved.

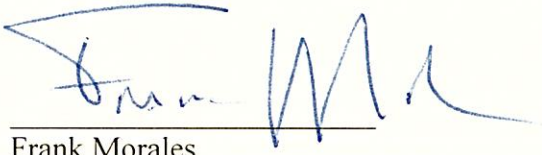
18. Report by City Administrator/Chief of Police on matters of community interest.

Chief Morales informed the City Council that the recreational vehicle had been removed from 106 Pontiac Lane. Regarding the Reinhardt residence at 112 Aspen Lane, he reported that the resident had spoken with the Judge and stated that he had no available funds and relied on Social Security. Mr. Morales stated that he would consult with the City Attorney regarding the initiation of proceedings to demolish the structure and place a lien on the property. He also reported graffiti at 16142 Hidden View and stated that staff was attempting to locate the property owner.

19. Adjourn.

Mayor Chandler adjourned the meeting at 8:43 p.m.

APPROVED THIS 17th DAY OF SEPTEMBER, 2026.

A handwritten signature in blue ink, appearing to read "Frank Morales", written over a horizontal line.

Frank Morales
City Administrator

A handwritten signature in blue ink, appearing to read "Heather Chandler", written over a horizontal line.

Heather Chandler
Mayor