



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  
WEDNESDAY, SEPTEMBER 2, 2026  
5:00 P.M.**

The City Council for the City of Hill Country Village met for a Special City Council Meeting on Wednesday, September 2, 2026, 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 Heather Chandler  
Councilman Frank Rivas  
Councilwoman Patricia Walker (arrived at 5:26 pm)  
Councilman Greg Blasko  
Councilwoman Allison Francis  
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 5:00 p.m.*

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

*Mayor Chandler led those present in the Invocation and the Pledge of Allegiance.*

**3. Report by the Mayor on matters of community interest.**

*Mayor Chandler expressed her appreciation to first responders, nurses, doctors, the police, and the fire department for their continued remembrance of the September 11 memorial.*

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

*Councilwoman Francis attended the Precinct 3 Mayors' Breakfast on behalf of Mayor Chandler. A presentation was provided regarding the County's budget and efforts to mitigate the loss of funding, property, and sales tax revenue. The County will discuss these items at its next budget workshop on September 3, 2026, and will hold another meeting later in September to ratify its budget.*

#### **5. 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.*

*Carolyn Neal, 16310 Hidden View, resident and property owner, addressed the proposed budget adjustment and property tax increase. Ms. Neal stated that she believed the proposed increase lacked sufficient public vetting and disclosure and expressed concern that the City was using a fiscal emergency to bypass voter accountability. Ms. Neal stated that the members of City Council were interim and not elected. She strongly opposed increasing the proposed property tax rate from 14.5 cents to 19.5 cents per \$100 valuation. Referring to the example of a \$1 million home included in the City packet, she stated that the impact would be more significant for owners of multiple properties. Ms. Neal stated that she owns two properties valued at a minimum of \$1.2 million each and estimated that the increase would result in approximately \$1,080 in additional annual taxes for her household. She stated that residents had been told the tax increase was necessary to address an approximately \$260,000 structural deficit driven by flat revenues and infrastructure demands. She further expressed concern regarding the proposed \$3 million to \$4 million City Hall rebuild project, asbestos mitigation at 116 Aspen Lane, and a new administrative position budgeted at \$125,000 annually. Ms. Neal urged the City Council to exhaust all possible cost-cutting measures before adopting a tax rate increase and asked the City Council to vote against the 19.5-cent rate. She stated that, if a new building complex is necessary, it should be considered through a voter-approved bond election rather than funded through a maintenance and operations tax increase.*

*Tina Kahlig, 110 Bison Rd., spoke on behalf of members of the HCV Ladies Dinner. Mrs. Kahlig asked the City Council to consider all options before increasing the tax rate and stated that she and the other members opposed the tax increase.*

*Clarence Kahlig, 110 Bison Rd., stated that he would like additional information regarding the reasons for the proposed tax increase and how the increase would benefit the community.*

*Mayor Chandler indicated that, during Citizens to be Heard, the Mayor and City Council could provide only factual information in response to comments.*

*The City Attorney stated that the characterization of the City Council as an interim Council was not accurate. He noted that Councilman Blasko, Mayor Chandler, Councilman Rivas, and Councilwoman Francis were all elected by the voters, and that Councilman Clark was appointed to fill the vacancy created when Mayor Chandler was elected Mayor and vacated City Council Place 1. He stated that these actions were pursuant to the authority of the Texas Election Code and Chapter 22 of the Texas Local Government Code.*

*Mayor Chandler stated that the City had held three budget meetings and encouraged residents to attend. She noted that the prior year's budget was adopted with a deficit of approximately \$90,000, which was carried over into the current year's budget. She stated that the budget includes \$125,000 for a future City Administrator position to replace the current dual role of Chief of Police/City Administrator. Mayor Chandler indicated that the budget had been thoroughly reviewed and that there were no additional items to eliminate in order to reduce the budget.*

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

*Mayor Chandler provided a brief overview of the budget totals.*

*Councilman Blasko explained that, if the budget deficit were reduced to \$0, the City would have to eliminate the City Administrator position and employee raises. He stated that these reductions could affect employees and potentially result in a loss of employees.*

*Councilwoman Francis asked Mr. Morales whether, during his attendance at meetings of the Texas City Management Association, he was aware of another City Administrator who also served as Police Chief. Mr. Morales replied that he was not. Councilwoman Francis indicated that the City Administrator position was intended to support the City's future success.*

*Councilman Rivas indicated that the increase in employee costs also included increased medical costs and was not limited to cost-of-living increases.*

*Councilman Clark indicated that the amount budgeted for the City Administrator position reflected the highest salary amount.*

*The City Administrator indicated that funding for the new City Hall building was not part of the budget deficit and was completely separate.*

*Mayor Chandler informed the residents that proceeds from the sale of City property would be used for the new City Hall building.*

*Councilman Blasko motioned to approve the budget as reflected on the revised City Council Budget FYE 09/30/2027 worksheet, showing a net shortfall of \$260,025, estimated additional property tax revenue of \$262,664 from a 5-cent increase, and a resulting budget surplus of \$2,640, as prepared by Financial consultant Alexander Baez on September 2, 2026.*

*Councilwoman Francis seconded the motion.*

*Councilwoman Francis indicated that approval of the budget would result in a \$2,640 surplus if sales and property tax revenues remained as projected. She stated that further budget reductions could require eliminating staff positions or cost-of-living raises.*

*Roll Call Vote*

*Councilman Clark - Aye; Councilman Blasko - Aye; Councilman Rivas - Aye; Councilwoman Francis - Aye.*

*Motion passed.*

**7. Discussion and possible action by record (roll call) vote on setting a proposed 2026 tax rate for the City of Hill Country Village.**

*The City Attorney noted that the City is required under the Texas Tax Code to set a proposed tax rate and that the proposed rate would establish the maximum rate the City could later adopt. Following the roll call vote, the City Administrator would submit the proposed tax rate to the Bexar County Tax Assessor-Collector's Office District, which will then prepare publication for public notice.*

*Councilman Rivas provided residents with a history of the tax rate, noting that a portion of the rate had been dedicated to road maintenance. He stated that he wanted the City Council to consider dedicating a portion of the new tax rate to the road maintenance fund.*

*Mayor Chandler noted that the current tax rate is 14.5 cents per \$100 valuation. Of that amount, 5 cents per \$100 valuation is dedicated to road maintenance, and the City operates on the remaining 9.5 cents per \$100 valuation.*

*Councilman Blasko noted that the 9.5 cents per \$100 valuation rate has remained unchanged for more than 30 years.*

*Councilwoman Francis motioned to set the proposed tax rate for the City of Hill Country Village for FY 2026-2027 at 19.5 cents per \$100 valuation. Councilman Blasko seconded the motion.*

*Councilman Rivas motioned to amend the motion to dedicate 5 cents per \$100 valuation to road maintenance.*

*The City Attorney indicated that the request could be considered at a later date for further discussion and that the current motion was only to set the proposed tax rate.*

*Councilman Rivas withdrew his amendment.*

*Roll Call Vote*

*Councilman Clark - Aye; Councilman Blasko - Aye; Councilman Rivas - Aye; Councilwoman Walker - Aye; Councilwoman Francis - Aye.*

*Motion passed.*

**8. 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.**

*Councilman Blasko asked counsel whether the public hearing was required to be held within a specific time period.*

*The City Attorney indicated that the quarter-page advertisement in the San Antonio newspaper regarding the proposed tax rate must be published at least six days before the public hearing. He stated that the City Council could adopt the tax rate at the same meeting as the public hearing. If the City Council did not adopt the tax rate on the date of the public hearing, a Special City Council Meeting would need to be held within seven days to vote on the tax rate. The City Attorney suggested setting the public hearing for the next City Council meeting on September 17, 2026, at 5:30 p.m., and noted that a quorum of four City Council members would be required.*

*Councilman Blasko motioned to set September 17, 2026, at 5:30 p.m. as the date and time for a public hearing on the proposed City of Hill Country Village 2026 property tax rate and to authorize publication of a Notice of Public Hearing on Tax Increase for the City of Hill Country Village, including the date and time of the public hearing. Councilman Rivas seconded the motion.*

**Roll Call Vote**

*Councilman Clark - Aye; Councilman Blasko - Aye; Councilman Rivas - Aye; Councilwoman Walker - Aye; Councilwoman Francis - Aye.*

*Motion passed.*

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

*No action taken.*

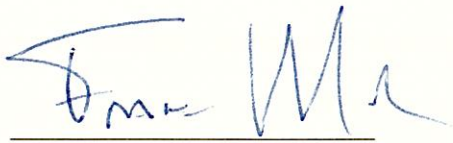
**10. Report by City Administrator/Chief of Police on matters of community interest.**

*Mr. Morales contacted the newsletter to place an article in the September issue providing residents with information regarding e-bikes.*

**11. Adjourn.**

*Mayor Chandler adjourned the meeting at 5:40 p.m.*

APPROVED THIS 17<sup>TH</sup> 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