

THE STATE OF TEXAS §  
CITY OF BALCONES HEIGHTS §  
COUNTY OF BEXAR §



Suzanne de Leon, Mayor  
Stephen Lara, Council Place 1  
Gloria Cantu, Mayor Pro Tem/Council Place 2

Juan M. Lecea, Jr., Council, Place 3  
Lamar Gillian, Council, Place 4  
Miguel C. Valverde, Council, Place 5

## REGULAR CITY COUNCIL MEETING AGENDA

NOTICE IS HEREBY GIVEN THAT THE ABOVE CALLED MEETING OF THE GOVERNING BODY OF THE CITY OF BALCONES HEIGHTS, TEXAS, WILL BE HELD ON **Monday, July 25, 2022 at 6:00 p.m.**, IN THE JUSTICE CENTER/CITY HALL, LOCATED AT 3300 HILLCREST DRIVE, BALCONES HEIGHTS, TEXAS, 78201 TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE SAID MEETING, INCLUDING, AMONG OTHERS, THE FOLLOWING ITEMS TO BE DISCUSSED AND ACTED UPON:

### **CALL TO ORDER AND RECORDING OF QUORUM**

### **INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U. S. A. AND TEXAS FLAGS**

Here are the words to the Texas pledge:

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

### **PUBLIC COMMENT PERIOD**

At this time persons who have submitted comments in writing prior to the meeting will have those comments read aloud and entered into the record. During the Citizens to be Heard section, no council discussion and/or action may take place except to place it on a future agenda so that it may be considered.

### **PRESENTATION:**

- Announcement and Pinning Ceremony for Full-time Police Officer James Walker and promotion of Corporal Shawn Holmes. (Jahanara)

### **BUSINESS ITEMS:**

1. Discussion and possible ACTION to reconstitute the Texas Cultural Education Facilities Finance Corporation for the purpose of issuing debt. (Clay Binford/Lauren Ferrero)

## 2. CONSENT AGENDA ITEMS

- a. Approval of minutes for Special/Workshop Meeting of June 2, 2022
  - b. Approval of minutes for Regular Meeting of June 27, 2022
  - c. Finance Report for the month of June 2022
3. City Council will hold a **Public Hearing** regarding an application submitted by Rapid Express Car Wash represented by Killen, Griffin & Farrimond, PLLC for a Special Use Permit for the property located at 4441 Fredericksburg Rd.
  4. City Council will consider and take possible **ACTION** on the Special Use Permit application submitted by Rapid Express Car Wash represented by Killen, Griffin & Farrimond, PLLC for the property located at 4441 Fredericksburg Rd. (Thelen)
  5. City Council will hold a **Public Hearing** regarding the Balcones Heights Crime Control & Prevention District's proposed annual operating budget for the period of October 1, 2022 through September 30, 2023.
  6. Consideration and **ACTION** to adopt a Resolution approving FY 2022-23 Balcones Heights Crime Control & Prevention District Budget. (Messick)
  7. Presentation & **ACTION** to accept the Economic Development Corporation fund's FY23 adopted budget. (Messick)
  8. Consideration and **ACTION** to adopt an ordinance to amend Chapter 150: Building Regulations Section 150.05 by adoption of the 2021 International Codes and adopting Section 150.08 Certificate of Occupancy required. (Thelen)
  9. Consideration and **ACTION** to adopt a resolution to enter into an Intergovernmental Cooperative Agreement (ILA) with CPS Energy for Reconstruction of Pleasant Drive. (Thelen)
  10. Consideration and **ACTION** to adopt an ordinance amending Sanitation and Health Standards and Regulations related to mobile food vendors. (Thelen)
  11. Discussion on the process for communicating city events to council members. (Lecea/Spence)
  12. Discussion and possible action to adopt an ordinance amending the FY 2021-2022 budget to authorize a one-time salary supplement to staff. (Harris)
  13. Discussion and possible **ACTION** on the Economic Development Corporation's recommendation to explore moving the City services in the Balcones Heights Justice Center to Wonderland of the Americas to comply with the terms of the Truist Bank loan. (Nastasi/Harris)

14. Discussion regarding the City of Balcones Heights 75<sup>th</sup> anniversary celebration. (Mayor)
15. Update on the process of collecting false alarm penalty fees. (Jahanara)
16. Comprehensive Land Use project update.
17. Provide an update to the Strategic Plan 2022 (Thelen/Nastasi)
18. Economic Development Corporation Summary. (Nastasi)
19. Finance Committee Update. (Gillian)
20. Department Reports and Q&A (Police Department, Fire Department, Community Development, Finance, and Economic Development & Public Affairs)

**ANNOUNCEMENTS AND REQUESTS:**

21. Announcements by City Administrator.
22. Announcements by Mayor and Council Members.
23. Agenda Item Requests by Mayor and Council Members to be placed on a future City Council agenda.

**EXECUTIVE SESSION:**

24. Discussion pursuant to §551.086 (Economic Development) of the Texas Government Code regarding the marketing and sale of city owned property.
25. Discussion pursuant to §551.072 (Real Estate) and §551.086 (Economic Development) of the Texas Government Code regarding the lease of property and possible business development near or around Fredericksburg Road.
26. Discussion pursuant to § 551.074 (Personnel Matters) to discuss the City Administrator's mid-year evaluation.

**RE-CONVENE IN OPEN SESSION:**

27. Council may act in open session on item discussed in Executive Session.

**ADJOURNMENT:**

<b>DECORUM REQUIRED</b>
<b>Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer.</b>

The Balcones Heights City Council reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation 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 § 551.086 (Economic Development)

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the Justice Center / City Hall of Balcones Heights, Texas, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: **July 21, 2022 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

**City of Balcones Heights, Texas**

**DELIA R. SANCHEZ**  
**City Secretary**

I certify that the attached notice and agenda of items to be considered by the City Council were removed by me from the posting window at the Justice Center on the \_\_\_\_\_.