

City of Balcones Heights  
Regular City Council Meeting  
3300 Hillcrest Drive, Balcones Heights, 78201

Minutes

DATE: November 15, 2021

TIME: 6:00 p.m.

Members Present: Suzanne de Leon Gloria Cantu Juan M. Lecea, Jr.  
Lamar Gillian Miguel C. Valverde Stephen Lara

Members Absent: None

Signed in Sheet: Judy McBride Erik Melendez Stanford Smith

**CALL TO ORDER AND RECORDING OF QUORUM**

Meeting was called to order and quorum was present.

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

Councilmember Cantu gave the invocation and led pledges.

**PRESENTATIONS**

- Introduction and Pinning of Officers
  - Police Officer Jerry Chery – will be pinned at the next meeting
  - Sergeant Gabriel Galan

Police Chief Jahanara introduced Sgt. Galan and he was pinned by his Mother.

- Corporal Mitchell Merta

Police Chief Jahanara introduced Corporal Merta and was pinned by his wife.

**PUBLIC COMMENT PERIOD**

Helen Butler-Nicholson signed up but did not come up to speak.

**BUSINESS ITEMS:**

1. Discuss and take **ACTION** on a resolution by the City Council authorizing and approving projects and expenditures related to promoting new or expanded business development by the Balcones Heights Economic Development Corporation, Type B, and other matters in connection therewith (**Second Reading**)

Clay Binford briefed council on the resolution authorizing and approving projects and expenditures related to promoting new or expanded business development by the Balcones Heights Economic Development Corporation, Type B.

MOTION: I make a motion to approve.

Motion by: Gloria Cantu      Second: Stephen Lara      5/0/0      PASSED

**RECESS CITY COUNCIL MEETING**

Mayor de Leon recessed the City Council meeting at 6:10 p.m.

**OPEN ECONOMIC DEVELOPMENT CORPORATION, TYPE B MEETING**

The Economic Development Corporation, Type B meeting opened at 6:15 p.m. and closed at 6:27 p.m.

**RECONVENE CITY COUNCIL MEETING**

City Council meeting reconvened at 6:30 p.m.

2. Discuss and take **ACTION** on an ordinance of the City Council approving the resolution of the Balcones Heights Economic Development Corporation, Type B, authorizing the purchase of a 45.72% ownership interest in Crossroads Mall Partners, LTD., Owners of Wonderlands of the Americas, authorizing the acceptance of a loan to finance the costs of acquiring such ownership interest, and authorizing and approving the execution of agreements and all other actions necessary and related thereto authorizing the city to enter into, execute, and deliver the sublease for Wonderland of the Americas Space B-61; Pledging certain revenues to the Corporation for its further pledge as security for its loan; authorizing the city's execution of a loan agreement with Truist Bank for the limited purpose set forth therein; authorizing the Corporation's pledge of the security for its obligations under the aforementioned loan agreement; and ordaining other matters in connection with the foregoing.

Clay Binford came up to brief council on this item and there was a question and answer period.

Mayor de Leon gave a statement.

MOTION: Motion to approve.

Motion by: Lamar Gillian      Second: Gloria Cantu      5/0/0      PASSED

3. Consideration and **ACTION** to adopt an ordinance to approve the Economic Development Corporation, Type B budget for FY 2021-22.

MOTION: Motion to approve.

Motion by: Lamar Gillian      Second: Stephen Lara      5/0/0      PASSED

4. CONSENT AGENDA ITEMS

- a. Approval of minutes for Regular Meeting of October 25, 2021
- b. Approval of minutes for Joint EDC/City Council Meeting of October 27, 2021
- c. Finance Report for the month of October 2021
- d. Approval to renew contract with RRGF for IT services
- e. Approval of Resolution regarding the city's taxing unit votes for election to the Bexar Appraisal District Board of Directors for 2022-2023.
- f. Approval of Resolution for participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Agreement

MOTION: Motion to approve.

Motion by: Juan Lecea      Second: Lamar Gillian      5/0/0      PASSED

5. Consideration and **ACTION** to enter into a contract with HRM Land Acquisition Solutions, LLC for the facilitation of negotiations for the acquisition of fee simple easements and temporary construction easements for the reconstruction of Hillcrest Drive and sidewalk improvements. (Thelen)

Janet Thelen and a representative from HRM briefed council on this item.

MOTION: Motion to approve.

Motion by: Lamar Gillian      Second: Miguel Valverde      5/0/0      PASSED

6. Consideration and **ACTION** to adopt an ordinance amending Title IX: General Conditions, Chapter 97 Streets and Sidewalks, Sec. 97.03-97.35 Sidewalks; Permit and Permit Fee. (Thelen/Valverde)

MOTION: I make a motion to approve version two.

Motion by: Lamar Gillian      Second: Miguel Valverde      5/0/0      PASSED

7. Discussion regarding procedures on abatement of nuisance violations and update on recent abatements. (Thelen/Valverde)

Code Compliance Officer Luther Perez came up and gave a power point presentation on the abatement process.

8. Consideration and **ACTION** to award bid for street striping. (Thelen)

Janet Thelen came up to brief council on this item. The following streets were suggested for street striping:

- Hillcrest Drive and Babcock Rd.
- Balcones, Balcones N., or Crossroads

No action was taken.



**ANNOUNCEMENTS AND REQUESTS:**

17. Announcements by City Administrator

- City hall closed for Thanksgiving
- Meeting with VIA
- Library project at Wonderland
- December Council Meeting – December 13<sup>th</sup>

18. Announcements by Mayor and Council Members

- EDC Conference – Gloria Cantu
- Neighborhood Watch Program – Juan Lecea

19. Agenda Item Requests by Mayor and Council Members to be placed on a future City Council agenda.

None

**EXECUTIVE SESSION:** 8:27 p.m.

20. Discussion pursuant to §551.074 (Personnel Matters), of the Texas Government Code, regarding personnel investigation and outcome.

**RE-CONVENE IN OPEN SESSION:** 9:17 p.m.

**ADJOURNMENT:**

Meeting adjourned at 9:17 p.m.

**Submitted by:**

**DELIA R. SANCHEZ**  
City Secretary

**Minutes approved at the Council Meeting held on December 13, 2021.**