

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

Minutes

DATE: July 25, 2022

TIME: 6:00 p.m.

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

Members Absent: None

Signed in Sheet: Mark Saenz Lyba Evon Perry

DATE: 7-25-2022

TIME: 6:00 P.M.

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 Gillian gave the invocation and led pledges.

PUBLIC COMMENT PERIOD

There were no citizens signed up to be heard.

PRESENTATION:

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

Lt. Rudy Acuna recognized Corporal Shawn Holmes and Police Officer James Walker and both were pinned.

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)

Lauren Ferrero gave the background on this item and recommended to reconstitute the corporation because it is no longer active and to make it a viable entity again.

MOTION: Mayor I would like to make a motion to proceed with the reconstitution of the Texas Cultural Education Facilities Finance Corporation for the purpose of issuing debt.

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

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

MOTION: Motion to approve in their entirety.

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

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.

Public Hearing opened at 6:13 p.m.

Power Point Presentation: (Janet Thelen)

- Siesta Inn & Suites
- Club Car Wash & Coffee Shop Pad Site
- Public Notice
- Publication
- Criteria for amending code
- Strategic Plan 2022 Infrastructure
- Points to Ponder
- Recommendation
- Mission Statement
- Vision Statement

Power Point Presentation: (Killen, Griffin & Farrimond, PLLC)

- Introduction
- Site Plan
- View of Property
- Layout of Carwash

Ahmed Jafferally came up to brief council on the car wash.

Public Hearing closed at 6:40 p.m.

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)

There was discussion and staff recommendation was for approval.

MOTION: I make a motion to approve.

Motion by : Gloria Cantu Seconded: Juan Lecea Record vote 5/0/0 PASSED

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.

Public Hearing opened at 6:52 p.m.

Finance Director gave presentation.

Public Hearing closed at 6:54 p.m.

6. Consideration and **ACTION** to adopt a Resolution approving FY 2022-23 Balcones Heights Crime Control & Prevention District Budget. (Messick)

MOTION: Motion to approve

Motion by: Lamar Gillian Seconded: Gloria Cantu Record Vote 4/0/0

Councilmember Valverde was not in the meeting room for Item #6 but returned

7. Presentation & **ACTION** to accept the Economic Development Corporation fund's FY23 adopted budget. (Messick)

Staff recommendation to approve.

MOTION: I'll make the motion to approve.

Motion by: Gloria Cantu Seconded: Lamar Gillian Record Vote 5/0/0

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)

Power Point Presentation: (Janet Thelen)

- Chapter 150: Building Regulation

- Current International Codes
- Adoption – C of O Requirements
- Strategic Plan 2022
- Considerations
- Recommendation

MOTION: So, moved. (Building Regulations Section 150.05)

Motion by: Miguel Valverde Seconded: Gloria Cantu Record Vote 5/0/0 PASSED

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)

Power Point presentation: (Janet Thelen)

- Interlocal Agreement CPS Energy – Pleasant Drive Reconstruction
- Revenue
- Expenses
- Requesting approval
- Strategic Plan 2022

MOTION: So moved. (to approve ILA with CPS)

Motion by: Stephen Lara Seconded: Miguel Valverde Record Vote: 5/0/0 PASSED

10. Consideration and **ACTION** to adopt an ordinance amending Sanitation and Health Standards and Regulations related to mobile food vendors. (Thelen)

Power Point Presentation: (Janet Thelen)

- Chapter 113: Sanitation & Health Standards & Regulations
- Questions to answer before amending the code
- Recommendation

Committee: Gloria Cantu, Miguel Valverde, and Janet Thelen

Purpose: to develop some amending language and bring back to council

MOTION: So, moved. (to approve committee with Councilmembers Cantu and Valverde)

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

11. Discussion on the process for communicating city events to council members. (Lecea/Spence)

Presentation: (Mary Spence)

- Purpose
- Community Engagement
- Staff Interaction
- Social Media
- City Council Outreach
- Marketing Plan

Mayor called for a 10 minute recess at 7:26 p.m.

Meeting reconvened at 7:37 p.m.

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)

Recommendation was made for a one-time salary supplemental payroll.

MOTION: I would like to make a motion to approve as presented.

Motion by: Lamar Gillian Seconded: Gloria Cantu Record Vote: 5/0/0 PASSED

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)

Lorenzo Nastasi briefed council on the background of this item. Recommendation was to move the entirety of the Justice Center city services to Wonderland of the Americas.

MOTION: Motion for city staff 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.

Motion by: Lamar Gillian Seconded by: Gloria Cantu Record Vote: 5/0/0 PASSED

14. Discussion regarding the City of Balcones Heights 75th anniversary celebration. (Mayor)

Mayor de Leon made a recommendation to put a committee together to work on an event for the 75th anniversary celebration.

15. Update on the process of collecting false alarm penalty fees. (Jahanara)

The process of reporting and collecting false alarm penalty fees was explained and there will be improvements made on information collected by Police Department and reports as related to finance for invoicing.

16. Comprehensive Land Use project update.

- Advisory Committee - August 25th and September 8th

17. Provide an update to the Strategic Plan 2022 (Thelen/Nastasi)

Power Point presentation: (Janet Thelen)

- Strategic Plan 2022
- Planning
- City Plan Advisory Committee
- Economic Development – July 20, 2022
- Park/Trail Master Plan
- Community Relations
- Citizens Fire Academy
- Update – Status as Independent Municipality
- Transformational Development
- Code Enforcement
- Redevelopment
- Brownfields Grant
- Community Perception
- Police Department
- Branding Initiatives
- New Revenue Streams

18. Economic Development Corporation Summary. (Nastasi)

WOTA = Wonderland of the Americas

- New Elevator at WOTA
- Woodlawn Theatre at WOTA
- Spirit of Halloween at WOTA

19. Finance Committee Update. (Gillian)

- Finance update
- Sales Tax
- Property Taxes
- Certified Tax Rolls

20. Department Reports and Q&A (Police Department, Fire Department, Community Development, Finance, and Economic Development & Public Affairs)

Reports were included in packet and not discussed.

ANNOUNCEMENTS AND REQUESTS:

21. Announcements by City Administrator.

- Jazz Festival – July 29, 2022
- Chief Ward's Retirement
- Fire Chief position to be posted
- TML Risk Pool at Jazz Fest
- Master Plan Adv. Com 8-25-22

22. Announcements by Mayor and Council Members.

none

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

EXECUTIVE SESSION: 9:05 p.m.

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.

No Action.

ADJOURNMENT:

Meeting was adjourned at 10:43 p.m.

Submitted by:

DELIA R. SANCHEZ
City Secretary

Minutes were approved by City Council on August 22, 2022.