

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



Suzanne de Leon, Mayor  
Stephen Lara, City Council Place 1  
Miguel C. Valverde, City Council Place 2

Jack Burton, Mayor Pro Tem  
Lamar Gillian, City Council Place 4  
Charles White, City Council Place 5

**SPECIAL 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, April 9, 2018 at 6:00 p.m., IN THE JUSTICE CENTER, 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."



1. Discussion regarding proposed capital projects and funding.
2. Consideration and **ACTION** to award bid proposal for the HVAC Replacement at the Balcones Heights Justice Center.
3. Consideration and **ACTION** to adopt an ordinance repealing City Code of Ordinances Section 130.70, Carrying Loaded Rifle or Shotgun. (Volz)

**EXECUTIVE SESSION:**

4. Discussion pursuant to §551.086 (Economic Development) of the Texas Government Code regarding possible business development near or around Fredericksburg Road.

**RE-CONVENE IN OPEN SESSION:**

5. Council may take **ACTION** in open session on items 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. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.</b>
The Balcones Heights City Council reserves the right to adjourn into <b>executive session</b> 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)
<b>NOTICE OF ASSISTANCE AT THE PUBLIC MEETING</b>
The City of Balcones Heights City Council meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at 735-9148 or write to 3300 Hillcrest Drive, Balcones Heights, Texas 78201

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: April 6, 2018 at 4:30 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**

## Finance Committee Meeting Notes

5 April 2018

### Attendance:

Staff was represented by City Administrator David Harris, Finance Director Floyd Messick, Director of Community Development Rita Hoyl, Fire Chief Brock Ward and Police Officer Dean Martin. Elected Officials were represented by Mayor Suzanne de Leon, Councilmember Lamar Gillian and Councilmember Miguel Valverde.

Mr. Harris presented the Infrastructure Committee's recommendations for project prioritization that was agreed to in an earlier meeting. These improvements total \$1.9M:

1. Fund Glenarm Phase 2 for \$600,000
2. Purchase new firetruck for \$600,000
3. Renovate fire station for up to \$250,000
4. Replace HVAC at the Justice Center for \$500,000

He also briefed possible funding sources. These amounts would allow the City to pay back a \$1.9M bond over a 20-year period with an annual payback amount of \$150,000:

1. \$50,000 from Economic Development fund
2. \$50,000 from Sewer fund
3. \$50,000 from Stormwater fund

Finance Committee discussed bundling Glenarm and the fire truck purchase into one bond, and that this, along with other Capital items, including major Fire Station renovations, be discussed later in the summer as part of the budget process.

They further recommended that Finance Director present alternative funding methods for the JC HVAC replacement and present that at the Special Council Meeting scheduled for Monday, April 9<sup>th</sup>. One such alternative would be to use existing fund balances in Impound and Capital funds in lieu of a tax note or bundling into a bond. The other alternative to be considered Monday is not doing this project for now.

Meeting adjourned.

Total Capital Improvements

Project	Description	2017 Costs	2020	2023
		Includes 33% for Engineering & Contingency	Adds 6%/year for Construction Cost Increases	Adds 6%/year for Construction Cost Increases
<b><u>Approved CDBG</u></b>				
Glenarm 1		400,000	<i>Funding source approved - Capital fund Currently unfunded</i>	
Glenarm 2	Channel to Gentleman	600,000		
	<b>Total City Costs CDBG Projects</b>	<b>1,000,000</b>		
	<i>Assumes \$250K County Match for Each Project</i>			
<b><u>Proposed CDBG</u></b>				
Vivian	Gentleman to Ronald	686,280	817,370	973,501
Pleasant	Crestview to Gentleman	1,061,340	1,264,073	1,505,531
Crestview	Hillcrest to Balcones Heights	1,768,900	2,106,788	2,509,218
Shadyview	Hillcrest to Balcones Heights	1,175,720	1,400,301	1,667,781
Altgelt	Gentleman to Balcones	502,740	598,771	713,146
Siesta Lane	Gentleman to Fredericksburg	401,660	478,383	569,762
	<b>Total Proposed CDBG Projects</b>	<b>7,196,640</b>	<b>6,665,688</b>	<b>7,938,941</b>
	<i>Assumes NO County Match</i>			
<b><u>Street Reconstruction</u></b>				
Hillcrest	Fredericksburg to Babcock	4,527,320	5,392,111	6,422,090
Balcones N	I10 Frontage to Spencer	948,290	1,129,429	1,345,167
Balcones Heights Rd	Spencer to Fredericksburg	242,060	288,297	343,367
Babcock	Hillcrest to Balcones	2,207,800	2,629,525	3,131,806
Dewhurst	IH10 at Freiling to Hannasch	-	-	-
	<b>Total Street Repairs</b>	<b>7,925,470</b>	<b>9,439,362</b>	<b>11,242,431</b>
<b><u>Traffic Signals</u></b>				
	Hillcrest/Babcock	250,000	273,182	298,513
	<b>Total Traffic Signals</b>	<b>250,000</b>	<b>273,182</b>	<b>298,513</b>
<b><u>Equipment</u></b>				
	Firetruck	600,000	655,636	716,431
	<b>Total Equipment</b>	<b>600,000</b>	<b>655,636</b>	<b>716,431</b>
<b><u>Facilities</u></b>				
	JC HVAC Replacement	500,000	546,364	597,026
	Renovate Fire Station	800,000	952,813	1,134,815
	Renovate Justice Center	500,000	546,364	597,026
	<b>Total Facilities</b>	<b>1,800,000</b>	<b>2,045,540</b>	<b>2,328,868</b>
	<b>Total City Cost</b>	<b>\$ 18,772,110</b>	<b>\$ 19,079,407</b>	<b>\$ 22,525,184</b>

## Capital Fund Balances

### Available Fund Balances

<u>Capital Fund</u>	
Unreserved	486,278
Reserved	<u>396,467</u>
	\$ 882,745
 <u>Impound Fund</u>	
Unreserved	\$ 158,817
 <u>Economic Development</u>	
Unreserved	\$ 241,650
 <u>Sewer</u>	
Unreserved	\$ 233,217
 <u>Stormwater</u>	
Unreserved	\$ (62,080)
Total Funds	\$ 1,454,349

M&O	0.55529
I&S	<u>0.02771</u>
Current Tax Rate	0.58300

**20 Year Bond Costs**

<u>Bond Amount</u>	<u>Annual Payment</u>	<u>I&amp;S Impact</u>	<u>Increase to Average Home (\$/month)</u>
100,000	7,359	0.00266	0.28
500,000	36,791	0.01332	1.38
750,000	55,187	0.01997	2.07
1,000,000	73,582	0.02663	2.76
2,000,000	147,164	0.05326	5.53
3,000,000	220,745	0.07989	8.29
4,000,000	294,327	0.10652	11.05
5,000,000	367,909	0.13315	13.81
6,000,000	441,491	0.15978	16.58
7,000,000	515,072	0.18641	19.34
7,500,000	551,863	0.19973	20.72
8,000,000	588,654	0.21304	22.10
9,000,000	662,236	0.23967	24.87
10,000,000	753,818	0.27282	28.31
12,000,000	882,981	0.31956	33.16
16,000,000	1,177,308	0.42609	44.21

**Tax Note Costs**

<u>Amount</u>	<u>Annual Payment Amounts</u>		
	<u>5 years</u>	<u>6 years</u>	<u>7 years</u>
100,000	21,309	18,004	15,720
200,000	42,617	36,007	31,440
300,000	63,926	54,011	47,160
400,000	85,234	72,014	62,880
500,000	106,542	90,018	78,598
600,000	127,851	108,022	94,318
700,000	149,160	126,026	110,038
800,000	170,469	144,028	125,760
900,000	191,777	162,032	141,478
1,000,000	213,086	180,036	157,196

**Attachment from meeting held  
3-26-2018**

## Summary

### HVAC Replacement for Balcones Heights Justice Center

Bids were obtained and submitted to City Council January 22, 2018. After council deliberations, HMG was asked to go back to the two competitive bidders and ask them to consider five more issues:

- 1- Adding three offices to the system
- 2- Cleaning the ducts
- 3- Adding some type of air filtration
- 4- Obtaining longer warranties or some type of maintenance agreement
- 5- Reducing labor costs by allowing access to building during working hours

As it turns out the three offices are already in the HVAC system and no modifications are necessary

After speaking to Mehdi changing work schedule will be a topic best explored by a one to one meeting with the company selected so we can find a balance between their work force and our public service needs. Mehdi suggested the issue will address the duration of the project more than actual cost savings.

So HMG obtained revised bids, which were delivered March 20, 2018:

#### Jack Laurence

#### K-Air

Base Bid =	\$439,279.00	Base Bid =	\$436,942.61
Alternate #2 =	\$10,464.00	Alternate #1 =	\$8,217.00
Alternate #3 =	\$17,400.00	Alternate #2 =	\$15,000.00
Alternate #4 =	\$6,930.00	Alternate #3 =	\$16,000.00
<b>Total =</b>	<b>\$474,073.00</b>	<b>Total =</b>	<b>\$476,159.61</b>

Each alternate bid is stand alone with the base bid, so if Council wants #2 and #3, but not #4; that is acceptable.

#### LEGACY COST

Maintenance & Repair CY 2006-2011	\$73,742.13
Maintenance & Repair CY 2012-2018	\$110,560.07
Total Maintenance	\$184,302.20
 HMG & Assoc	 \$33,480.25



**TOTAL COST since 2006**

**\$217,782.45**



# Agenda Request Form

<b>Requestor:</b>	Darrell Volz
<b>Department:</b>	Police Department
<b>Date of Meeting:</b>	April 9, 2018
<b>Subject:</b>	Repeal City Ordinance 130.70

**Caption:**

Repeal "Carrying Loaded Rifle or Shotgun" Ordinance

**Background:**

With the laws of the State of Texas becoming less restrictive concerning the rights of law abiding citizens carrying long guns as well as licensing to open carry a hand gun, the city of Balcones Heights should follow their lead. Texas law does not prohibit law-abiding citizens from openly carrying long guns.

**Fiscal Impact:**

There is no fiscal impact

**Recommendation:**

Staff is respectfully requesting that council repeal the ordinance listed above.

**Attachment(s):**

Ordinance

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF BALCONES HEIGHTS TEXAS, REPEALING SECTION 130.70, ENTITLED "CARRYING LOADED RIFLE OR SHOTGUN" IN THE CITY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Texas law allows citizens to open carry hand guns with permits and there is no state law that prohibits a law abiding citizen from carrying a long rifle; and

**WHEREAS**, Texas Penal Code Section 42.01 (8) prohibits the display of a firearm in a public place in a manner calculated to alarm; and

**WHEREAS**, the City Council finds that the Texas Penal Code is sufficient to protect the health welfare and safety of its residents and Section 130.70 of the City Code of Ordinances can lead to confusion since it prohibits the carrying of loaded rifles and shotguns on any public street, it is in the best interest of the City to repeal such provision:

**NOW, THEREFORE BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF BALCONES HEIGHTS, THAT:**

**SECTION 1. REPEAL.** Section 130.70 unlawful carrying of loaded rifle or shotgun is hereby repealed and shall be reserved for future use is amended so that it shall read as follows:

**SECTION 130.70 - RESERVED**

**SECTION 3.** The remainder of Chapter 130, "Offenses Against City Regulations" shall remain unchanged by this Amendment.

**SECTION 4. INCORPORATION OF RECITALS.** The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall become effective upon the adoption of this ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BALCONES HEIGHTS, TEXAS, THIS 9<sup>th</sup> DAY OF APRIL, 2018.**

**Suzanne de Leon  
MAYOR**

**ATTEST:**

**Delia Sanchez  
City Secretary**