

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

**MINUTES**

**DATE: January 13, 2014**

**TIME: 6:00 p.m.**

Members Present:     Suzanne de Leon (Mayor)                     Lamar Gillian (Mayor Pro Tem)  
                              Miguel Valverde                                     Madeline Slay  
                              Jack Burton   Charles White

Members Absent:     None

Sign in Sheet:        Deborah Fraser             Henry Hannasch             Gary Freeland  
                              Amanda Scanton           Bill Johnson                 Rudy Perez  
                              Geof Edwards             Jesse Pacheco

**CALL TO ORDER AND RECORDING OF QUORUM**

Mayor de Leon called the meeting to order and quorum was present.

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

Mayor de Leon gave the invocation and led pledges.

***PUBLIC COMMENT PERIOD***

There was no one signed up to be heard.

**1. PRESENTATIONS and REPORTS:**

a. Dean Danos from Alamo Area Council of Governments (AACOG) will give a presentation.  
(Mayor)

Dean Danos from AACOG gave a tabletop presentation on the following items:

- What is AACOG?
- AACOG Region
- AACOG Membership
- How are dues determined?
- City of Balcones Heights Return on Investment
- Overview of AACOG Programs
- 83<sup>rd</sup> Legislature Priorities
- Current Opportunities
- AACOG Executive Staff and Contact Information

b. Presentation by Debbie Fraser and Kim Roach on audit report for the 2012-13 Fiscal Year.

Debbie Frasier came up and gave the highlights of the Comprehensive Annual Financial Report given to City Council.

Some of the items Ms. Frasier went over were as follows:

- Page 2 – Unmodified Audit Opinion
- Page 17 – Balance Sheet
- Page 45 – General Fund – Comparative amounts EOY 2012 and EOY 2013
- Page 47 – Excess Revenues over Expenditures
- Page 14 & 50 – Reporting Unfunded Liabilities

City Council went into closed session at 6:48 p.m. to address 17, 18, and 19 before Item 1c.

City Council reconvened in open session at 7:50 p.m.

Items 1c, 1d, 1e, and 1f were skipped and Item 2 was addressed.

- c. Community Initiatives Department Report – Nov./Dec. 2013. (Nastasi)
- d. Police Department Report – Nov./Dec. 2013. (Dominguez)
- e. Fire Department Report – Nov./Dec. 2013. (Prince)
- f. Development Services Coordinator Report – Nov./Dec. 2013. (Boyd)

## **2. CONSENT AGENDA ITEMS:**

- a. Approval of minutes for Regular Meeting of December 9, 2013.
- b. Approval of the December 2013 Check Register.
- c. Approval of Financial Report for month of November and December 2013.
- d. Quarterly Investment Report (October-December 2013)

Item 2d was pulled from the Consent Agenda Items.

MOTION: I make a motion to approve.

Motion by: Councilman Jack Burton    Second: Councilman Gillian    5/0/0    PASSED

## **BOARD AND COMMISSION APPOINTMENTS:**

### **PUBLIC HEARINGS:**

Public Hearing Opened at 7:52 p.m.

3. City Council will conduct a **PUBLIC HEARING** regarding Zoning Code Section 4.6.4. Excessive Size of a Sign.

Mr. Boyd came up to give update on the changes.

4. City Council will conduct a **PUBLIC HEARING** on Code Book Chapter 97: Streets, Sidewalks and Driveways regarding impervious cover.

Mr. Boyd and Councilwoman Slay gave an explanation to the changes on the impervious cover.

Public Hearing was closed at 8:01 a.m.

**WORKSHOP:**

**BUSINESS ITEMS:**

5. Consideration and ACTION to approve Planning and Zoning Commission's recommended changes to Zoning Code 4.6.4 and adopt the Ordinance.

MOTION: I make the motion to accept.

Motion by: Councilman White                      Second: Councilwoman Slay                      5/0/0                      PASSED

6. Consideration and ACTION to approve Planning and Zoning Commission's recommended changes to Code Book Chapter 97 regarding impervious cover and adopt the Ordinance.

MOTION: I want to make a motion that we table this item until we clarify materials.

Motion by: Councilwoman Slay                      Second: Councilman Valverde                      5/0/0                      PASSED

7. Consideration and ACTION to accept the Community Development Block Grant funds for the Hannasch Drive Reconstruction Project and authorization to execute the cooperative agreement. (Buckert)

City Administrator informed council of funds awarded by the Bexar County and cooperative agreement to be executed.

MOTION: I make a motion to approve.

Motion by: Councilman Gillian                      Second: Councilman White                      5/0/0                      PASSED

8. Consideration and ACTION to approve change order for the Beryl Drive Crosswalk. (Buckert)

City Administrator requested to table.

MOTION: Motion to table.

Motion by: Councilman Gillian                      Second: Councilman Valverde                      5/0/0                      PASSED

9. Consideration and ACTION to approve changing the regular City Council meetings from the second Monday at 6:00 p.m. to the fourth Thursday at 6:00 p.m. (Buckert)

MOTION: So moved. (to approve)

Motion by: Councilman Gillian                      Second: Councilman Valverde

Motion was withdrawn by Councilman Gillian

MOTION: So moved. (To move the regular council meeting to the fourth Monday of the month)

Motion by: Councilman White      Second: Councilwoman Slay      4/1/0      PASSED

Nay Vote: Councilman White

10. Consideration and ACTION to approve amendment to agreement to purchase unimproved real estate by NRP Properties LLC, and The City of Balcones Heights. (Buckert)

MOTION: So moved. (To approve lease not purchase)

Motion by: Councilman Gillian      Second: Councilwoman Slay  
(No vote due to incorrect wording on agenda)

MOTION: Motion to table to the next meeting.

Motion by: Councilman Gillian      Second: Councilwoman Slay      5/0/0      PASSED

11. Discussion and possible ACTION regarding screening of dumpsters in the commercial areas. (Burton)

Councilman Burton has concerns with many dumpsters that are not screened and trash overflowing.

Suggestion was made for businesses to get bigger dumpsters or schedule more pick ups if needed.

No action was taken.

12. Discussion and possible ACTION on issues concerning picking up after pets in the parks and other areas. (Burton)

Councilman Burton has concerns with citizens not picking up after their dogs.

Suggestions were made and will be looked at.

No action was taken.

13. Discussion and possible ACTION on street parking safety issues and obstruction of residential mailboxes. (Valverde)

Councilman Valverde has concerns and suggestions with residents parking in front of the mailboxes, speeding on Pleasant by Rogiers Park where children are, and parking on both sides of the streets.

Directed for staff to look at these issues and follow up next month.

Item 15 was addressed before Item 14.

14. Discussion regarding new ordinance stating discrepancies between Section 151 and any other ordinance shall be ruled by the latest adopted ordinance. (Slay)

Councilwoman Slay proposed that an ordinance be adopted stating discrepancies in Code Book be ruled by the latest adopted ordinance.

15. Discussion and possible ACTION to form a committee to review all contradictions and coordination between all ordinance sections. (Slay)

Councilwoman Slay would like the current committee to be expanded to include Fire Chief and City Engineer to go over the codes to make sure one code is not contradicting another.

16. Discussion regarding the Balcones Lofts PUD Ordinance Draft. (Boyd/Slay)

Explanation of the draft ordinance was given by Mr. Boyd and Councilwoman Slay.

**EXECUTIVE SESSION:**

17. Discussion pursuant to Section 551.086 of the Texas Government Code (Economic Development) regarding project on Hillcrest and Gentleman.

18. Discussion pursuant to Section 551.086 of the Texas Government Code (Economic Development) regarding the 380 Agreement.

19. Discussion pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney) regarding TMLIRP Claim #: 1400206660.

**RE-CONVENE IN OPEN SESSION:**

20. Council may take **ACTION** on items discussed in Executive Session.

No action was taken on any of the items discussed in Executive Session.

**ADJOURNMENT:**

Meeting was adjourned at 9:01 p.m.

Submitted by:

DELIA FLORES, TRMC  
City Secretary

City Council approved minutes on February 10, 2014.