

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, September 12, 2019 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Thomas A. Schoolcraft, Mayor
Alex Blue, Mayor Pro Tem
Jim Meadows
Bert Buys
Cynthia Massey
Paul Friedrichs

Staff Present: Rick Schroder, City Administrator
Celina Perez, City Secretary

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Council Member Massey led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

PUBLIC HEARINGS (ITEM NOS. 2 – 5):

- 2. Public hearing to give all interested persons the right to appear and be heard on proposed City of Helotes Fiscal Year Ending (FYE) 2020 Budgets, including, but not limited to, the General (Maintenance & Operations) Fund, Debt Service (Interest & Sinking) Fund, Capital Replacement Fund, Municipal Court Security and Technology Funds, Police Dept. Training and Education Fund, School Safety Fund, PEG (Public Access Channel) Fund, Police Dept. State Forfeiture Fund, Street Maintenance Fund, and Hotel Occupancy Tax (HOT) Fund budgets.**

Mayor Schoolcraft opened the public hearing at 7:02 p.m. No one signed up to speak on this item. Mayor Schoolcraft closed the public hearing at 7:03 p.m.

- 3. Public hearing to give all interested persons the right to appear and be heard on the adoption of the proposed Tax Year 2019 ad valorem (property) tax rate.**

Mayor Schoolcraft opened the public hearing at 7:03 p.m. No one signed up to speak on this item. Mayor Schoolcraft closed the public hearing at 7:03 p.m.

4. **Public hearing to give all interested persons the right to appear and be heard on a Resolution of the City Council of the City of Helotes, Texas approving appropriations for the City of Helotes Economic Development Corporation's (EDC) FYE 2020 Maintenance & Operating, Interest & Sinking, and Capital Budgets beginning October 1, 2019 and ending September 30, 2020 to support the EDC's programs, "Projects," as defined by Texas Local Government Code Chapter 505 Type B Corporations, and cooperatives; authorizing the City Administrator and EDC Executive Director to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date.**

Mayor Schoolcraft opened the public hearing at 7:03 p.m. No one signed up to speak on this item. Mayor Schoolcraft closed the public hearing at 7:04 p.m.

5. **Public Hearing to give all interested persons the right to appear and be heard on a request by Kidder Entertainment Group of S.A., L.L.C. for a Specific City Council Approved Use Permit for a "tavern with outdoor area for patrons / no live or recorded music allowed outside" on property zoned Overlay District (B-3 OD) and located on a 5.474 acre lot described as Lot 7, Block 2 within the Bandera Oaks Subdivision, generally located behind 12510 Bandera Road, Helotes, Texas 78023.**

Mayor Schoolcraft opened the public hearing at 7:04 p.m. Karley Barrows, Eric Negron, and Monica Negron spoke in opposition to this item. Reasons for opposing this item included noise pollution, diminished property values, and the development's proximity to Cedar Springs Subdivision. Mayor Schoolcraft closed the public hearing at 7:14 p.m.

OPEN SESSION:

6. **Citizens to be Heard.**

No one signed up to speak on this item.

CONSENT AGENDA (ITEM NOS. 7 - 10): All items marked with an asterisk (**) on the consent agenda were voted on by one motion. Motion was made by Council Member Meadows, second by Council Member Friedrichs, to approve items 7, 8, 9, and 10 on the consent agenda. Motion to approve carried unanimously.

- 7.** **Approval of the minutes of the Regular Meeting dated August 22, 2019. (Staff)**
- 8.** **Approval of the Fiscal Year Ending (FYE) 2019 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated September 4, 2019. (Staff)**
- 9.** **Ratification of the following FYE 2019 interdepartmental budget adjustments and budget amendment dated September 4, 2019:**

- **Increasing General Fund Revenue No. 01-401-3140 *Sales and Use Tax* by \$36,269.80;**
- **\$781.37 from General Fund No. 01-515-5108 *Dispatch Unemployment* to 01-510-5102 *Administration Overtime*;**
- **\$2,500.00 from General Fund No. 01-515-5302 *Dispatch Operating Supplies* to 01-520-5101 *City Secretary Salaries*;**
- **\$4,600.00 from General Fund No. 01-530-5101 *Municipal Court Salaries* to 01-535-5101 *Human Resources Salaries*;**
- **\$36,270.00 from Capital Replacement Fund No. 03-550-5501 *Fire Dept. Purchases* to General Fund No. 01-585-5101 *EMS Salaries*;**
- **\$3,596.68 from General Fund No. 01-515-5302 *Dispatch Operating Supplies* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$5,000.00 from General Fund No. 01-530-5105 *Municipal Court Health Insurance* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$4,000.00 from General Fund No. 01-540-5105 *Development Svcs. Health Insurance* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$4,000.00 from General Fund No. 01-545-5101 *Animal Cntl., Public Works, Code Enforcement Salaries* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$5,000.00 from General Fund No. 01-560-5210 *Police Dept. Contractual Services* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$5,000.00 from General Fund No. 01-560-5303 *Police Dept. Technology and Equipment* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*;**
- **\$5,000.00 from General Fund No. 01-560-5306 *Police Dept. Motor Fuel and Lubricant* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*; and**
- **\$3,858.04 from General Fund No. 01-580-5105 *Fire Dept. Health Insurance* to 01-510-5333 *Administration Ch. 380 Agmt. Expenses*.**

10.** Approval of a final amending plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-75 *Amending a Plat*, establishing Bricewood Subdivision, Unit 2-A, and amending Lots 21 – 33, Block 10, CB 4450R and Lot 38, Block 8, Lot 40, Block 13, CB 4450R, and Lot 907 out of Bricewood Subdivision, Unit 2, recorded in Volume 9716, Pgs. 39 – 40, of the Official Public Records of Bexar County, Texas and establishing Lots 21A – 33A, Block 10, Lot 38A, Block 8, Lot 40A, Block 13, and Lot 907A. (Applicant)

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. Discussion of and action on a request by Kidder Entertainment Group of S.A., LLC for a Specific City Council Approved Use Permit for a “tavern with outdoor area for patrons / no live or recorded music allowed outside” on property zoned Overlay District (B-3 OD) and located on a 5.474 acre lot described as Lot 7, Block 2 within the Bandera Oaks Subdivision, generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Applicant)

(Note: On September 3, 2019 the Planning & Zoning Commission, in a non-unanimous vote of 4-3, recommended approval of a request by Kidder Entertainment Group of S.A., LLC for a Specific City Council Approved Use Permit.)

Motion was made by Council Member Buys, second by Council Member Friedrichs, to discuss and act on this item as written.

Speaking on this item was Joe Kidder, owner of Kidder Entertainment Group of S.A., L.L.C. Discussion included building placement on the lot, building square footage, and noise concerns. Council agreed that the proposed development did not fully meet the intent of the Overlay District (B-3 OD), as defined in Municipal Code of Ordinances Chapter 98, Section 98-69, Subparagraph (a) *Purpose*.

The request by Kidder Entertainment Group of S.A., LLC for a Specific City Council Approved Use Permit was denied unanimously.

- 12. Discussion of and action on a proposal to add a spray park / splash pad project for the Helotes Fitness Park and Disc Golf Course to be completed jointly with the Helotes Economic Development Corporation (EDC) whereby the EDC will provide the funding and the City of Helotes will provide the project planning, design, engineering, estimating, and management; authorizing the Mayor and City Administrator to negotiate with splash pad providers and enter into an agreement for the construction of the splash pad with related amenities. (Mayor Schoolcraft)**

Motion was made by Council Member Buys, second by Council Member Meadows, to discuss and act on this item as written.

Mayor Schoolcraft spoke on a proposal to add a splash pad at the Helotes Fitness Park and Disc Golf Course. The splash pad will be between 1,000 square feet to 2,000 square feet and is eligible for funding by the EDC. If the EDC decides not to fund this project, it will qualify for funding through the 2015 Certificate of Obligation (C of O) fund.

Discussion included water management options, additional splash pad amenities, fencing around the splash pad and park, a secondary parking area as part of this project, and future playground equipment.

Motion to amend was made by Council Member Buys, second by Council Member Meadows, to approve this item, with the provision that if the EDC decides not to fund the project, it will come back to Council for final funding approval.

Motion to approve carried unanimously.

13. **Discussion of and action on a proposal to install new sidewalks along the East side of Riggs Road from Our Lady of Guadalupe Catholic Church (OLG) to F.M. 1560 and along the West side of Old F.M. 1560 from F.M. 1560 to City Hall to be completed jointly with the Helotes Economic Development Corporation (EDC) whereby the EDC would provide the funding and the City of Helotes would provide the project planning, design, engineering, estimating, and management; authorizing the Mayor and City Administrator to publish a Request for Bids to find a qualified contractor to complete the work at an acceptable price in accordance with acceptable bid practices. (Mayor Schoolcraft)**

Motion was made by Council Member Buys, second by Council Member Friedrichs, to discuss and act on this item as written.

Mayor Schoolcraft spoke on a proposed sidewalk project along Riggs Road and Old F.M. 1560. The City did submit a grant application to TxDOT for the installation of sidewalks, however, grant funding is limited. This project is being presented as a contingency, in case the requested grant funding is not received. The sidewalks will allow for a safer walkable route between Old Town Helotes, City Hall, the Fitness Park, and FM 1560 (once the widening is completed). This project is eligible for funding by the EDC. If the EDC decides not to fund this project, it will qualify for funding through the 2015 Certificate of Obligation (C of O) fund.

Motion to amend was made by Council Member Buys, second by Council Member Friedrichs, to approve this item, with the sidewalk location on Riggs Road to be determined at a later date, and with the provision that if the EDC decides not to fund the project, it will come back to Council for final funding approval.

Motion to approve carried unanimously.

14. **Discussion of and direction on proposed City of Helotes FYE 2020 Budget(s), including, but not limited to, the following (Mayor Schoolcraft and Staff):**
 - a) **General (Maintenance & Operations) Fund;**
 - b) **Debt Service (Interest & Sinking) Fund;**
 - c) **Capital Replacement Fund;**
 - d) **Economic Development Corporation Fund;**
 - e) **Municipal Court Security and Technology Funds;**
 - f) **Police Training and Education Fund;**
 - g) **School Safety Fund;**
 - h) **PEG (Public Access Channel) Fund;**
 - i) **State Forfeiture Fund;**
 - j) **Street Maintenance Fund;**
 - k) **Hotel Occupancy Tax (HOT) Fund;**
 - l) **Proposed ad valorem tax rate; and**
 - m) **Proposed personnel position, salary, benefit, and holiday schedule amendments.**

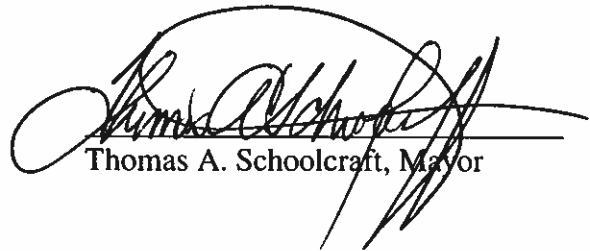
Mayor Schoolcraft reported there were no significant changes to the budget since the last presentation at the August 22nd meeting.

Next, Mayor Schoolcraft advised that Council should provide final direction regarding the Ad Valorem Tax Rate for Tax Year 2019 and the TMRS employee deposit rate, so that the City Administrator could insert those changes into the final budget document for presentation on September 26th. The general consensus of Council was to leave the ad valorem tax rate at \$0.350 cents and to increase the TMRS employee deposit rate from 6% to 7%.

Adjourn

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:10 p.m.

ATTEST:



Thomas A. Schoolcraft, Mayor



Celina Perez, City Secretary

