

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting on Thursday, July 24, 2014 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.

Council

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

Staff Present: Rick Schroder, City Administrator
Grace Tamez, City Secretary

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Mayor Pro Tem Massey led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag. Mayor Schoolcraft welcomed members from Boy Scout Troop #401. Mayor Schoolcraft announced the inaugural live broadcasting of tonight's City Council meeting on the City's public access channel.

OPEN SESSION:

2. Citizens to be Heard.

No one signed up to speak on this item.

CONSENT AGENDA: All items marked with an asterisk (**) on the consent agenda were voted on at the beginning of the meeting. Motion was made by Mayor Pro Tem Massey, second by Council Member Villanueva, to approve items 3 and 4 on the consent agenda. Motion to approve carried unanimously.

3. Approval of the minutes of the regular meeting of July 10, 2014. (Staff)**

4. Approval of the City of Helotes Revenue and Expense Report dated July 17, 2014. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. Discussion of and action on the creation of Helotes Citizens University, an education program designed to give Helotes citizens an opportunity to learn how the City

operates and other aspects of municipal government and services. (Mayor Schoolcraft)

Mayor Schoolcraft noted that the program's goal was to provide government transparency and encourage citizen involvement in city functions and community events. The program lasts eight weeks, will meet once a week beginning September 9, and comprise of up to 24 applicants. The \$45 fee will cover expenses for the t-shirt, dinner, and certificates.

Council consensus was to amend the eligibility criteria to allow prospective candidates for public office to be eligible to enroll in the fall session.

Motion was made by Mayor Pro Tem Massey, second by Council Member Friedrichs, to approve this item as presented.

Motion to approve carried unanimously.

- 6. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas repealing Ordinance No. 475 and approving a Chapter 380 economic development agreement between the City of Helotes, the City of Helotes Economic Development Corporation (EDC), the Bluff at Old Town Helotes, LLC, and the Shops at Old Town Helotes, Inc. for property and sales tax grants for the construction of public improvements and the development of the Shops at Old Town Helotes and the construction of sidewalks and mixed-use retail, office, and restaurant facilities on approximately 5.26 acres of real property across two (2) parcels of land, the first located near the intersection of Riggs Road and Old Bandera Road and the second located near the intersection of Scenic Loop Road and Old Bandera Road; placing for consideration and adoption on a subsequent EDC meeting agenda the aforementioned economic development agreement; authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; and setting an effective date. (Applicant)**

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

Rick Schroder, City Administrator, spoke on this item. Approval of this agreement will repeal Ordinance No. 475. The significant changes in the new contract include: exchange the names of Kenneth and Mary Sue Dempsey's names to Shops at Old Town Helotes, Inc; remove "expanded restroom facility" from the definition under "project"; define the word substantially complete to mean the completion of a minimum of 10 buildings out of 21; remove the requirement for contingency for a performance bond because Mr. Dempsey will operate as the developer and general contractor; update the tax year and property tax rate; remove final determination authority from the City Council in regards to compliance to this contract; and remove the

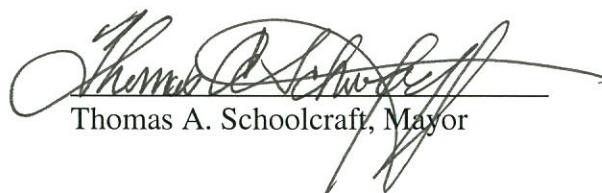
indemnity provision whereby the developer indemnifies the City or the EDC when the City or EDC are sole cause of the injury or damage.

The term of this agreement is for 15 years and begins when the agreement is executed. The current standing bathrooms and buildings are not part of this agreement. This item will be sent to the EDC Board for approval.

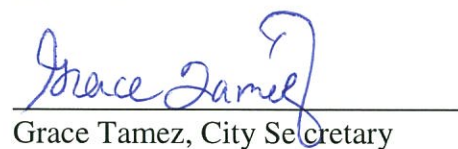
Motion to approve carried unanimously.

Adjourn.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:36 p.m.


Thomas A. Schoolcraft, Mayor

ATTEST:


Grace Tamez, City Secretary

