

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting on Thursday, December 12, 2013 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
Bert Buys, Mayor Pro Tem
Edward Villanueva
Alex Blue
Cynthia Massey
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. Councilmember Blue led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag. Mayor Schoolcraft welcomed Boy Scouts from troop 640.

2. Mayor's Report.

- **Alamo Area Council of Governments (AACOG) 2013 Regional Citizen of the Year Award to Helotes Area Community Band Director Charles L. Kuentz, Jr.**

After giving a brief history of the community band, Mayor Schoolcraft recognized Charles L. Kuentz, Jr. Mr. Kuentz thanked the Mayor and Council for the support they've given the community band.

OPEN SESSION:

3. Citizens to be Heard.

Mayor Schoolcraft announced that agenda item #4 would be withdrawn at the applicants' request. Constance Ehler signed up to speak but chose not to speak.

ITEMS FOR INDIVIDUAL CONSIDERATION:

Unfinished Business:

4. **Discussion of and action on a request from James “Buddy” and Jeanne Cook for a specific City Council use permit for a flea market on properties located at 16023 and 16097 E. Bandera Road (S.H. 16) and zoned Office and Professional District (B-1), properties more particularly described as CB 4554 P-16 ABS 646 and CB 4554 P-16B ABS 646, respectively. (Staff)**

Mr. and Mrs. Cook withdrew their request. Mayor Schoolcraft pulled this item off the agenda.

New Business:

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 Councilmember Friedrichs, second by Councilmember Villanueva, to approve items 5, 6, 7, 8, 9, and 10 on the consent agenda. Motion to approve carried unanimously.

- 5.** **Approval of the minutes of the regular meeting of November 14, 2013. (Staff)**
- 6.** **Approval of the City of Helotes Revenue and Expense Report dated December 5, 2013. (Staff)**
- 7.** **Approval of Resolution No. 304 of the City Council of the City of Helotes, Texas approving and certifying the Bexar County Tax Assessor-Collector’s 2013 tax roll, as required by State Property Tax Code Ann. Sec. 26.09(e); authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**
- 8.** **Approval of Resolution No. 305 of the City Council of the City of Helotes, Texas authorizing the filing of a Household Hazardous Waste grant application with the Alamo Area Council of Governments for a Regional Solid Waste Grants Program Grant; authorizing the City Administrator to act on behalf of the City of Helotes in all matters related to the application; pledging to comply with the grant requirements of the Alamo Area Council of Governments, the Texas Commission on Environmental Quality, and the State of Texas; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**
- 9.** **Approval of a final plat for the Donald R. Lee Subdivision located on properties with addresses 11798 and 11926 Leslie Road, Helotes, Texas 78023, more particularly described as CB 4476 P-1 ABS 249 1.242 CB 4478 P-9 ABS 716.894 and CB 4478 P-8 ABS 716. (Applicant)**
- 10.** **Approval of a Storm Water Management Plan and Fee in Lieu of Detention for the Donald R. Lee Subdivision located on properties with addresses 11798 and 11926 Leslie Road, Helotes, Texas 78023, more particularly described as CB 4476 P-1 ABS 249 1.242 CB 4478 P-9 ABS 716.894 and CB 4478 P-8 ABS 716. (Applicant)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. **Discussion of and action on a request for approval of an Encroachment License Agreement, pursuant to Chapter 74 Parks, Streets, Sidewalks, and Other Public Places, Article II. Encroachment License of the Municipal Code of Ordinances, between the City of Helotes, Texas and Helotes Equity Partners, Inc. for the placement of a monument sign encroaching onto City Right-of-Way on property located at 14237 E. Bandera Rd., Helotes, Texas 78023, more particularly described as CB 4524 Blk 1 Lot N Irr 160 Ft of 1. (Applicant)**

Councilmember Villanueva filed a conflict of interest affidavit with the City Secretary's office and abstained from discussion and voting.

Motion was made by Councilmember Massey, second by Mayor Pro Tem Buys, to discuss and act on this item as written.

Speaking on this item was Ed Villanueva, proponent. Mr. Villanueva plans to construct an ornamental wrought iron fence on the subject property and is proposing to move the monument sign off his property and onto City Right-of-Way property.

Council requested that City Staff confirm that the current sign complies with code requirements and that the sign, when moved, will not block visibility to other businesses.

Motion to approve carried; 4 Ayes, 0 Nays, 1 Abstain – Councilmember Villanueva.

12. **Discussion of and action on eligible economic development incentives offered by the City of Helotes to primary employers to incentivize relocation into the City on or near property located at 15030 E. Bandera Rd., Helotes, Texas 78023. (Staff)**

Rick Schroder, City Administrator, gave an in-depth presentation on incentives available to the City and Helotes EDC that could be used to attract a primary employer to Helotes. Available incentives for the EDC include; grant/performance agreement, a sales tax reimbursement, and a loan. Available incentives for City of Helotes Council include; Chapter 380 sales / property tax reimbursement agreement, Chapter 380 land provisions, property tax abatement, tax increment financing and bonds from proceeds, municipal agreement not to annex, and an inter-local agreement with other government entities. Mr. Schroder noted the City's proactive approach to economic business development incentives is meant to help sustain local businesses now and in the future.

Council consensus was positive with all agreeing that a proactive approach to developing this piece of property with a primary employer is best. Council Members favored a Chapter 380 agreement, property tax abatement, a reduction in permit fees, or other agreement. Council consensus was to direct Staff to proceed and attempt to incentivize a primary employer to relocate to Helotes.

No action was taken on this item.

Mayor Schoolcraft adjourned the meeting into closed session at 8:08 p.m. after reading the caption below.

CLOSED SESSION:

13. Closed Session in accordance with Texas Government Code §551.071 *Consultations with Attorney* and §551.072 *Deliberation Regarding Real Property*. In addition to the matters listed below, any matter scheduled for Open Session may be discussed in Closed Session, as appropriate and authorized by law:

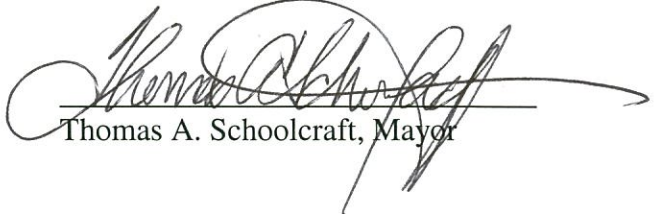
- **§551.071 *Consultations with Attorney* regarding *Continental Homes of Texas L.P. vs. the City of Helotes*; and**
- **§551.072 *Deliberation Regarding Real Property* between the City of Helotes and Northside Independent School District.**

Mayor Schoolcraft reconvened the meeting into open session at 8:42 p.m. and announced that no action had been taken in closed session.


OPEN SESSION:

14. Adjourn.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:43 p.m.


Thomas A. Schoolcraft, Mayor

ATTEST:


Grace Tamez, City Secretary

