



**AGENDA
REGULAR MEETING
HELOTES CITY COUNCIL
August 24, 2023
7:00 p.m.**

The City of Helotes City Council will meet for a Regular Meeting on Thursday, August 24, 2023, at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. Council Members may participate remotely by videoconferencing; however, a physical quorum of the City Council shall be present at Helotes City Hall. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.
 - Invocation.
 - Pledge of Allegiance.

OPEN SESSION:

2. Citizens to be Heard. *The City Council shall not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Council will accept comments from citizens, business owners, business representative's, property owners, and representatives of property owners of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

CONSENT AGENDA (ITEM NO. 3 - 5):

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

3. Approval of City Council Meeting minutes to include the following:
 - a. Budget Workshop dated July 19, 2023;
 - b. Regular Meeting dated July 27, 2023; and
 - c. Special Meeting dated August 3, 2023. (Staff) - [Agenda Item](#)
4. Approval of the Quarterly Investment Reports for the City of Helotes and the City of Helotes Economic Development Corporation (HEDC) for the quarter ending June 2023. (Staff) - [Agenda Item](#)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Helotes City Hall is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received seventy-two (72) hours prior to the meeting. For assistance, contact the City Secretary at 210.695.5911.

CONSENT AGENDA contd.:

5. Approval of the Fiscal Year Ending (FYE) 2023 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated August 2, 2023. (Staff) - [Agenda Item](#)

MAYOR'S REPORT:

6. Updates on the following:
 - TxDOT improvements;
 - Regular hours for MarketPlace at Old Town Helotes resume September 2023; and
 - Helotes Music & Movie Night on September 15, 2023.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. Discussion of and action on an appeal filed by Waylon Wehmeyer on the Planning and Zoning Commission denial of two (2) nonconforming signs relocated due to the F.M. 1560 roadway expansion by the Texas Department of Transportation (TxDOT); considering a final determination under Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-61 *Nonconforming Signs* for Burnin' Bush LLC, located in the City's Extra-territorial Jurisdiction (ETJ) at 10020 N F.M. 1560, Helotes, Texas 78023, identified as BCAD Property ID No. 1183539, and including the following:
 - a. Sign A - Main post sign at the entrance that identifies the business name (shape changed from double-sided to v-shaped); and
 - b. Sign B - Second post sign along F.M. 1560, approximately 327 feet South from the entrance, that advertises the business type (shape remained double-sided). (Applicant) - [Agenda Item](#)
8. Discussion of and action on a request by Kenneth Dempsey for approval of a conceptual design plan establishing the site idea for Old Town Helotes Family Food Park located at 14769 Old Bandera Road, Helotes, Texas 78023, identified as BCAD Prop. ID No. 242067, and including the following:
 - Site plan;
 - General building concept;
 - Exterior lighting; and
 - Signage. (Applicant) - [Agenda Item](#)
9. Discussion of and action on a final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Bricewood Subdivision Unit-5, being a 27.79-acre tract of land comprised of 13.59 acres recorded in Volume 6591, Page 259, and 14.20 acres recorded in Volume 5757, Page 1303, of the Official Public Records of Bexar County, Texas. (Applicant) - [Agenda Item](#)

ITEMS FOR INDIVIDUAL CONSIDERATION contd.:

10. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 14 *Animals*, Article III *Vocational Education Programs*, by updating the keeping requirements for fowl and small animals for approved 4-H and Future Farmers of America (FFA) projects. (Staff)
11. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 86 *Traffic and Vehicles*, Article II *Vehicle Operation*, Section 86-16 *Stop Signs*, by adding a new stop sign designation on Old Bandera Road, where it transitions to Dent Lane, near the State Highway 16 crossover. (Staff) - [Agenda Item](#)
12. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas authorizing the City of Helotes Economic Development Corporation (HEDC) to award funding from the FYE 2023 Retailer and Commercial Tenant Improvement Incentive Grant Program to Playa Bowls SA, a new superfruit bowl specialty shop located at 9708 Business Parkway, Suite 102, Helotes, Texas 78023; and approving a grant amount not to exceed \$20,000.00. (HEDC Board of Directors) - [Agenda Item](#)
13. Discussion of and action on approving the following nominees to the City of Helotes Economic Development Corporation (HEDC) Board of Directors pursuant to Amendment No. 3 of the HEDC Bylaws, Article Two *Board of Directors*, Section 2.1 (e) and (f); and for said nominees to serve a two (2) year term beginning on October 1, 2023, and expiring on September 30, 2025:
 - Place One: Melissa Benavides;
 - Place Three: John Kodosky;
 - Place Five: Jeff Felty; and
 - Place Seven: Joel Lutz. (HEDC Board of Directors) - [Agenda Item](#)
14. Presentation of and discussion on the proposed FYE 2024 City of Helotes Economic Development Corporation (HEDC) Operating Budget. (HEDC Board of Directors) - [Agenda Item](#)
15. Presentation of and discussion on the proposed FYE 2024 Municipal Fee Schedule. (Staff) - [Agenda Item](#)
16. Update of and discussion on the proposed FYE 2024 Municipal Operating Budget. (Mayor and Staff)

CLOSED SESSION:

17. Closed Session in accordance with Texas Government Code §551.071 *Consultations with Attorney*. 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* to discuss terms and options related to the Solid Waste and Recycling Services Contract between the City and BFI Waste Services of Texas, LP (“Republic”).

Adjourn into Open Session.

ITEMS FOR INDIVIDUAL CONSIDERATION:

18. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas, setting the modification of rates in the Solid Waste and Recycling Services Contract between the City and BFI Waste Services of Texas, LP (“Republic”), per the terms in Resolution No. 22-035 *Assignment of Contract*, Section 24.2 *Fuel Cost Adjustment*. (Contractor)

Adjourn meeting.

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.



Rich Whitehead, Mayor

I certify that this Agenda was posted on August 18, 2023, at 4:30 p.m.



Celina Perez, City Secretary