

City of Windcrest



AGENDA CITY COUNCIL MEETING 6:00 PM AUGUST 4, 2025

CITY COUNCIL CHAMBERS - 8601 MIDCROWN

CCM @ 6 PM

NOTICE IS HEREBY GIVEN THAT THE CITY OF WINDCREST CITY COUNCIL WILL HOLD A REGULAR CITY COUNCIL MEETING AT WINDCREST CITY HALL LOCATED AT 8601 MIDCROWN, WINDCREST, TEXAS ON MONDAY, AUGUST 4, 2025, STARTING AT 6:00 PM.

THE CITY COUNCIL RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF MONDAY, AUGUST 4, 2025, AND TO RECONVENE THE MEETING ON THE FOLLOWING BUSINESS DAY, TUESDAY, AUGUST 5, AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE AND INVOCATION

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:

IV. CITIZENS TO BE HEARD/CITIZEN PARTICIPATION

- Citizens may address the City Council on topics not on the agenda for no more than three (3) minutes.
- Citizens shall also have the opportunity to address the City Council during consideration of posted agenda items for no more than six (6) minutes.

- A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.

V. PUBLIC HEARING

OPENING OF PUBLIC HEARING

- a) City Council will receive comments from the public on the Proposed Windcrest Crime Control and Prevention District Fiscal Year 2025/2026 Budget.

CLOSING OF PUBLIC HEARING

OPENING OF PUBLIC HEARING

- b) City Council will hold a public hearing to receive comments from the public to consider a recommendation from the Windcrest Planning and Zoning Commission regarding a request from Tageb LLC., to change from "R-2" Duplex, Apartment, and Single-Family Dwelling District to "O-1" Professional Office District for the following property: 5609 Walzem Rd., Windcrest, Texas - BCAD Property ID#342990.

CLOSING OF PUBLIC HEARING

VI. CONSENT AGENDA

- a) City Council will review, discuss, and may act on an ordinance adding Chapter 2, Article 4, Section 2-71 - Recording Devices in Executive Session Prohibited, of the Windcrest Code of Ordinances. **2nd Reading** [Cindy Strzelecki, Council Member Place 2/Mayor Pro Tem]

VII. ORDINANCE

- a) City Council will review, discuss, and may act on an ordinance amending Chapter 103 - Building Code, of the Windcrest Code of Ordinances, regarding structure requirements for accessory buildings. **1st Reading** [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- b) City Council will review, discuss, and may act on an ordinance amending Chapter 2, Article 4, Section 2-66 of the Windcrest Code of Ordinances. **1st Reading** [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- c) City Council will review, discuss, and take action on an ordinance calling a general election on November 4, 2025, to be held in the City of Windcrest, Texas, for the purpose of electing two (2) Council Members to City Council Places four (4) and five (5), and Mayor; making provision for the conduct of a joint election; and resolving other matters related to such election. [Dan Reese, Mayor]
- d) City Council will review, discuss and take action on an ordinance calling a special election on November 4, 2025, to be held in the City of Windcrest, Texas, to reauthorize the election of the 1/4% sales tax for the Street Maintenance and place on the November 4, 2025 general election ballot as prescribed by Section 327.007, Tax Code; making provision for the conduct of a joint election; and resolving other matters related to such election. [Dan Reese, Mayor]
- e) City Council will review, discuss, and may act on an ordinance approving and adopting the City of Windcrest Legislative Calendar for FY25/26. **1st Reading** [Natalia Witmer, Interim

City Manager/Municipal Finance Officer]

VIII. RESOLUTION

- a) The City Council will review, discuss, and may act on a resolution authorizing the Interim City Manager to enter into an agreement with Kenjoh Outdoor, LLC. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- b) The City Council will review, discuss and may act on a resolution addressing and adjusting the health reimbursement account for the 2025-2026 fiscal year. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- c) City Council will review, discuss, and may take action on a resolution scheduling two public hearings before considering the adoption of the Proposed Tax Rate for the City of Windcrest Fiscal Year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- d) City Council will review, discuss, and may take action on a resolution scheduling two public hearings before considering the adoption of the City of Windcrest Proposed Budget for Fiscal Year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]

IX. DISCUSSION AND ACTION

- a) City Council will review, discuss, and may take action on a recommendation from the Windcrest Planning and Zoning Commission regarding a request from Tageb LLC., to change from “R-2” Duplex, Apartment, and Single-Family Dwelling District to “O-1” Professional Office District, for the following property: 5609 Walzem Rd., Windcrest, Texas – BCAD Property ID#342990 [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- b) City Council will review, discuss, and may act on a request from the Director of Public Works regarding the sale of decommissioned fleet vehicles. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- c) City Council will review, discuss, and may act on allocating funding and approving plumbing and foundation proposals for Takas Park Civic Center capital improvement projects. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- d) City Council will review, discuss, and may act on approving and adopting an Internal Controls and Cash Handling Policy for fiscal year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- e) City Council will review, discuss, and may act on approving and adopting the City of Windcrest Travel and Training Policy for fiscal year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- f) City Council will review, discuss, and may act on approving and adopting the City of Windcrest Purchasing Policy for fiscal year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- g) City Council will review, discuss, and may act on approving and adopting the City of Windcrest Investment Policy for fiscal year 2025/2026. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]
- h) City Council will review, discuss, and may act on the City of Windcrest Proposed Fiscal Year

2025/2026 Budget to include but not limited to the following items:

- i. Proposed FY 25/26 Employee Health and Supplemental Insurance
- ii. Proposed FY 25/26 City of Windcrest Master Fee Schedule
- iii. Proposed FY 25/26 City of Windcrest Organizational Chart
- iv. Proposed FY 25/26 Items to Consider

[Natalia Witmer, Interim City Manager/Municipal Finance Officer]

- i) City Council will review, discuss and may act on an animal boarding services contract with Karma's Kozy Kennel and Spaw. [Natalia Witmer, Interim City Manager/Municipal Finance Officer]

X. EXECUTIVE SESSION

The City Council of the City of Windcrest reserves the right to adjourn into executive session at any time during course of the meeting to discuss any matter listed below:

- a) Pursuant to Govt. Code §551.071 (consultation with attorney) deliberation regarding litigation against the City of Windcrest, including but not limited to *Chad Mowell v. City of Windcrest Board of Adjustments and City of Windcrest*, and potential litigation with the City of San Antonio regarding Rackspace payments.
- b) Pursuant to Govt. Code §551.071 (consultation with attorney) deliberation on the shared services agreement between the City of Windcrest and the Windcrest Economic Development Corporation.
- c) Pursuant to Govt. Code §551.071 (consultation with attorney) deliberation on the city newsletter and related services agreement between the City of Windcrest and the Windcrest Economic Development Corporation.
- d) Pursuant to Govt. Code §551.074 (personnel matters) deliberation on the compensation to be advertised for the city manager position.
- e) Pursuant to Govt Code §551.087 (economic development) on Industrial Commerical Properties and Windcrest International Buisness Park status and update.
- f) Pursuant to Govt Code §551.074 (personnel matters) deliberation on awarding a contract for legal and litigation services, serving as the City Attorney for the City of Windcrest (RFQ 2024-2025-006).

XI. CITY MANAGER'S REPORT

Any oral report provided by the city manager will be informational only and not for council action. The city manager may provide updates on community and upcoming city events, the status of the operation of individual departments, any unusual activity from any specific department which has occurred since the posting of the agenda, or to provide potential topics of discussion which may appear on a future agenda.

XII. GENERAL ANNOUNCEMENTS & FUTURE AGENDA ITEMS REQUESTED

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item

entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

XIII. ADJOURNMENT

DECORUM REQUIRED: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

ACTION BY COUNCIL AUTHORIZED: The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); §551.074 (Personnel Matters) and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

EXECUTIVE SESSIONS APPROVED BY CITY ATTORNEY: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS: It is anticipated that members of other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions, and committees whose members are in attendance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two (72) hours prior to the meeting on August 4, 2025.

BY:

A handwritten signature in black ink, reading "Rachel C. Dominguez". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Rachel C. Dominguez, TRMC
City Secretary