



**AGENDA
CITY OF WINDCREST, TEXAS**

SPECIAL CITY COUNCIL MEETING

JUNE 02, 2014

**Special City Council Meeting
4:00 P.M.**

NOTICE IS HEREBY GIVEN THAT A SPECIAL WINDCREST CITY COUNCIL MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 02ND DAY OF JUNE 2014 STARTING AT 4:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COUNCIL MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE CITY COUNCIL RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF JUNE 02, 2014 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, JUNE 03, 2014 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

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.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government

Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order, Pledge of Allegiance, Invocation and Announcement

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. City Council may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Executive Session

1. City Council will convene into Executive Session under Section 551.074 of the Texas Government Code to deliberate evaluation of a public officer or employee including specifically Rafael Castillo, Jr., City Manager, Al Ballew, Chief of Police, Tom Garcia, Director of Public Works, Kelly Rodriguez, City Secretary and Sarah Mangham, Municipal Finance Officer.
2. City Council will convene into a closed session as authorized Section 551.074 of the Texas Government Code to review and evaluate applications for the position of Windcrest Fire Chief.

IV. Action Item

1. City Council will convene into open session to discuss the evaluation of a public officer or employee including specifically Rafael Castillo, Jr., City Manager, Al Ballew, Chief of Police, Tom Garcia, Director of

Public Works, Kelly Rodriguez, City Secretary and Sarah Mangham, Municipal Finance Officer.

2. City Council will convene into open session to review and evaluate applications for the position of Windcrest Fire Chief.

V. Presentations

1. City Council will receive a presentation from Melanie Cawthon, MS, Director of Marketing & Resource Development, Reaching Maximum Independence regarding Fiesta Especial.
2. City Council will receive a presentation from Windcrest Little League regarding renovations to the Takas Park Little League field. (Att. 1)
3. City Council will receive a presentation from Ted Hanes with Friends Of The Park updates. (Att. 2)

VI. Ordinances **"In conjunction with the first reading of an ordinance, a motion should be made to either "reject the proposed ordinance" or "to forward the proposed ordinance to a subsequent City Council meeting for final adoption at its second reading". **

NONE

VII. Resolutions

1. City Council will review, discuss and may take action on Resolution No. 2014-499(R), a resolution requesting the City of San Antonio to correct or adjust the mutual boundary between the cities of San Antonio and Windcrest adjacent to northbound IH35 access road between Walzem Road and a point slightly north of Crestwind Drive.
(REF: 06.03.13 SCCM
http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1077) (Att. 3)

VIII. Discuss and Act

None

IX. 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.

X. Adjournment

The City Council reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

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 hours prior to the meeting on June 02, 2014.

By:  , City Secretary

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

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ June, 2014.

____ Title: _____

Dear City of Windcrest,

We would appreciate your consideration for proposed improvements to your baseball field complex. These improvements would be undertaken by a private organization currently called the Windcrest Baseball Collective. This organization is comprised of coaches, parents, and business people from the area that are interested in raising the level of baseball in the San Antonio region.

We feel that San Antonio and metro-communities such as Windcrest can be competitive with any of the large cities of Texas and the nation if it only had the facilities available. We are proposing to renovate the center baseball field at Takas Park baseball fields and provide covered baseball cages in the initial phase of the plan. Longer term, we would like to add a fully enclosed training facility that would ultimately raise the training capacity of the entire location to be comparable with the city of Houston. This facility could not only be used for baseball training, but also strength, conditioning, and agility for all sports. No other location in San Antonio open to the public has such a building with professional coaches in conjunction with a professional level playing field.

We believe that access to these facilities will only benefit the city of Windcrest and its population. In order to have a public private partnership of this level function, we believe that all parties should benefit in excess of what each individual group could do on its own. The field access is something that is lacking by all other organizations. The field is what Windcrest brings to the table. The training facilities and field rehabilitation is our contribution to the partnership, initially with enclosed cages and finally with a fully enclosed facility. The funds for the renovations and addition would be privately funded. Private funds do not mean private access. There would be camps and training sessions for the players and coaches of Windcrest for no or significantly reduced costs. Players would also have access to private lessons in their own backyard.

All facilities would be approved by the city of Windcrest prior to any construction or adaptations. The level of additions would be in keeping with Windcrest's goal of elevating the standard of the park and the community. We seek to be long term partners and set the standard for public private partnerships for a long time to come. Please help us be a part of your community.

Sincerely,

Rodd Kurtz, Dave Curren, Dacia Napier
Windcrest Baseball Collective

Complete Jr/Sr Field Renovation

Phase I

I. Renovation of playing surface

❖ Excavation/Leveling	\$20,000.00
❖ New sub base material	\$20,000.00
❖ Irrigation system	\$20,000.00
❖ New Sod	\$25,000.00
❖ Labor & Materials	\$15,000.00

Estimated Total \$100,000.00
(as per Michael Pinon)

II. Fence and Outfield wall renovation

❖ Materials	\$7,790.00
❖ Labor	\$12,160.00

Estimated Total \$19,950.00
(as per attached estimate)

III. Covered batting cages

❖ Limestone base installation	\$30,000.00
❖ Concrete foundation and surrounding	\$45,000.00
❖ Engineered steel building	\$60,000.00
❖ Electrical	\$20,000.00
❖ Fencing, gates, security materials	\$17,000.00

Estimated Total \$172,000.00
(as per attached estimate)

IV. Field lights

Estimated Total \$140,000.00
(per Musco quote to Windcrest)

Complete Jr/Sr Field Renovation

Corresponding visual images

Phase I

I. Renovation of playing surface

The existing field would be fully renovated with a new playing surface and grass. A new irrigation system would be added.



II. Fence and Outfield wall renovation

This would include removal of the current fence with placement of new posts and a wall placed to our color specifications similar to the one pictured below.



III. Covered batting cages

Along the right field line of the large field, there is adequate space for the Phase I batting cages. These would be covered cages such as the one seen here. This would allow the time for the soccer fields to be fully developed on the upper fields before building a fully enclosed and air conditioned space.





III. Lights

Per a previous quote for Windcrest, lighting would be placed on the center field use only that corresponds to the current requirements for play. This lighting would in part be paid for by the existing donation and matching funds dedicated to lights on these fields.

Phase II

I. Baseball Teaching Facility

Phase II involves the construction of a fully enclosed facility in the current location of the temporary soccer fields adjacent to the playing fields. The building would be fully air-conditioned. Approximate measurements -75'x150'

II. Permanent Water Source

We are open to further discussion about an Edwards water well to be drilled as a permanent water source for field use.

Reciprocal Expectations

With the significant investment required for the various phases of improvement, there would be some expected considerations

- 1) Management and use of the middle field by the collective
- 2) Windcrest maintenance of the park, mowing of the field, watering of the field, and shared electric costs for new lights
- 3) Collaborative assistance with permits and other community support
- 4) Economic development council support with public relations and marketing of events
- 5) Long term relationship/lease

Kelly Rodriguez

From: Rafael Castillo
Sent: Wednesday, May 28, 2014 8:12 PM
To: Ted Hanes
Cc: John Gretz; Kelly Rodriguez; Sarah Mangham
Subject: Re: FOTP Expenditures for Agenda

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Mr. Hanes,

Thank you for the update I will include all this information with the agenda package.

Is there anything else anyone else thinks we need to provide?

Sent from my iPhone

On May 28, 2014, at 6:47 PM, "Ted Hanes" <tedhanes@me.com> wrote:

On May 28, 2014, at 6:06 PM, Rafael Castillo <rcastillo@windcrest-tx.gov> wrote:

Note: My name is spelled Hanes, thanks.

As to your first query:

The three Flower-Towers were fabricated and installed, planted and mulched.

The three Park Sentinels were fabricated and installed with the first map to be installed on the 3rd of June.

The corners for the Demonstration Garden are fabricated and ready to be installed.

One Civic Sign fabricated and installed, planted and mulched on Crestway Dr. The second Civic Sign is fabricated and is ready to be installed as part of the 2014 Summer Project.

Twenty trees of six different native varieties planted.

And your second query:

We plan on planting 25 trees in the fall, while we continue to water the trees as part of our agreement to water the trees for one year.

We also plan to plant three beds, one will be native grasses, one, a succulent, and third will be a flowering shrub.

We are also finishing the signs and plantings for the Park Sentinel.

Due to the lack of information on the number of DATA Interns, completion of anything but the tree planting, is undetermined.

The trees are being budgeted by us at \$1, 500.00 and \$500.00 for bedding materials, etc.

Ted Hanes

Thank-you Mr. Haynes,

Just a few more questions:

- What phases have been completed?
- What are the next phases and approximate budgeted amounts?

<image001.jpg>

Rafael Castillo, Jr.
City Manager
p: 210.655.0022 ext. 2120
f: 210.655.8776
rcastillo@windcrest-tx.gov
8601 Midcrown
Windcrest, TX 78239
www.windcrest-tx.gov

From: Ted Hanes [<mailto:tedhanes@me.com>]
Sent: Wednesday, May 28, 2014 6:03 PM
To: Rafael Castillo; Kelly Rodriguez; John Gretz
Subject: FOTP Expenditures for Agenda

Rafale,

The following was purchased with City Funds for the Parks and Greenspaces:

Madrone Nursery:

Nine Climbing Vines and nine grasses for Three Flower Towers	\$ 6
2.50	
Five trees and fifteen grasses	
	\$ 304.00

Adams Wholesale:

One 1 gallon weed sprayer, , weed spray, rain wand	
\$ 62.05	
Mulch, weed barrier, barrier stakes, plant food, weed killer, floral tape	\$
180.99	
Mulch, soil and pea Gravel for Civic	

Signs

\$ 99.49

15

Trees

\$

940.00

Gator

Bags

\$

485.46

In Inventory:

Six trees

Nine grasses

Two 40 # bags of pea gravel

Two bags mulch

Ted Hanes



RESOLUTION NO. 2014-499(R)

A RESOLUTION REQUESTING THE CITY OF SAN ANTONIO TO CORRECT OR ADJUST THE MUTUAL BOUNDARY BETWEEN THE CITIES OF SAN ANTONIO AND WINDCREST ADJACENT TO NORTHBOUND IH35 ACCESS ROAD BETWEEN WALZEM ROAD AND A POINT SLIGHTLY NORTH OF CRESTWIND DRIVE.

WHEREAS, the Cities of San Antonio, Texas and Windcrest, Texas are adjacent municipalities and share a common boundary at the location of this requested correction or adjustment; and

WHEREAS, there is a small sliver of land between the eastern edge of the IH35 northbound access road between Walzem Road and a point slightly north of Crestwind Drive which does not appear on the City of San Antonio online GIS map or BCAD, which is disconnected from the City of San Antonio proper by IH35 and which receives municipal services from the City of Windcrest; and

WHEREAS, all municipal development in the small sliver of land is regulated and supported by the City of Windcrest as to economic development, zoning, platting and public safety; and

WHEREAS, the current uncertainty of the correct location of the boundary line between the cities of San Antonio and Windcrest in the area mentioned above creates confusion for those wishing to develop property affected by the uncertainty and hinders economic development in such area; and

WHEREAS, it would be in the public interest of the citizens and property owners in the City of San Antonio and Windcrest to correct or adjust the location of the boundary line between the cities of San Antonio and Windcrest in the area mentioned above; and

WHEREAS, the City Council of the City of Windcrest has determined that the correction or adjustment suggested herein is not an annexation by the City of Windcrest but rather a correction or adjustment of past errors in need of a common sense resolution; and

WHEREAS, by this Resolution the City Council of the City of Windcrest requests that the City Council of the City of San Antonio agree to correct and adjust the municipal boundary between the Cities of San Antonio and Windcrest as shown in Exhibit A.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS:

That the City Council of the City of Windcrest requests the City Council of the City of San Antonio to correct and adjust the mutual boundary between the Cities of San Antonio and Windcrest adjacent to northbound IH35 access road between Walzem Road and a point slightly north of Crestwind Drive by establishing a correct municipal boundary. The land affected by this requested correction and adjustment is depicted in the attached Exhibit A. The City Council of the City of Windcrest hereby determines that as to the City of Windcrest this correction or adjustment is not an annexation by the City of Windcrest.

PASSED AND APPROVED BY the City Council on the ____ day of _____, 2014.

Alan Baxter, Mayor

ATTEST:

Kelly Rodriguez, City Secretary

APPROVED AS TO FORM:

Michael S. Brennan, City Attorney

EXHIBIT

A



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 | SAN ANTONIO TEXAS 78283-3966



March 18, 2014

CENCOR Realty Services, Inc.
70 NE Loop 410, Suite 450
San Antonio, Texas 78216

In re: Lots 1 and 2, Block 114, Windcrest UNIT 28, now
known as Lots 10A, 10B, and 10C, Block 114,
Windcrest UNIT 28

Dear Sir:

This letter is written to confirm that the City of San Antonio does not assert jurisdiction over the demolition of improvements on the above referenced property or the construction of any new improvements and any new freestanding/freeway project signage on said property.

Respectfully,

Roderick J. Sanchez, AICP, CBO
Director, Development Services Department

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

FIELD NOTES

Field notes of a 0.697 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 12189, and being that portion of the City of San Antonio city limits located east of Interstate Highway 35, between the north line of Walzem Road and the south line of Crestwind Drive, and being more particularly described by metes and bounds as follows:

Beginning at a Type II TxDOT right of way monument found in the east line of Interstate Highway 35 at its intersection with a cut back line at the south line of Crestwind Drive, being the northwest corner of this tract.

Thence N 49° 56' 45" E. 38.87 feet along said cut back line between the east line of Interstate Highway 35 and the south line of Crestwind Drive to a point at its intersection with the City of San Antonio city limits line, being the northeast corner of this tract.

Thence S 09° 55' 08" W. 1239.00 feet along a line 25' east of and parallel to the east line of Interstate Highway 35, being the common city limits line between the City of San Antonio and the City of Windcrest, to a point in a cut back line between the north line of Walzem Road and the east line of Interstate Highway 35, being the southeast corner of this tract.

Thence N 39° 59' 52" W. 32.68 feet along said cut back line to a point in the east line of Interstate Highway 35 at the southwest corner of this tract.

Thence N 09° 55' 08" E. 1188.19 feet along the east line of Interstate Highway 35 to the place of Beginning and containing 0.697 of an acre of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

Job No. 018-14

RE: Plat

Bearing Source: Texas State Plane NAD 83
South Central Zone

Surveyed April 17, 2014



HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020



H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

FIELD NOTES

Field notes of a 0.163 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 12189, and being that portion of the City of San Antonio city limits located east of Interstate Highway 35, north of the north line of Crestwind Drive, and being more particularly described by metes and bounds as follows:

Beginning at a point in the east line of Interstate Highway 35 at its intersection with a cut back line at the north line of Crestwind Drive, being the southwest corner of this tract, said point being N 40° 05' 46" W. 128.62 feet from a Type II TxDOT right of way monument found in the north line of Crestwind Drive.

Thence N 12° 35' 13" E. 541.74 feet along the east line of Interstate Highway 35 to a point at its intersection with the City of San Antonio city limits line, being the north corner of this tract.

Thence S 09° 55' 08" W. 562.31 feet along the common city limits line between the City of San Antonio and the City of Windcrest, to a point in a cut back line between the north line of Crestwind Drive and the east line of Interstate Highway 35, being the southeast corner of this tract.

Thence N 40° 05' 46" W. 32.91 feet along said cut back line to the place of Beginning and containing 0.163 of an acre of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

Job No. 018-14

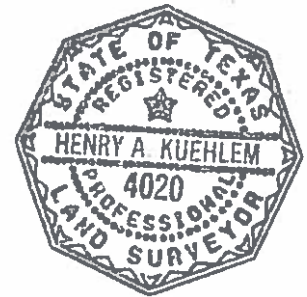
RE: Plat

Bearing Source: Texas State Plane NAD 83
South Central Zone

Surveyed April 17, 2014


HENRY A. KUEHLEM

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020



Attachment A
pg 3 of 5

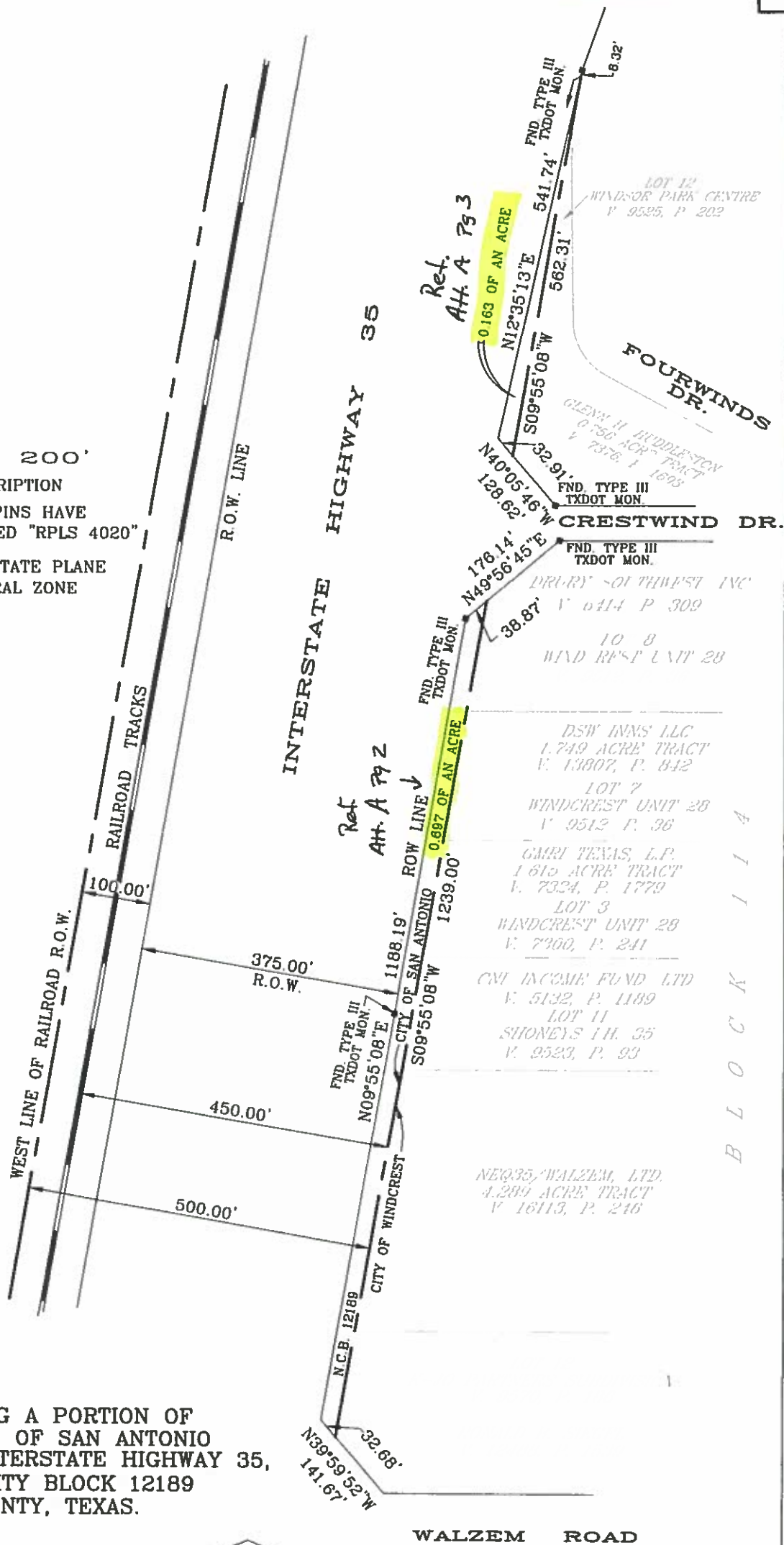


SCALE: 1" = 200'

RE: FIELD NOTE DESCRIPTION

NOTE: SET 1/2" IRON PINS HAVE
ORANGE PLASTIC CAP STAMPED "RPLS 4020"

BEARING SOURCE TEXAS STATE PLANE
NAD 83 SOUTH CENTRAL ZONE



PLAT SHOWING A PORTION OF
THE CITY LIMITS OF SAN ANTONIO
LOCATED EAST OF INTERSTATE HIGHWAY 35,
OUT OF NEW CITY BLOCK 12189
BEXAR COUNTY, TEXAS.

SURVEYED: APRIL 17, 2014

H.A. KUEHLEM SURVEY COMPANY

14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857



HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

JOB NO. 018-14