



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 16, 2022

MINUTES

6:00 PM Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status
Chris Riley	City of Leon Valley	Mayor	Present
Rey Orozco	City of Leon Valley	Mayor Pro Tem, Council Place 4	Present
Benny Martinez	City of Leon Valley	Council Place 1	Present
Josh Stevens	City of Leon Valley	Council Place 2	Present
Jed Hefner	City of Leon Valley	Council Place 3	Present
Will Bradshaw	City of Leon Valley	Council Place 5	Present

Mayor Chris Riley called the meeting to order announced that a quorum of City Council was present in Council Chambers.

Mayor Chris Riley asked Councilor Benny Martinez to lead the Pledge of Allegiance.

The City Council Shall Meet In Executive Session To Discuss The Following:

Mayor Riley read aloud the agenda caption for Item 2.1

The City Council went into Executive Session at 6:03 PM

Section 551.071: Consultation with the Attorney Regarding Pending or Contemplated Litigation, or 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 Clearly Conflicts with the Texas Open Meetings Act, Re: City of Leon Valley v. 5622 Equity DE LLC, a Delaware Limited Liability Company D/B/A Vista Del Rey Apartments Located at 5622 Evers Road

RESULT: PRESENTED

Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Contract between the City of Leon Valley and Tiger Sanitation

RESULT: PRESENTED

Reconvene Into Regular Session

The City Council reconvened into Open Session at 6:35 PM

CITIZENS TO BE HEARD

Those who spoke at this time were: Evan Bohl (Leon Valley); Tina Chasan (Leon Valley); John Saenz (Leon Valley); Rita Burnside (Leon Valley); Mary Jo Griffin (Leon Valley); Roland Soto (Leon Valley); and John Smith (Leon Valley)

Mayor Chris Riley read an e-mail that was submitted by: Justin Marshall (San Antonio)

A motion was made by Councilor Josh Stevens to move Agenda Items 10.1 and 11.1 up to follow agenda Item 5. The motion was seconded by Councilor Rey Orozco.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Stevens, Council Place 2
SECONDER:	Rey Orozco, Mayor Pro Tem, Council Place 4
AYES:	Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw

Possible Action On Issues Discussed In Executive Session If Necessary

No action was taken on neither Agenda Item 2.1 nor 2.2 this evening.

ORDINANCE

Discussion and Action to Consider Approval of an Ordinance Granting the Rezoning of an Approximately 9.174 acre Tract of Land from R-3 Multiple Family, B-1 Small Business, and B-2 Retail Zoning, with Sustainability Overlay Zoning, to Planned Development District with R-6 Garden Home Base Zoning, With R-3 Multiple Family Dwelling as an Additional Use and no Sustainability Overlay, on an Unplatted Parcel Generally Located at the Corner of Evers and Seneca Roads, Being P-4A, Abstract 530, CB 4432 (1st Read was Held on 8-2-2022) (M&C # 2022-08-16-4904 M. Teague)

Mindy Teague, Planning Director, Melinda Moritz, Public Works Director, and applicant Samir Chehade presented this item for the City Council consideration of a recommendation on a request to rezone approximately 9.174 acres from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, with Sustainability Overlay zoning, to Planned Development District with R-6 Garden Home base zoning and R-3 Multiple Family as an Additional Use and no Sustainability Overlay, on an unplatted parcel of land generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432.

Mr. Samir Chehade, STS Partners, LP is asking to rezone approximately 9.174 acres from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning to Planned Development District (PD) with R-6 Garden Home base zoning with R-3 Multiple Family as an Additional

Use. The site consists of 9.174 acres, generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432, an unplatted parcel of land.

Staff concluded the presentation saying that at their July 26, 2022 meeting, the Planning & Zoning Commission recommended approval of this request as presented.

Those who spoke on this item were: Hilda Gomez (Leon Valley); Evan Bohl (Leon Valley); Tina Chasan (Leon Valley);

A motion to amend the previous motion was made by Councilor Jed Hefner asking to amend the motion with specifically state all of the things you (the requester) to address in a PDD when you come back to Council. The motion was seconded by Councilor Josh Stevens.

Councilor Benny Martinez accepted the amendment.

The City Council proceeded to vote on the amendment followed by the vote on the original motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Josh Stevens, Council Place 2
AYES:	Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw

A motion was made by Councilor Benny Martinez to table this item to the 2nd meeting in September or after. The motion was seconded by Councilor Will Bradshaw.

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Benny Martinez, Will Bradshaw
AYES:	Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw

REGULAR AGENDA

Discussion and Possible Action on a Resolution Granting Mr. Samir Chehade, STS Partners, LP, a Variance to the City of Leon Valley Code of Ordinances, Chapter 13, Tree Preservation on a 9.174 Acre Tract of Land, Generally Located in the 6300 Block of Evers Road at the Corner of Evers and Seneca Roads, Being P-4A, ABS 530, CB 4432 Subdivision (M&C #2022-08-02-4916 M. Moritz)

A motion was made by Councilor Rey Orozco to table this item until at least September 20, 2022 or later. The motion was seconded by Councilor Jed Hefner.

RESULT:	TABLED [UNANIMOUS]	Next: 9/20/2022 6:30 PM
MOVER:	Rey Orozco, Mayor Pro Tem, Council Place 4	
SECONDER:	Jed Hefner, Council Place 3	
AYES:	Orozco, Martinez, Stevens, Hefner, Bradshaw	

Presentation and Discussion on an Ordinance Authorizing the City Manager to Execute the Interlocal Agreement between the City of Leon Valley and the San Antonio Water System for Sewer and Stormwater Billing Services (First Read as Required by City Charter) (M&C # 2022-09-06-4945 C. Caldera)

Crystal Caldera, City Manager presented this item to renew the five-year 2010 sewer and stormwater billing agreement.

City Manager Caldera added that the fiscal impact would be:

- \$0.85 per customer per billing period.
- 1.8% of gross billings per billing period to cover uncollectible billings.
- Such Fees are subject to change on January 1 of each year.

After deducting (1) applicable per customer billing charges, (2) 1.8% of gross billings to cover uncollectible billings, (3) all applicable customer late penalty fees, and (4) all applicable adjustments to sewer or stormwater billings made as a result of customer inquiry according to adjustment guidelines established by Leon Valley, SAWS shall remit the net amount to Leon Valley.

This item will be brought back September 6th for a second read.

RESULT:	TABLED WITHOUT OBJECTION	Next: 9/6/2022 6:00 PM
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PRESENTATIONS

Presentation of Awards of Appreciation to Volunteers of the 2022 July 4th Event (Mayor Chris Riley)

Mayor Chris Riley presented a Certificate of Appreciation to Marcos Villarreal. The others will be presented at the September 6, 2022 City Council meeting.

RESULT:	PRESENTED
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REGULAR AGENDA CONTINUED

Discussion & Possible Action on an In-Kind Grant Application by American Legion No. 336 (M&C #2022-08-16-4948 C. Miranda)

Crystal Miranda, Community Relations Director presented a request for an In-Kind Grant from the American Legion for the 9/11 Ceremony.

Richard Wood, Post Commander of Post 336 spoke for a few minutes.

RESULT: PRESENTED

A motion was made by Councilor Will Bradshaw to grant the waiver as requested with the City paying for the cost of cleanup and with the understanding that the event would be open to the public. The motion was seconded by Councilor Benny Martinez.

RESULT: APPROVED [UNANIMOUS]
MOVER: Will Bradshaw, Council Place 5
SECONDER: Benny Martinez, Council Place 1
AYES: Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw

Discussion and Possible Action on John Marshall High School and Monte Robles Park Neighborhood Traffic Concerns (M&C # 2022-08-16-4933 Councilor Jed Hefner and Councilor Will Bradshaw)

Councilor Jed Hefner presented an item regarding concerns with traffic at John Marshall High School and Monte Robles Park Neighborhood along with options to resolve.

Those who spoke on this item were: Evan Bohl (Leon Valley); Danielle Bolton (Leon Valley); Jessica Saenz (Leon Valley); John Saenz (Leon Valley); and Cassie Rowse (Leon Valley)

Councilor Will Bradshaw read an e-mail that was submitted by: Jacque Conrad (Leon Valley)

Staff was provided direction to look into closure of the road as a pilot program.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Benny Martinez to approve the Consent Agenda as presented. The motion was seconded by Councilor Will Bradshaw.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 1
SECONDER:	Will Bradshaw, Council Place 5
AYES:	Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw

Consideration of the Following City Council Minutes:

- a. **Regular Meeting- August 2, 2022 6:00 PM**

Acceptance of the Following Board, Committee, and Commission Minutes:

- a. **04-25-2022 Tree Advisory Board Meeting Minutes**
- b. **05-09-2022 Economic and Community Development Advisory Committee Meeting Minutes**

Discussion and Possible Action on an Ordinance of the City Council of the City of Leon Valley Ordering and Establishing Procedures for a Special Election on Amendments to the City's Charter; Authorizing the City Manager to Sign a Joint Election Agreement with the Bexar County Elections Administrator for the Conduct of Said Election, and Providing Details Relating to the Conduct of Holding the Election, Authorizing the Use of the Leon Valley City Council Chambers and the Leon Valley Conference Center on the 8th Day of November, 2022, for Election Day Voting, and the Use of the Leon Valley Conference Center, Located at 6421 Evers Road, Leon Valley, Texas, 78238, for Early Voting (October 24, 2022 Through November 4, 2022) (First Read was Held on 08/02/2022)

Una Ordenanza Del Consejo Municipal De La Ciudad De Leon Valley Que Ordena Y Establece Procedimientos Para Una Elección Especial Sobre Enmiendas A La Carta Orgánica De La Ciudad; Autoriza Al Administrador De La Ciudad A Firmar Un Convenio De Elección Conjunta Con La Administradora De Elecciones Del Condado De Bexar Para La Celebración De Dicha Elección, Y Proporciona Detalles Relativos A La Celebración De La Elección, Autoriza El Uso De Las Cámaras Del Consejo Municipal De Leon Valley Y Del Centro De Conferencias De Leon Valley El Día 8 De Noviembre De 2022 Para La Votación El Día De Elección Y El Uso Del Centro De Conferencias De Leon Valley, Ubicado En 6421 Evers Road, Leon Valley, Texas, 78238, Para La Votación Anticipada (Del 24 De Octubre De 2022 Al 4 De Noviembre De 2022, Inclusive) (M&C # 2022-08-16-4914 C. Caldera)

Presentation and Discussion on an Ordinance Amending the City of Leon Valley Code of Ordinances, Chapter 1, Article 1.06 Boards, Commissions, and Committees, Section. 1.06.002 Tree Advisory Board (a) Membership; (b) Terms; and (e) Duties; Providing for Repealer, Severability and Savings Clauses; and Providing for an Effective Date (First Read as Required by City Charter) (M&C # 2022-08-16-4912 S. Passailaigue)

Presentation, Discussion and Possible Action on a Resolution Awarding a Bid to TCL Construction Enterprises LLC, in the Amount of \$986,220, with \$197,224 (15%) for Contingency, for the Construction of the Huebner Creek Greenway Hike & Bike Trail Segment 1 (M&C # 2022-09-06-4938 M. Moritz)

REGULAR AGENDA CONTINUED

Conduct a Public Hearing for the City of Leon Valley Fiscal Year 2022-23 Budget (M&C # 2022-08-02-4934 K. Rule)

Crystal Caldera, City Manager presented the Proposed Fiscal Year 2023 Budget.

Mayor Chris Riley opened the Public Hearing at 10:30 PM.

There being no public comment; Mayor Riley closed the Public Hearing at 10:30 PM.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Discussion and Possible Action of an Ordinance Ratifying the Fiscal Year 2023 Budget that will Raise More Total Property Taxes than Last Year’s Budget by \$322,774 or 6.14%, and of that Amount \$7,663 is Tax Revenue to be raised from New Property Added to the Roll this Year (1st Read was Held on 8-16-2022) (M&C # 2022-09-06-4937 K. Rule)

Crystal Caldera, City Manager presented.

City Council directed staff to post a Special City Council Meeting for 3:00 PM on Sunday, August 21, 2022 to review changes discussed this evening.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Discussion and Possible Action on an Ordinance of the City of Leon Valley Amending Chapter 3 Building Regulations, Article 3.02 Technical And Construction Codes and Standards, Division 2. Building Code, Residential Code and Existing Building Code Adopting a Specific Addition of the International Property Maintenance Code (First Read was Held 08/16/2022) (M&C # 2022-09-06-4946 C. Caldera)

Crystal Caldera, City Manager presented this item saying that the City’s Code of Ordinances list the International Property Maintenance Code (IPMC) in Chapter 3, Section 3.12.002 as a reference for technical and construction codes and standards. The proposed ordinance formally adopts the IPMC as a technical code standard for the City.

Nicole Warren, City Attorney and Michael Naughton, Leon Valley Fire Chief also spoke on this item.

This item will be brought back on September 06, 2022 for a second read.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Presentation and Discussion on an Ordinance Authorizing a Budget Adjustment on behalf of the Earthwise Living Day Committee (First Reading As Required By City Charter) (M&C # 2022-08-16-4924 C. Miranda)

Crystal Miranda, Community Relations Director presented a budget adjustment in the amount of \$3,168.56, for City Council consideration. These funds would come from the General Fund, to fund the purchase of supplies/merchandise for future Earthwise Living Day Events.

Director Miranda added that at the 2022 Earthwise Living Day event, the Committee earned \$3,420 in funds from the sale of booth rentals and from sponsorships. In addition, after expenses, they had some remaining funds. The Committee would like to use the money to purchase insulated tote bags and other eco-friendly promotional giveaways.

This item will be brought back on September 06, 2022 for a second read.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Discussion and Possible Action on Short Term Rentals (M&C # 2022-08-16-4939 Councilor Benny Martinez and Councilor Rey Orozco)

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment for FY 2021-2022, in the Amount of \$ 34,959 for Market increases for Police and Fire/EMS Department (1st Read was Held on 07-19-2022) (M&C # 2022-09-06-4901 C. Caldera)

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

PRESENTATIONS CONTINUED

Presentation, Discussion, and Possible Action on City of Leon Valley Time Capsule Event (M&C # 2022-08-16-4925 C. Miranda)

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor

Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

Presentation, Discussion and Possible Action on Revisions to Speed Hump Policy (M&C # 2022-08-16-4930 M. Moritz)

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

None

CITY MANAGER'S REPORT

Upcoming Important Events:

- a. Regular City Council Meeting, Tuesday, September 6, 2022, at 6:30 PM, in Council Chambers.**
- b. Trash and Treasure Day, Saturday, October 01, 2022, at the Leon Valley Community Center.**
- c. Miscellaneous other events and announcements.**

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION

Presentation, Discussion and Possible Action on Requests from Members of City Council to Add, Remove, and Prioritize Future Agenda Items (M&C # 2022-08-16-4715 C. Caldera)

A motion was made by Councilor Rey Orozco to table Agenda Items 6.2, 6.3, 8.2, 11.7, and 11.8 to the September 06, 2022 Meeting Agenda. The motion was seconded by Councilor Will Bradshaw.

RESULT: TABLED WITHOUT OBJECTION Next: 9/6/2022 6:00 PM

CITIZENS TO BE HEARD

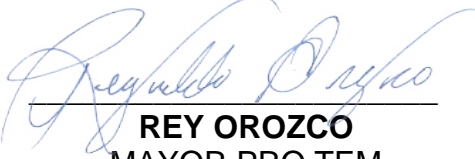
Evan Bohl (Leon Valley)

ADJOURNMENT

Mayor Riley announced that the meeting adjourned at 11:56 PM

These minutes approved by the Leon Valley City Council on the 6th of September, 2022.

APPROVED



REY OROZCO
MAYOR PRO TEM

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

