



**CITY OF LEON VALLEY  
CITY COUNCIL SPECIAL MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Wednesday, July 7, 2021

**MINUTES**

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**5:30 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>
Chris Riley	City of Leon Valley	Mayor	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
Rey Orozco	City of Leon Valley	Council Place 4	Present
Will Bradshaw	City of Leon Valley	Mayor Pro-Tem, Council Place 5	Present

Mayor Chris Riley welcomed everyone and then announced a quorum of City Council was present.

Mayor Riley led the Pledge of Allegiance. Mayor Riley welcomed new City Manager Gilbert Perales.

Gilbert Perales, City Manager thanked the Mayor and Council for their trust and told the public that he was really excited to be here and looks forward to working together to improve wherever improvement can be made.

**SPECIAL BUDGET WORKSHOP**

**Presentation, Discussion and Workshop on an Ordinance Approving and Adopting Fiscal Year 2021-2022 Budgets and Associated Capital Acquisition Plans and Ratifying Fiscal Year 2021-2022 General Fund Budget. (1st Reading as Required by City Charter) (M&C # 2021-07-07-01 C. Caldera)**

Mayor Chris Riley read the ordinance caption for the first read as required by City Charter.

Crystal Caldera, ACM/HR Director presented the proposed Fiscal Year 2022 Budget for the workshop.

Mayor Chris Riley requested a separate item be placed on the next City Council agenda to discuss phasing out the Impound Lot.

Direction was given to the LVFD Chief to move forward with what is currently budgeted to find a truck as requested.

The proposed budget presentation will continue at the July 20, 2021 meeting and will be presented again at the July 24, 2021 Coffee with the Mayor & City Council.

Mayor Riley took this opportunity to briefly go over the Rules of Decorum.

**RESULT:      PRESENTED**

**CITIZENS TO BE HEARD**

Those who spoke at this time were: Drew Power (Leon Valley) who introduced Rosie Lopez and Salvador Ramos of Serenity Comfort Cafe in Leon Valley; and David Hinebaugh (President of Northwest Little League)

Councilor Benny Martinez read an e-mail submitted by: Alberto Milmo (Owner of Barcelona Lofts)

Councilor Josh Stevens read an e-mail submitted by: Dentist

Councilor Jed Hefner read an e-mail submitted by: Donald Friedeck (Leon Valley)

Mayor Chris Riley read an e-mail submitted by: Kathy Hill (President, Leon Valley Historical Society)

Councilor Rey Orozco read an e-mail submitted by: Susana Garcia (non-Leon Valley citizen)

Councilor Will Bradshaw read an e-mail submitted by: Christine Tabib-Villarreal (Leasing agent for Leon Valley shopping center)

**OLD BUSINESS**

**Presentation, Discussion, and Possible Action on a Resolution Authorizing the City Manager to Enter into a Contract for Banking Services with Frost Bank to serve as the Depository for the City of Leon Valley from October 1, 2021 to September 30, 2026 (M&C # 2021-07-07-02 F. Messick)**

Floyd Messick, Assistant Finance Director presented this item seeking City Council approval of a resolution authorizing the City Manager to enter into a contract for banking services with Frost Bank to serve as the depository for the City of Leon Valley. The term of the contract is October 1, 2021 to September 30, 2026.

In March, the City solicited Request for Proposals (RFP) for depository services. The only two banks to submit a proposal were Truist Bank and Frost Bank.

Assistant Director Messick concluded the presentation saying that staff recommends the approval of the resolution authorizing the City Manager to enter into a contract for banking services with Frost Bank to serve as the depository for the City of Leon Valley for a term of five years from October 1, 2021 to September 30, 2026.

Councilor Jed Hefner requested that a future agenda item be placed on the agenda to discuss the City’s Investment Policy.

ACM/HR Director Crystal Caldera replied to Councilor Hefner that the Investment Policy comes to City Council every October for review and that to her knowledge, Finance Director Vickie Wallace has sent that to each member of Council. ACM/HR Director Caldera asked that each member of City Council review the policy and send her questions they may have before the item comes to them in October.

Councilor Jed Hefner responded that he would take a pass at it but if he had questions that he would bring items forward that he wants to discuss before October.

A motion was made by Councilor Benny Martinez to adopt the resolution as presented. The motion was seconded by Councilor Josh Stevens.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Benny Martinez, Council Place 1
<b>SECONDER:</b>	Josh Stevens, Council Place 2
<b>AYES:</b>	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on a Request by Adolfo Garza for a Zone Change from B-2, Retail District Zoning with Sustainability Overlay District Zoning, to PD, Planned Development District Zoning with B-2, Retail District Zoning and Sustainability Overlay District Zoning at 6617 Evers Road; Generally Located on the East Side of Evers Road, approximately 400 feet South of Huebner Road; and a Public Hearing on Said Request (1st Read was Held on 07-07-2021) (M&C # 2021-07-20-03 B. Melland)**

Brandon Melland, Planning & Zoning Director presented this item on behalf of the applicants who are the owners of Paradise Total Auto Care. The facility is located at 6617 Evers Road, just west of the Canterfield Subdivision. The facility consists of a traditional self-service car wash with several bays, several pop-up canopies for auto detailing, and two buildings.

Director Melland added that the Planning & Zoning Commission recommended approval at their April 13, 2021 subject to Staff’s recommended conditions which are: 1. That the use and development of the property shall be subject to a base zoning of B-2, Retail District and SO, Sustainability Overlay District; 2. In addition to the use standards of the B-2 District and the SO District, the property may also be used as a self-service and full-service car

wash, including auto-detailing; 3. Notwithstanding the requirements of the B-2 Retail District, the property shall be developed in accordance with the site/landscaping plan submitted; 4. That the existing pole sign on the site be removed; 5. Outside storage of equipment, supplies, or customer vehicles shall not be permitted outside of normal business hours; 6. Business hours shall be limited to between 6:00 am and 9:00 pm, Monday through Sunday; and 7. No vehicles may be parked of-site.

Those who spoke on this item were: William Johnson (Leon Valley)

Director Melland said he would need to get a Public Utility Easement (PUE) as this lot was platted a while back.

<b>RESULT:      FIRST READ</b>
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**Discussion and Possible Action on an Ordinance Amending Section 15.02.314, Residential Permitted Use Table and Section 15.02.381, Nonresidential Permitted Use Table, Allowing Churches in all Residential and Nonresidential Zoning Districts - As Requested by Councilor Jed Hefner and Councilor Josh Stevens; and a Public Hearing on Said Amendment (1st Read was Held 07-07-2021) (M&C # 2021-07-20-04 B. Melland)**

Brandon Melland, Planning & Zoning Director presented this item This purpose of this item is to consider amendments to Chapter 15 of the City's Code, which is the Zoning Code. The specific amendments are with regard to allowing churches, by right, in all residential and nonresidential zoning districts.

Director Melland added that this amendment is being considered at the request of Councilors Josh Stevens and Will Bradshaw.

Director Melland concluded the presentation saying that the Planning & Zoning Commission recommended that the Code not be amended on a vote of 5 to 1 with Commissioner Rowse voting for the code amendment.

City Attorney Roxana Stevens informed members of City Council that if the City Council chooses to overrule the Planning & Zoning's recommendation, that would require a super majority vote.

Councilor Josh Stevens announced that he received an e-mail from the Planning & Zoning Chair, Ed Alonzo saying "that had he known what he learned after the meeting, it may have changed his vote and one of the other voting members of the Zoning Committee that he talked to because he didn't realize that there was universal church zoning in all of these areas around San Antonio."

Councilor Josh Stevens stated that he has read the opinion and disagreed with the city attorneys on this issue.

Councilor Rey Orozco wanted to know why Planning & Zoning Commission Chair Alonzo

didn't share the e-mail he sent Councilor Josh Stevens with the members of the Planning & Zoning Commission or members of City Council.

Councilor Josh Stevens asked City Attorney Roxana Stevens about the super majority vote and where this came from.

City Attorney Roxana Stevens replied that this could be found in Chapter 211 with regard to the requirements on zoning under the Texas Local Government Code. City Attorney Stevens explained that if the City Council chooses to accept the Zoning Commissions recommendation, that would require just a simple majority; but if they choose to overrule it, that would require a 75% or a super majority vote (4 out of 5).

City Manager Gilbert Perales reminded everyone that even if a church moves into a strip center, it will only effects sales tax, not property tax.

Those who spoke on this item were: Olen Yarnell (Leon Valley); and Paul Fletcher on behalf of St. John Baptist Church

**RESULT: FIRST READ**

**Discussion and Direction Regarding a Proposal from Work5hop (Urban Planners) for a Future Land Use Plan for Areas Adjacent to the Bandera Road Corridor (M&C # 2021-07-07-05 B. Melland)**

Brandon Melland, Planning & Zoning Director presented this item with the purpose of presenting a proposed contract with Work5hop, a local planning and architecture firm. The contract proposes for Work5hop to produce a future land use plan - with public involvement - for areas in Leon Valley along the Bandera Road Corridor.

Those who spoke on this item were: Yvonne Orozco (Leon Valley); and Cassie Rowse (Leon Valley)

**RESULT: PRESENTED**

**ORDINANCE**

**Discussion and Possible Action on an Ordinance Granting a Specific Use Permit for a Bar, at 4700 Timco West Road; Generally Located at the Intersection of Timco West Road and Timco East Road; and a Public Hearing on Said Request (1st Reading was Held on 06-15-2021) (M&C # 2021-07-07-06 B. Melland)**

A motion was made by Councilor Benny Martinez to adopt the ordinance as presented. The motion was seconded by Councilor Jed Hefner.

Mayor Chris Riley opened the Public Hearing at 9:17 PM. There being no public comment; the Public Hearing was closed at 9:17 PM.

The vote was taken and it was unanimous.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Benny Martinez, Council Place 1
<b>SECONDER:</b>	Jed Hefner, Council Place 3
<b>AYES:</b>	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on an Ordinance Granting Approval for a Specific Use Permit for a Mobile Food Unit, at 5902 Bandera Road; Generally Located at the Intersection of Bandera Road and IH 410 W; and a Public Hearing on Said Request (1st Read was Held 06-15-2021) (M&C # 2021-07-07-07 B. Melland)**

Mayor Riley opened the Public Hearing at 9:29 PM.

Those who spoke at this time were: William Johnson (Leon Valley)

There being no further public comment; the Public Hearing was closed at 9:32 PM

A motion was made by Councilor Will Bradshaw to adopt the ordinance as presented with the exception of removing recommendation #3 requiring landscaping. The motion was seconded by Councilor Jed Hefner.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Will Bradshaw, Mayor Pro-Tem, Council Place 5
<b>SECONDER:</b>	Jed Hefner, Council Place 3
<b>AYES:</b>	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on an Ordinance Granting a Specific Use Permit for Temporary Placement and Occupancy of a Recreational Vehicle During Renovation and Construction of the Permanent Residence on the Property at 7710 Stebbins; Generally Located at the Southeast Corner of Stebbins Drive and Thunderbird Lane; and a Public Hearing on Said Request (1st Read was Held on 06-15-2021) (M&C # 2021-07-07-08 B. Melland)**

Mayor Riley opened the Public Hearing at 9:35 PM.

There being no further public comment; the Public Hearing was closed at 9:35 PM

A motion was made by Councilor Josh Stevens to adopt the ordinance as presented. The motion was seconded by Councilor Will Bradshaw.

**RESULT:**       **ADOPTED [UNANIMOUS]**  
**MOVER:**        Josh Stevens, Council Place 2  
**SECONDER:** Will Bradshaw, Mayor Pro-Tem, Council Place 5  
**AYES:**         Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on an Ordinance Amending Section 4.05.049, Business Regulations, Regarding Mobile Food Vendors to Include Pre-Packaged Food (1st Read was Held on 06-15-2021) (M&C # 2021-07-07-09 B. Melland (As Requested by Councilor Jed Hefner and Councilor Josh Stevens))**

A motion was made by Councilor Josh Stevens to adopt the ordinance as presented. The motion was seconded by Councilor Benny Martinez.

**RESULT:**       **ADOPTED [UNANIMOUS]**  
**MOVER:**        Josh Stevens, Council Place 2  
**SECONDER:** Benny Martinez, Council Place 1  
**AYES:**         Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action to Amend Chapter 1 "General Provisions, Article 1.06 Boards, Commissions, and Committees", Section 1.06.03, "Capital Facilities Oversight Committee", Number 4. b) to Allow the Committee Members to Meet to Investigate Capital Improvements Projects that are Located Outside the Leon Valley City Limits (1st Read was Held 06-15-2021) (M&C # 2021-07-07-10 M. Moritz)**

A motion was made by Councilor Jed Hefner to adopt the ordinance as presented. The motion was seconded by Councilor Josh Stevens.

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

**PRESENTATIONS**

**Presentation of Capital Facilities Oversight Committee Update (Councilor Josh Stevens)**

Councilor Josh Stevens who serves on the Capital Facilities Oversight Committee, along with Olen Yarnell, Chair of the Capital Facilities Oversight Committee, presented an update to City Council.

Those who spoke on this item were: Cassie Rowse (Leon Valley); Olen Yarnell (Leon

Valley); William Johnson (Leon Valley); and Robin Johnson (Leon Valley)

**RESULT: PRESENTED**

A motion was made by Councilor Will Bradshaw to adjourn for the night for the night. The motion was seconded by Councilor Rey Orozco.

Councilor Will Bradshaw amended his motion saying that he motioned to approve the Consent Agenda and then adjourn. Councilor Rey Orozco seconded the amendment.

Those who spoke at this time after being recognized by Mayor Chris Riley were: Derrick Cantu, DDS; and Ben Taylor, DDS who stated that they were present to speak about fluoride.

A motion was made by Councilor Will Bradshaw to approve the Consent Agenda and Agenda Item 10.3. The motion was seconded by Councilor Jed Hefner.

**RESULT: APPROVED [4 TO 1]**  
**MOVER:** Will Bradshaw, Mayor Pro-Tem, Council Place 5  
**SECONDER:** Jed Hefner, Council Place 3  
**AYES:** Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw  
**NAYS:** Benny Martinez

**ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS**

**CITY MANAGER'S REPORT**

**Upcoming Important Events:**

- **Tuesday, July 20, 2021, at 6:00 PM, Regular City Council Meeting in Council Chambers.**
- **Saturday, July 24, 2021, from 9:00 AM to 11:00 AM, Coffee with the Mayor and City Council, at the Leon Valley Conference Center.**
- **Wednesday, August 04, 2021, at 12:00 PM, Monthly Siren Testing (weather permitting).**
- **Wednesday, September 01, 2021, at 6:00 PM, Volunteer Appreciation Dinner, at the Leon Valley Conference Center.**
- **Saturday, October 30, 2021, City-Wide Garage Sale (*more details to come*).**
- **Miscellaneous other events and announcements.**

**CONSENT AGENDA**

A motion was made by Councilor Jed Hefner to adopt the Consent Agenda as presented. The motion was seconded by Councilor Rey Orozco.



<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3
<b>SECONDER:</b>	Rey Orozco, Council Place 4
<b>AYES:</b>	Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw
<b>NAYS:</b>	Benny Martinez

**Consideration of the Following City Council Minutes:**

- a. Regular Meeting- June 15, 2021 5:30 PM

**Acceptance of Board/Committee/Commission Minutes:**

- a. 04-09-2020 Board of Adjustment Minutes
- b. 04-16-2020 Board of Adjustment Minutes
- c. 10-22-2020 Hike and Bike Trail Advisory Committee Minutes
- d. 11-12-2020 Library Board of Trustees Meeting Minutes
- e. 04-05-2021 Pool Advisory Committee Minutes
- f. 04-08-2021 Library Board of Trustees Meeting Minutes
- g. 05-03-2021 Economic and Community Development Advisory Committee Meeting Minutes
- h. 05-11-2021 Planning Zoning Commission Minutes
- i. 05-13-2021 Park Commission Minutes
- j. 05-13-2021 Library Board of Trustees Meeting Minutes
- k. 05-25-2021 Planning Zoning Commission Minutes
- l. 06-08-2021 Planning Zoning Commission Minutes
- m. 06-08-2021 Capital Facilities Oversight Committee Minutes

**Discussion and Possible Action on a Resolution Expressing Intent to Modify Internal Policies to Increase Transparency Regarding the Processing of Open Records Requests in Accordance with the Texas Public Information Act (M&C # 2021-07-07-11 Councilor Josh Stevens and Councilor Will Bradshaw)**

**Presentation of Results from the Fluoride Survey (M&C # 2021-07-07-12 M. Moritz)**

**Presentation, Discussion, and Possible Action for Funding SizeUp LBI Moving \$4,995 from Economic Development Operating Budget to Economic Development Project Funding (M&C # 2021-07-07-13 W. Cox)**

**Presentation, Discussion, and Possible Action for Funding Local Intel Moving \$3,500 from Economic Development Operating Budget to Economic Development Project Funding (M&C # 2021-07-07-14 W. Cox)**

**Discussion and Action on a Resolution Authorizing the Execution of a Housing and Urban Development (HUD) Cooperative Agreement between The City of Leon Valley and Bexar County; and Approving the Participation in the Three (3) Year Urban County Entitlement Period Designation for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solution Grant (ESG) Programs for the Fiscal Years 2022, 2023, and 2024. (M&C # 2021-07-07-15 D. Dimaline)**

**May 2021 Monthly Financial Report (F. Messick, Assistant Finance Director)**

**Discussion and Possible Action on a Resolution Re-Appointing Members to the Leon Valley Public Library Board of Trustees (M&C # 2021-07-07-16 S. Passailaigue)**

**REGULAR AGENDA**

**Presentation and Discussion on an Ordinance of the City of Leon Valley, TX, City Council Accepting the Southwest Texas Regional Advisory Council Trauma System Grant in the amount of \$14,069.50; and Amending the General Fund Budget of The City of Leon Valley, Texas Municipal Budget for The Fiscal Year 2020-2021 to be Increased in the Amount of \$14,069.50, to Provide Funding to Purchase Supplies and Equipment Used for Providing Emergency Medical Care in Leon Valley (1st Read as Required by City Charter) (M&C # 2021-07-20-17 M. Naughton)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3	
<b>SECONDER:</b>	Rey Orozco, Council Place 4	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**Presentation and Discussion to Consider an Ordinance to Award a Bid to Clark Construction of Texas, Inc. in the amount of \$916,179, with 15% for Contingency, Authorizing the City Manager to Enter into a Contract with Clark Construction of Texas for the Year 4 Street Maintenance Program, and Approving an Ordinance Authorizing a FY 2020-2021 Street Maintenance Fund Budget Adjustment in the Amount of \$895,540, and an Enterprise Fund Budget Adjustment in the Amount of \$313,190 (1st Reading as Required by City Charter) (M&C # 2021-07-20-18 D. Dimaline)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3	
<b>SECONDER:</b>	Rey Orozco, Council Place 4	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**Discussion and Action to Consider Approval of a Resolution Awarding a Bid in the Amount of \$521,514.32, with 15% for Contingency, and Authorizing the City Manager to Enter into a Contract with EZ Bel Construction for the Construction of Water and Sewer Improvements on Settlers Ridge (M&C # 2021-07-07-19 D. Dimaline)**

David Dimaline, Assistant Public Works Director presented this item seeking City Council consideration of a resolution awarding a bid in the amount of \$521,514.32 and authorizing the City Manager to enter into a contract with EZ Bel Construction for the purpose of constructing water and sewer improvements on Settlers Ridge.

Assistant Director Dimaline gave a brief background saying that the City of Leon Valley submitted an application for consideration for Bexar County's 2020 Community Development Block Grant (CDBG) program. The project will include the replacement of aging water and sewer mains along Settlers Ridge. The project scope of work includes replacing 1380 feet of 6" asbestos-concrete water main with new C-900 pipe, 1220 feet of 8" sewer main, re-connecting 40 service lines, installing 2 new gate valves, two new fire hydrants, 4 new sewer manholes, and providing for asphalt repairs. In March 2020, the City Council accepted a Community Development Block Grant (CDBG) in the amount of \$318,960, authorized the City Manager to negotiate and execute a CDBG Program Agreement with Bexar County, and authorized a budget adjustment in the amount of \$637,920 to be used for the Settlers Ridge Water and Sewer Main Project

Assistant Director Dimaline concluded the presentation saying that staff recommends that City Council approve a Resolution accepting a bid in the amount of \$521,514.32 and authorize the City Manager to enter into a contract with EZ Bel Construction for the construction of water and sewer mains on Settlers Ridge.

A motion was made by Councilor Jed Hefner to adopt the item as presented. The motion was seconded by Councilor Rey Orozco.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3
<b>SECONDER:</b>	Rey Orozco, Council Place 4
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw

**Presentation and Discussion on an Ordinance Permitting Phones, Cameras, and Audio/Video Recording Devices in All Areas of City Hall, Defining the Courtroom, and Imposing Limitations on Discretionary Prohibitions by the Judiciary (1st Reading as Required by City Charter) (M&C # 2021-07-20-20 C. Caldera)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Josh Stevens, Jed Hefner	
<b>SECONDER:</b>	Rey Orozco, Will Bradshaw	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas, Appointing Members and Alternate Members to the City of Leon Valley Capital Facilities Oversight Committee (M&C # 2021-07-20-21 S. Passailaigue)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3	
<b>SECONDER:</b>	Rey Orozco, Council Place 4	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**Presentation and Discussion on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General Provisions, Article 1.06 Boards, Commissions, and Committees, to Create a New Article 1.06.006 Board Appointments and Succession (1st Reading as Required by City Charter) (M&C # 2021-07-20-22 S. Passailaigue)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3	
<b>SECONDER:</b>	Rey Orozco, Council Place 4	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**Discussion and Possible Action to Allow City Council Members to be Reimbursed for City Related Expenses up to \$1,000.00 (M&C # 2021-07-07-23 C. Caldera)**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/20/2021 5:30 PM</b>
<b>MOVER:</b>	Jed Hefner, Council Place 3	
<b>SECONDER:</b>	Rey Orozco, Council Place 4	
<b>AYES:</b>	Martinez, Stevens, Hefner, Orozco, Bradshaw	

**CITIZENS TO BE HEARD**

None

**REQUESTS FROM MEMBERS OF CITY COUNCIL TO ADD ITEMS TO FUTURE AGENDAS**

- Mayor Riley announced the following items would be on a future agenda: the impound lot; the investment policy; the SUP; and then to get questions to ACM/HR Director Caldera regarding the budget. Mayor Riley also asked everyone to help her wish Councilor Stevens happy birthday.

- Councilor Josh Stevens asked that discussion and possible action be added on an item providing for an extra bulk and brush pickup.

**ADJOURNMENT**


Mayor Riley announced that the meeting adjourned at 10:38 PM.

**These minutes approved by the Leon Valley City Council on the 16th of July, 2021.**

APPROVED



**CHRIS RILEY**  
MAYOR

ATTEST:   
**SAUNDRA PASSAILAIGUE, TRMC**  
CITY SECRETARY



On March 23, 2021, the Leon Valley City Council unanimously voted to adopt Ordinance No. 2021-13, amending the Leon Valley Code of Ordinance, Section 1.04.001 (d) (2) saying that “All written comments shall be included in the meeting minutes.”

The Presiding Chair, the Mayor, has sole discretion on the appropriateness of which comments are and are not allowed.

The following comments have been reviewed and approved as “appropriate” to be included in the July 07, 2021 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

June 30, 2021

Leon Valley City Council

To current Council Members:

Subject: Bob & Gayle Tribble

I live on Forest Bend North and have been here for many years. I want to bring up the fact that it seems the Tribbles were unjustly targeted by the prior city management about a 25-year-old building! That is one of the reasons we voted them out because some of you were willing to get those kinds of issues resolved! I know you making headway on some of these matters.

I was at the Tribbles variance hearing on January 9<sup>th</sup>, 2018, and by all indications they should have gotten the variance, but for some unknown reason their request failed even though **nobody** in the area was against them having it. I testified in their behalf that their storage building is probably one of the best kept storage buildings in the city!

Since that hearing they followed the city ordinances and went to a higher court which they should not have had to do! The current council has had at least 5 executive sessions to talk about this and still have not resolved anything! The city continues to spend money on this instead of giving the Tribbles their money back along with compensation for having to deal with the issue in the first place. I know they have lost sleep and business by being called criminals in the Board of Adjustments hearing by city employees and had other issues that the city has created for them, and it needs to be settled.

This should have never happened in the first place or been allowed to continue for almost 4 years. Is this the reputation we want our city to have by continuing to sponsor attorneys at the expense of long time citizens?

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Friedeck". The signature is written in a cursive, somewhat stylized font.

Donald Friedeck  
6711 Forest Bend N.  
San Antonio, Tx. 78240



*Dedicated to preserving our history and heritage through education and research*

July 7, 2021

Mayor Chris Riley and Leon Valley City Councilors  
City of Leon Valley  
6400 El Verde Road  
Leon Valley, Texas 78238

Dear Mayor and Council,

On behalf of our Board and membership, thank you for your support of our annual Pioneer Firecracker 5K Fun Run/Walk. The assistance we receive from City staff, Police and Fire, and Public Works is integral to the success and safety of our event. I wish I could be present to tell you in person at tonight's meeting, but I have a conflicting family celebration.

We'll share more complete information soon, but we did have 121 individuals participate on Sunday morning. Approximately 170 were registered. All things considered, including the threat of rain and a hiatus during the pandemic, this was a good turnout. Initial feedback from our participants is positive, and we will survey them to get more specific information and suggestions for the future.

Again, thank you and thanks to all the Leon Valley staff who help make the 5K possible.

Sincerely,

A handwritten signature in blue ink that reads "Kathy Hill". The signature is written in a cursive style with a large, looping initial "K".

Kathy Hill  
President, Leon Valley Historical Society



**From:** [Mayor Riley](#)  
**To:** [Saundra Passailaigue](#)  
**Cc:** [Crystal Caldera](#)  
**Subject:** Fw: PUPPY MILL  
**Date:** Wednesday, June 16, 2021 2:12:36 PM

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This email was not read last night. Can you please forward to the July 7th council meeting agenda? Thank you.

Sincerely,

**Chris Riley**

Mayor, City of Leon Valley  
6400 El Verde Rd.  
Leon Valley, TX. 78238  
(210) 618-2092 - (cell)  
(210) 684-1391, Ext. 218

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**From:** Susie Garcia <[REDACTED]>  
**Sent:** Tuesday, June 15, 2021 3:32 PM  
**To:** Mayor Riley; Will Bradshaw; Benny Martinez; Josh Stevens; Jed Hefner; Rey Orozco  
**Subject:** PUPPY MILL

Dear Leon Valley City Council and Mayor

It has come to my attention that the City of Leon Valley is allowing or will allow the sale of puppies from a puppy mill to be located in your city. First and foremost, I would like to state that in addition to harming individual dogs, puppy mills are harmful to the breeds they reproduce. Because puppy mills are focused on making money, they often breed dogs with no regard for genetic quality. That leads to puppies prone to congenital and hereditary conditions, like heart disease and respiratory disorders. Illness and disease are common in dogs from puppy mills because puppy mill operators often fail to apply proper husbandry practices that would remove sick dogs from their breeding pools.

Unless Leon Valley puts a stop to supporting this type of business, I will no longer spend my money at any business in your city and will request my friends to do the same.

Sincerely,

Susana Garcia

a concerned animal lover

**From:** [Christine Villarreal](#)  
**To:** [Saundra Passailaigue](#)  
**Cc:** [Marie Wilson](#)  
**Subject:** Letter for City Council Meeting 7/7/21  
**Date:** Wednesday, July 7, 2021 4:22:26 PM  
**Attachments:** [image001.png](#)  
[Amend Zoning-Leon Valley.docx](#)

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Attached is our letter for the city council review for tonight's meeting.

Unfortunately, I was unable to attend in person. Thank you for accepting our letter.



***To redefine the Real Estate experience through faith, integrity, diversity & relentless pursuit of excellence.***

*Respectfully,*

Christine Tabib-Villarreal  
**Commercial | Residential | Property Management**  
18756 Stone Oak Pkwy, Suite 200  
San Antonio, Texas 78258  
c: 210.391.4319 | o: 210.998.5588  
[christine@highlinemgmt.com](mailto:christine@highlinemgmt.com)

July 7, 2021

To whom it may concern:

Re: Amend Zoning.

My name is Christine Villarreal. I am the leasing agent for Bandera Center Shopping Center at 6409-6419 Bandera.

We have a tattoo artist who would like to lease space in this shopping center. We have been told that this shopping center is zoned B-2 Retail, and for a tattoo artist to go in we must be C-3. We have had a few other uses for this shopping center, however due to the buildings zoning we have been turned down. The owners of the building are under financial pressure and need tenants to help pay their mortgage. This is a financial burden for the landlords, as this directly effects their business and staying afloat. This shopping center has accessibility issues, as it is very easy to pass without seeing due to the exit from the ramp. This push back has pushed us into a corner, so now that we have a great tenant willing to take space here, I'm asking if we could please get this amended for this use. We are hopeful to find a solution/option for us, the prospect & Landlords. The current prospect has been in business for over 10 years. He has clients around the world who fly in just for his talent. Our current tenant (Salon) also would like this use to be in the shopping center, as she feels between her use and the tattoo use they would be able to feed off of each other for both to grow their businesses even further. We ask that everything be taken into consideration to amend the zoning, so our prospect can continue moving forward with this process. I appreciate your help on this matter. My contact information is below. Please do not hesitate to reach out. Thank you again.

Christine Villarreal  
MC Highline Group, LLC  
Broker by Redkorr Real Estate

christine@highlinemgmt.com  
210.391.4319  
18756 Stone Oak Pkwy, Suite 200  
San Antonio, TX 78258

## Fluoride in Water System

From: Dr. Akshay Thusu <[REDACTED]>

Sent: Tue, Jul 6, 2021 at 11:20 am

To: mayorriley@leonvalleytexas.gov, will.bradshaw@leonvalleytexas.gov,  
benny.martinez@leonvalleytexas.gov, josh.stevens@leonvalleytexas.gov,  
jed.herner@leonvalleytexas.gov, rey.orozco@leonvalleytexas.gov

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Respected Mayor and Council Members,

My name is Akshay Thusu and I am a registered Leon Valley voter as well as a licensed dentist. I would like to apologize that I would not be able to attend tonight's meeting and give my testimony in support of fluoride to the water like the overwhelming majority of my fellow citizens per survey results. I am out of town on vacation. However, I would like to introduce myself to you and be a resource to you all regarding this topic.

As the current President of the San Antonio Academy of General Dentistry and a council member of the Texas Dental Association, I believe I can be a resource to you all regarding this topic. Some of my fellow residents have legitimate concerns about fluoride in water and I would love to offer evidence based answers to address these concerns and talk about the science that shows the safety and benefit of minimal levels of fluoride in our water. If I do not have the answer, I will find you the answer with sound science back evidence.

If you have any questions or would need answers to this topic, please feel free to reach out to me via email or my personal cell [REDACTED]. I would love to speak with each one individually or address the council at the next meeting regarding this topic to help you all make a sound science based decision on this topic.

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**Sincerely,**

**Akshay Thusu, DDS, FAGD, FICD**

*President, San Antonio AGD*

*3-Time Texas New Dentist of the Year Finalist*

*TDA Council on Membership, New Dentist & Students*

**From:** [Mayor Riley](#)  
**To:** [Saundra Passailaigue](#)  
**Cc:** [Benny Martinez](#); [Crystal Caldera](#); [Gilbert Perales](#)  
**Subject:** Fw: Business Input for Sign Ordinance  
**Date:** Thursday, July 15, 2021 3:24:52 PM  
**Attachments:** [image001.png](#)

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Dear Saundra - I asked Mr. Martinez to read the email I received from Dr. Milmo at the July 7th council meeting, which is found below. Thank you.

Sincerely,

**Chris Riley**

Mayor, City of Leon Valley  
6400 El Verde Rd.  
Leon Valley, TX. 78238  
(210) 618-2092 - (cell)  
(210) 684-1391, Ext. 218

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**From:** Alberto Milmo <ceo@milmogroup.com>  
**Sent:** Thursday, July 1, 2021 6:15 PM  
**To:** William Cox  
**Cc:** Mayor Riley  
**Subject:** FW: Business Input for Sign Ordinance

Hi Mr. Cox,

I'm happy to hear that the City of Leon Valley is interested to hear from business owners and help us succeed or at least survive, under the current difficult business environment which has been affected by the COVID 19 pandemia. In particular, my multifamily business has been affected by the following:

1. Eviction hold over and certain tenants who have been taking advantage of it by not paying their rent and accumulating up to 17 months of past due rent. These tenants work and have income; therefore, they do not qualify or do not apply for rental assistance programs. We have several units that have not paid rent nor utilities and trash pick up since January 2020.
2. Lack and increase in price of contract labor. It's extremely difficult to find maintenance, janitorial, painters and other subcontractors. Prices have drastically increased for these services.
3. High Inflation in operating expenses such as utilities, insurance, property taxes, repair supplies, labor, wages, etc.

4. Increase of direct new competition in the neighborhood which has result in an increase of concessions or move in specials.

All the above factors have drastically affected the operating revenues. Although, I'm aware that the city can not do anything about these matters.

Specifically, I would love if the City of Leon Valley could help my business by:

1. Allowing the installation of balloons within the property fence line of my properties. This would improve the curb appeal and allow to increase the visibility of the entrance of the apartment communities to attract new prospects.
2. Providing long term banner permits to allow the installation of 1 front banner per property to advertise the monthly specials.

Thank you for your consideration to this email.

Happy 4<sup>th</sup> of July weekend!.

Sincerely yours,



Alberto F. Milmo, PhD.

**Chief Executive Officer**

514 El Paso Street.

San Antonio, TX. 78207

210.223.1178

210.223.3801

[www.milmogroup.com](http://www.milmogroup.com)

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**From:** [Sherlly Moreno](#)

**Sent:** Wednesday, June 30, 2021 6:43 PM

**To:** [Alberto Milmo](#)

**Subject:** FW: Business Input for Sign Ordinance

**Sherlly Moreno**

*Executive Project Manager*



514 El Paso St. | San Antonio, Tx. 78207

(210) 223-3801 | (210) 223-1178 | Ext-102

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**From:** William Cox <w.cox@leonvalleytexas.gov>

**Sent:** Wednesday, June 30, 2021 3:42 PM

**Subject:** Business Input for Sign Ordinance

Leon Valley Businesses:

We are collecting comments from Leon Valley business owners concerning the SIGN ORDINANCE. Call or send Business Relations Director, Mr. Cox an email with your address, business name, and comments concerning the Sign Code.

The city is specifically wanting to know what we do to help your business thrive!

[w.cox@leonvalleytexas.gov](mailto:w.cox@leonvalleytexas.gov)

(210) 684-1391 x 232

William Cox, MPA

Business Relations Director

6400 El Verde Rd

Leon Valley, Texas 78238

Tele:210-684-1391 Ext. 232

*"Good is not enough, if better is an option" – Ghasan Abulfaraj*



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