



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 5, 2019

MINUTES

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

Attendee Name	Organization	Title	Status	Arrived
Chris Riley	City of Leon Valley	Mayor	Present	
Monica Alcocer	City of Leon Valley	Mayor Pro Tem	Present	
David Edwards	City of Leon Valley	Council Place 1	Excused	
Catherine Rodriguez	City of Leon Valley	Council Place 2	Present	
Benny Martinez	City of Leon Valley	Council Place 4	Present	
David Jordan	City of Leon Valley	Council Place 5	Present	

Also present was City Manager Kelly Kuentler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, Public Works Director Melinda Moritz, Assistant Public Works Director David Dimaline, Special Events/Community Center Manager Maribel Mendoza, LVFD Fire Chief Michael Naughton, LVPD Assistant Chief Ruben Saucedo, Business Relations Director William Cox, Planning & Zoning Director Brandon Melland, and various LVPD staff.

Mayor Chris Riley welcomed everyone and led the Pledge of Allegiance.

Mayor Riley asked for all cell phones to be silenced.

Presentations

Ethics Code Training and Workshop (M&C # 2019-03-05-01)

Mayor Chris Riley asked members of City Council to consider tabling this item since there was not a full Council present this evening.

A motion was made by Councilor Benny Martinez and seconded by Councilor David Jordan to table the item to a future meeting when a full Council would be present.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 4
SECONDER:	David Jordan, Council Place 5
AYES:	Alcocer, Rodriguez, Martinez, Jordan

City Manager's Report

City Manager Kelly Kuenstler reminded everyone that the City Manager's Report is posted on the website as well as placed on the table in the foyer for all interested. City Manager Kuenstler then supplemented that report with new information with: a) spoke about meeting with Representative Diego Bernal regarding the red-light cameras. *City Manager Kuenstler asked for a consensus of City Council as to whether or not they would all like to sign it to send to our representatives and state senator. There was a consensus among members present that they would sign it once prepared.* b) *City Manager Kuenstler asked for another consensus of City Council as to whether or not they would all like to co-sponsor the seniors Trash & Treasure event this Saturday. There was a consensus among members present to co-sponsor the event.* c) congratulations on a successful Earthwise Living Day event. City Manager Kuenstler asked City Secretary Sandra Passailaigue to continue her report by reading off the upcoming meeting schedule for her as she was losing her voice. City Secretary Passailaigue read them off.

Mayor Riley spoke about a text message she received about the loss of 23 lives in a recent tornado in Lee County Alabama. Mayor Riley added that our thoughts and prayers are with them. The text continued to say that the National Weather Service did issue a warning but not with enough time. The person sending the text asked what measures the City of Leon Valley had in place for this type of situation and who is our emergency management person here. City Manager Kuenstler said that the City does have an Emergency Action Plan in place and that she would have LVFD Chief Michael Naughton write an article and get it out in ENews, Lions Roar and on the City's website to remind everyone what that plan is.

Committee Minutes:

- 02-27-2018 - Bandera Road Goundwater Plume Superfund Site (CAG) Minutes
- 12-11-2018 Zoning Commission Minutes
- 01-08-2019 Zoning Commission Minutes
- 01-14-2019 Amended Sign Code Update Advisory Committee Minutes
- 01-16-2019 Citizens Police Advisory Committee Minutes
- 01-28-2019 Tree Advisory Committee Minutes
- 02-11-2019 - Sign Code Update Advisory Committee Minutes

RESULT:	PRESENTED
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Upcoming Important Events:

- Next Regular City Council Meeting Tuesday, March 19, 2019, at 6:00 p.m.
- AARP Foundation Tax-Aid, Tuesdays and Thursdays beginning February 5,

2019 through April 11, 2019, at the Leon Valley Community Center.

- UTSA Breakfast, February 19, 2019, event has cancelled and will be rescheduled in April.
- 2019 Volunteer Appreciation Dinner, Thursday, April 4, 2019, at 6:00 p.m. at the Leon Valley Conference Center.
- Miscellaneous other events and announcements.

RESULT:	PRESENTED
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Citizens to Be Heard

- Mary Jo Griffin spoke of code violations at an adult care facility on Adair and asked the City to address this.
- City Manager Kelly Kuenstler informed Ms. Griffin that she knows of this address in the City's On-It Program and knows that some of the concerns she mentioned were already being addressed by staff. City Manager Kuenstler directed Ms. Griffin to Business Relations Director William Cox, Planning & Zoning Director Brandon Melland who met with Ms. Griffin in the hallway to get more information and discuss her concerns with her.
- Richard Blackmore asked the City Council to consider having a city-wide garage sale.
- Maria Figueroa spoke about her concerns with her apartment complex and her bank mistreating her and taking her money.
- City Manager Kelly Kuenstler escorted Ms. Figueroa to LVPD Assistant Chief Ruben Saucedo for assistance.
- Irene Baldrige spoke about Adair being in R-1 Zoning District and the home being vacant for many years.
- Maria Gamboa asked about a possibility of Tiger ever offering a compost pick-up.
- Mayor Riley informed Ms. Gamboa that we are currently under a contract and asked City Manager Kuenstler to see about the possibility of amending the contract in the future to include compost. Mayor Riley added that in the meantime, citizens can purchase or make their own compost bins in their backyard as an alternative.

Announcements by the Mayor and Council Members

- Councilor Catherine Rodriguez thanked everyone for coming; and asked them to stay warm.
- Councilor Monica Alcocer wished everyone a Happy Mardi Gras; congratulated everyone involved for the "best ever" Earthwise Living Day event; and reminded everyone to vote for this week.
- Councilor Benny Martinez thanked Mayor Riley and her "small committee" for a great job with Earthwise Living Day; and reminded everyone to go vote.
- Councilor David Jordan said that the Earthwise Living Day event was great; also attended the ribbon cutting for the new medical facility and we welcome them to the City; glad you all came out tonight.
- Mayor Riley spoke about Earthwise and thanked everyone involved and everyone that attended. Next year will be the 31st Earthwise Living Day event and it will be held on March

31, 2020. We are always looking for volunteers for our committee so sign up if you are interested; Forest Oaks Neighborhood Association will hold a meeting on March 7th at 6:30 p.m. at the Library with Police Department and we will be talking about Google Fiber that is coming in so we hope to see you there; go vote; and thank you for coming tonight.

CONSENT AGENDA

A motion was made by Councilor Benny Martinez and seconded by Councilor David Jordan to accept the Consent Agenda as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 4
SECONDER:	David Jordan, Council Place 5
AYES:	Alcocer, Rodriguez, Martinez, Jordan

1. Consideration of the Following City Council Minutes:
 - a. Regular Meeting- February 19, 2019 6:00 PM

Discussion and Possible Action on a Resolution Appointing Members to the Citizens Police Advisory Committee, the Park Commission, and the Zoning Commission (M&C # 2019-03-05-02 S. Passailaigue)

Second Read Ordinances

Discussion and Action on an Ordinance Authorizing the Installation of Two Gateway LED Message Signs Along Bandera Road; and Authorizing the Execution of an Agreement with CEIS, Inc. for the Use of Such Signage (1st Read Held on February 19, 2019) (M&C # 2019-03-05-03 M. Moritz)

Public Works Director Melinda Moritz presented the item with no changes.

A motion was made by Councilor Benny Martinez and seconded by Councilor Catherine Rodriguez to approve as read.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 4
SECONDER:	Catherine Rodriguez, Council Place 2
AYES:	Alcocer, Rodriguez, Martinez, Jordan

REGULAR AGENDA

Presentation and Discussion to Consider Approval of an Ordinance Awarding a Bid and Authorizing the City Manager to Sign a Contract with San Antonio Pool Management, Inc. in the Amount of \$101,330.00 to Manage the City of Leon Valley Community Pools and Provide Off-Season Maintenance, and Authorizing a FY 2018-2019 General Fund Budget Adjustment in the Amount of \$53,330.00. (1st Reading as Required by City Charter) (M&C # 2019-03-05-04 D. Dimaline)

Assistant Public Works Director David Dimaline presented this item seeking City Council consideration of an ordinance accepting the lowest responsive bid and awarding a contract to San Antonio Pool Management, Inc., in the amount of \$101,330.00, authorizing the negotiation and execution of a contract for the purpose of managing two community pools for the 2019 swim season, to provide off-season maintenance, and approve a budget adjustment in the amount of \$53,330.

Assistant Public Works Director Dimaline gave some background on the item saying that on January 2, 2019, the City received notification from Sela Aquatics, that they would not seek renewal of the current contract with the City to manage the City's swimming pools. After receiving this notice, staff prepared a request for proposals, and advertised for bids. In an effort to solicit bids from pool management companies with cash handling experience, the bid was written with two options. Bid option 1 requested pricing to include the management of both City pools and off-season maintenance only. Bid Option 2 requested pricing for same, however, the company would keep 100% of all revenue-similar to the previous contract held with Sela Aquatics. The bid was advertised for 30 days and the bid opening was held on February 20, 2019, with only one company submitting. San Antonio Pool Management submitted a bid under Option 1 for \$101,330.00.

Assistant Public Works Director Dimaline concluded the presentation asking that City Council address pool attendance and membership fees, party fees, cash handling, and other programming, as San Antonio Pool Management will only manage the pools. This will be addressed as a separate item, as the Pool Committee will need to meet to discuss their recommendations to Council. City Council was presented three (3) options which were: 1) hiring a outside pool management company; 2) the City would operate the pools in house which would include creating and hiring for seven (7) new staff positions; and 3) City would explore other recreational uses such as a splash pad or dog park.

Mayor Riley asked about the revenue side of this which Assistant Public Works Director Dimaline said would be coming to City Council at the March 19th meeting.

Councilor Jordan asked if a crack in the Forest Oaks pool would affect the bid which Assistant Public Works Director Dimaline said he would know for sure after the leak detection study is done Thursday. Public Works Director Melinda Moritz said if there is a leak, we will fix it and that the leak itself should not affect the bid unless it is catastrophic and "we don't think its catastrophic."

Councilor Martinez said Option 2 seems to be our best option. Public Works Director Moritz said to her it was the worst option.

Councilor Alcocer said she was in favor of looking at maybe closing and repurposing one

for a splashpad. In addition, we need to see one more year to see if it is used or not but we need to look at options for next year.

City Secretary Passailaigue read out loud an email submitted by Councilor Edwards stating that he was opposed to closing the Forest Oaks pool, and that the City should seek other management options.

- Irene Baldrige spoke in favor of keeping the pools up and running for the community.

RESULT:	FIRST READ
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Presentation and Discussion to Consider Approval of an Ordinance Designating the Vacant Lot on Peachtree Street at Poss Road as a Park and Approving a Proposed Final Site Plan of the Proposed Peachtree Park (1st Read as Required by City Charter) (M&C #2019-03-05-05 M. Moritz)

Public Works Director Melinda Moritz and Park Commissioner Michelle Alonzo presented this item seeking City Council consideration of an ordinance designating the vacant lot at the corner of Peachtree and Poss Roads as a park and approving a final site plan for a proposed park at the vacant lot on Peachtree Street.

Public Works Director Moritz gave the background on the item saying that the vacant lot at the corner of Poss and Peachtree has been the subject of much discussion over the past summer and has been reviewed by both the Park Commission, City Council, and the citizens several times. At the October 20, 2018 City Council meeting, citizens were asked to give their opinion on a design for the park and they selected a design that included a remodeling of just the restrooms at the pool facility, and a porous paved parking area with some landscaping. Because this was at a Coffee with the Council, a vote was not taken.

When this information was reported to the Park Commission at their November 2018 meeting, one of the new members of the Commission suggested an alternative idea, which was well received by the Park Commission. Commissioner Alonzo proposed developing a park with amenities that include a life-sized chess board, several covered chess tables, a handicap accessible brick walkway, community sponsored heritage garden beds with placards, a turf area, amphitheater, historical placards, ground bubbler area, public art, landscaping, electrical capability, remodeled pool restroom facility with access to the Peachtree lot, and a possible wall mural. Commissioner Alonzo explained that the positive results would include that the park would be open year-round, would be a multi-generational use, the installation of turf and pavers would reduce maintenance costs, and the bubblers would provide an alternative to a full splash pad.

Commissioner Alonzo explained that some negative consequences would be that there would be more noise from its constant use, that it might be very expensive, and that the foot traffic may be annoying to the neighbors.

Public Works Director Moritz concluded the presentation saying that on February 14, 2019, the Park Commission recommended approval of the proposed site plan, as submitted.

Councilor Jordan said he appreciated the effort put into this but felt it should have been presented to citizens at the Town Hall meeting for their input.

Councilor Martinez said he concurred with Councilor Jordan and added that he would have liked to have seen extra parking.

Councilor Alcocer said she didn't remember seeing extra parking discussed but asked about the "bubbler" pad and life size chess board. Councilor Alcocer said these are really neat concepts but felt we should wait to see what is going to happen with the pools because that could affect what happens here. "I love what you have done and I hope we can work on it and get something like that."

Councilor Catherine Rodriguez said she did like this concept but that she agreed with Councilor Alcocer and that we need to wait and see what is going to happen with the pools.

Mayor Riley said she loved the idea and frequents them in the City of San Antonio with her family and appreciates all the work.

RESULT:	FIRST READ
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Presentation and Discussion Authorizing the Acceptance of a Community Development Block Grant (CDBG) in the Amount of \$302,632 to Provide Funding for the Blacksmith and Wagon Spoke Water and Sewer Main Project, Authorizing the Negotiation and Execution of the CDBG Program Agreement, and Authorizing a FY 2018-2019 Enterprise Fund Budget Adjustment in the Amount of \$498,100. (1st Reading as Required by City Charter) (M&C # 2019-03-05-06 D. Dimaline)

Assistant Public Works Director David Dimaline presented this item seeking City Council consideration to accept a Community Development Block Grant (CDBG) in the amount of \$302,632, authorizing the City Manager to negotiate and execute a CDBG Program Agreement with Bexar County and authorize a budget adjustment. The grant would provide program funds to be used for the Blacksmith and Wagon Spoke Water and Sewer Main Project. A budget adjustment in the amount of \$498,100 will be required from the Water Utility Fund Balance to fund this improvement.

Assistant Public Works Director Dimaline reminded City Council that in 2018, the City of Leon Valley submitted an application for consideration for Bexar County's 2018 CDBG program. Individual meetings were held with participating cities to discuss their plans and to identify needs in their ETJ. The City of Leon Valley is in Bexar County Precinct 2. The project will include the replacement of aging water and sewer mains along Blacksmith and Wagon Spoke. The project scope includes replacing 960 feet of 6" asbestos-concrete water main with new C-900 pipe, replacing 750 feet of 8" sewer main, re-connecting 22 service lines, installing 3 new gate valves, installing two new fire hydrants, replacing 4 sewer manholes and providing for asphalt repairs. The estimated project cost is \$498,100. The grant application was evaluated to ensure the project met HUD guidelines. In August 2018, the Bexar County Commissioners made their final selection of projects and recommended funding for this project under its CDBG program in the amount of \$302,632.

Assistant Public Works Director Dimaline concluded his presentation saying staff recommends that the City Council approve an Ordinance authorizing the City Manager to accept the Bexar County CDBG Program Agreement, and authorize a budget adjustment in the amount of \$498,100.

Mayor Riley asked Assistant Public Works Director Dimaline to bring back a map showing all of the CDBG grants the City has received in the past so the City Council can see what areas have been covered. Assistant Public Works Director Dimaline said he would do that at the next meeting.

Councilor Alcocer commended both Mr. Dimaline and Ms. Moritz for going after these grants because it has really made a big dent in these projects.

RESULT:	FIRST READ
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Presentation, Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant (CDBG) Program for Fiscal Year 2019 for the Senior Community Center and Old Mill Park Project (M&C # 2019-03-05-07 M. Mendoza)

Special Events/Community Center Manager Maribel Mendoza presented this item seeking City Council consideration of a resolution authorizing the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program for fiscal year 2019, and authorizes the City Manager to act on behalf of the City of Leon Valley in all matters related to the application.

Special Events/Community Center Manager Mendoza stated that the Bexar County Department of Community Resources began the 2019 grant program for CDBG funding for eligible areas within Bexar County. The City of Leon Valley is in Bexar County Precinct 2. If authorized, the City will apply for grant funds to remodel the kitchen, flooring, men and

women’s restrooms and paint the interior and exterior of the Senior Community Center as well as upgrading Old Mill Park with an irrigation system, shade coverings, 8 new benches, 8 picnic tables and water fountain. The grant application will be evaluated to ensure the project meets HUD guidelines, and the City will receive an eligibility letter that does not obligate funding. In July, the Bexar County Commissioners will make their final selection of projects to be recommended for funding, and selected projects will be submitted to HUD for evaluation.

Special Events/Community Center Manager Mendoza concluded the presentation saying that the fiscal impact of this project would be an estimated project cost of \$275,220 with a City match of 25% - \$68,805 and CDBG match of 75% - \$206,415. If approved, Staff will come back to Council to ask for a budget adjustment in the amount of \$275,220. Improvements to the Senior Community Center will save money on the cost to operate the Community Center. Staff recommends approval of the Resolution. The Resolution will be included with the City’s grant application to the Bexar County Department of Community Resources.

Mayor Riley asked if this was the first time the City has applied for two (2) CDBG grants at the same time. Assistant Public Works Director Dimaline told Mayor Riley that the item before was from 2018. City Manager Kuenstler said that this is why the Park and the Community Center was put on the same application.

Mayor Riley also asked if this would affect the seniors which Special Events/Community Center Manager Mendoza replied No, that they would be moved to the Conference Center during that time.

Councilor Alcocer said sounds good, great planning and thanks again for applying for these grants.

A motion was made by Councilor Monica Alcocer and seconded by Councilor David Jordan to approve as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Mayor Pro Tem
SECONDER:	David Jordan, Council Place 5
AYES:	Alcocer, Rodriguez, Martinez, Jordan

Citizens to be Heard


None

Adjournment

Mayor Riley announced that the meeting adjourned at 7:30 PM.

These minutes approved by the Leon Valley City Council on the 19th of March, 2019.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

