

LETTER FROM MAYOR CHRIS RILEY

09/23/2022

I'd like to thank Mayor Pro Tem Rey Orozco for chairing the September 6th council meeting and standing in for me at various other functions while my husband and I were out of town. The last time I missed a city council meeting was in August, 2018. I learned again no one is indispensable!

CITY COUNCIL MEETING – SEPTEMBER 20TH

The following are brief highlights of council actions from the September 20th council meeting:

- **A City of Leon Valley Jazz Music Festival** was discussed, in place of the Soap Box Derby. Generally, the consensus from the council was to hold a Saturday event in March, 2023 in Raymond Rimkus park. Music and vendors, plus the help from David Munoz, who assists with the Balcones Heights Jazz Festival, were covered. Staff will come back with a plan, including costs. The city set aside \$28,000 in the budget for this event.

- **Fiscal Year Budget 2023:** Total budget adopted for FY 2023 is \$25 million. The tax rate (no new revenue - NNR) is 48.5 cents per \$100 of valuation (down from 53.6 cents in FY 2022), which staff recommended to council. Some of the highlights are: Salary market adjustment for all employees (\$879,222); 2% merit raise for all employees (\$78,092); adding a detective and a full-time custodial position, and an increase in the city's retirement contribution. There were no increases in any other insurance. The council amended the budget to include the addition of a patrol officer (\$85,000) and a 2% cost of living (COLA) increase on January 1, 2023 (\$138,868) to be paid out of the American Rescue Plan (ARP) funds. We have an approximate balance of \$2.5 million of ARP funds.

The average market value of a home in Leon Valley went up from \$217,912 in 2021 to \$259,591 in 2022. The average Leon Valley tax levy for 2021 was \$1,115 and with the adoption of the no new revenue rate, your tax levy of \$1,115 will remain the same in 2022. This budget is effective October 1, 2022 – September 30, 2023.

- **Triangle Area at Evers and Seneca.** At the August 20th council meeting the council moved to table this item for 30 days to allow the applicant, Samir Chehade with STS Partners, LP, to submit a Project Plan,

as required for a Planned Development. The new submittal met all requirements of the Project Plan. The entire 9.174 acre property will consist of 94 R-6 garden homes with a square footage of lot size reduced from 4500 sq. ft. to 1906 sq.ft. (and other reductions). The developer will not build any home higher than 2 ½ stories along Evening Sun and Sun Creek, will add two pocket parks and dedicate land to the City (under CPS towers), as a connection to the Natural Area. This will be a gated subdivision with only one entry/exit, across from Forest Leaf street on Evers. Fire Chief Naughton expressed concern about the width of the streets and the ability to get fire trucks into the subdivision, known as Trilogy at Huebner Creek. This will be addressed as the development proceeds. A detention pond was added for storm water runoff and all homes will have a sprinkler system installed, as required by the fire code, due to only one entrance into the property. The homes will be valued between \$350,000 – \$370,000. The council approved the development by a unanimous vote.

- **Tree Preservation Variance on Triangle Property approved.** The developer will preserve 3 of the 11 Heritage trees on the property and remove up to 100% of the 241 trees remaining. He is required to pay \$94,600 to the Tree Mitigation fund, as well as replant new trees in place of the ones removed to a 3 inch diameter caliper size.

- **Amended Two Ordinances:** 1) Allowing retroactive adjustment to a water bill for a verifiable water leak which occurred prior to November, 2021 and 2) Confirmation of a rebate for rain barrel and xeriscape landscape. Rain Barrel rebate is \$40 and Xeriscape rebate is \$100 per 200 sq ft of xeriscape area. Council approved both ordinances.

- **Huebner Creek Channel Improvement Estimated Engineering Costs, Segment 1.** Council had directed staff in a prior meeting to submit estimated engineering costs of Huebner Creek channel improvement. The scope of work is from the Bandera Road bridge to Poss at Cherryleaf, which is 2,600 linear feet. The estimated cost for a detailed design by engineers is \$633,167. Public Works Director, Melinda Moritz, reported to council the Stormwater fund has approximately \$1.2 million and these costs could be taken from that fund. It is estimated to take between 9 – 11 months to complete this study. Council discussed that this study of engineering costs will put the city in a better position to apply for grants through the Texas Water Development Board. Council unanimously moved to use stormwater funds to pay for the engineering costs for the Huebner Creek channel improvement.

Our next regular city council meeting **has CHANGED to Monday, October 3rd , at 6:30pm.** **PLEASE NOTE: Three John Marshall Traffic Mitigation Option costs, including proposals to shut down various roads in the Monte Robles subdivision around the school will be discussed.** We have invited Northside Independent School District representatives and the City of San Antonio Traffic Engineering department to be present. This a community wide issue and we need **YOUR** input. Safety for the students/staff, neighbors, businesses and church is the number one concern.

DID YOU KNOW?

1. **The weekend of September 24 & 25th** from Noon – 6 pm will be the last time to swim at the Forest Oaks Pool. It is still hot!
2. **Tuesday, October 4th is National Night Out!** If anyone in the City would like to host a neighborhood party that night from 6 pm – 8:30 pm, please contact Crystal Miranda, Community Development Director at (210) 812-3328 to register (no cost). If you are hosting a party, the city council and police, fire and other city staff will come by to visit. Getting to know your neighbors, council and staff is important in building community.
3. **Tuesday, November 11th is the last day to register to vote for the November 8th state and local elections.** Visit the votetexas.gov website or call Bexar County elections department at (210) 335-8683 for assistance. Pick up a voter registration card at city hall. You can also request a mail in ballot if you are over 65 and/or will be out of town on November 8th.
4. The City of San Antonio city council directed **CPS Energy** to allocate part of the \$75 million surplus, extra money received from CPS Energy not budgeted, to be **rebated to all CPS Energy customers** (residential and business). You will see a credit of about \$30 on your December statement, the average rebate for residential customers. The rebate is calculated as a percentage from your July, 2022 bill.

Enjoy your weekend. Any questions/concerns? Call or email me or any of your council members. We are honored to represent you, our bosses.

Sincerely, Chris

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