



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, May 21, 2024 at 6:30 PM

**MINUTES**

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The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.

Citizens May E-Mail Public Comments To [citizenstobeheard@leonvalleytexas.gov](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

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**1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**

**PRESENT**

Mayor Chris Riley  
Council Place 1 Benny Martinez  
Mayor Pro Tem, Council Place 2 Josh Stevens  
Council Place 2 Betty Heyl  
Council Place 3 Philip Campos  
Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:30 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked Mayor Pro Tem, Councilor Josh Stevens to lead the Pledge of Allegiance.

**2. Citizens to be Heard**

Those who spoke at this time were: Charles Matthews (Leon Valley); Linda Barker (Leon Valley); and Tina Chasan (Leon Valley)

**3. Presentations**

- 1. Recognition of Outgoing Council Place 2, Josh Stevens in Appreciation of Four Years of Service to the City of Leon Valley - S. Passailaigue, City Secretary**

Josh Stevens, Mayor Pro Tem, Council Place 2, took a "trip down memory lane" and spoke about changes within the City during his tenure.

Mayor Chris Riley presented Councilor Josh Stevens with a token of appreciation for his time and commitment to the City of Leon Valley from 2020 to 2024.

**2. The Honorable, Judge Peter Sakai will Administer the Oath of Office and There Will Be a Presentation of the Certificate of Election to Council Member-Elect, Chris Riley, Mayor; Council Member-Elect, Betty Heyl, Council Place 2; and Council Member-Elect, Rey Orozco, Council Place 4 - S. Passailaigue, City Secretary**

Mayor Chris Riley introduced the Honorable Judge Peter Sakai, who proceeded to administer the Oath of Office to Chris Riley, Mayor; Betty Heyl, Council Place 2; and Rey Orozco, Council Place 4.

Mayor Chris Riley thanked everyone who came out to vote. Councilor Elect Rey Orozco and Councilor Elect Betty Heyl also spoke and thanked everyone for their support.

Councilor Will Bradshaw, Councilor Benny Martinez, and Councilor Philip Campos congratulated those who were sworn in this evening; and thanked Councilor Josh Stevens for his efforts as Council Place 2 and wished him farewell.

***There will be a short recess for a reception honoring Councilor Josh Stevens and newly sworn Leon Valley Councilors in the City Hall Foyer at this time. Following the reception, the City Council will reconvene into open session.***

Mayor Chris Riley called for a recess at 7:04 PM. She invited members of the

City Council and guests to a reception honoring Councilor Josh Stevens and newly sworn Leon Valley Councilors in the City Hall Foyer at this time.

Mayor Riley reconvened the meeting at 7:24 PM

**4. Citizens to be Heard**

Those who spoke at this time were: Charles Matthews (Leon Valley); Linda Barker (Leon Valley); and Tina Chasan (Leon Valley)

**5. Presentations**

**1. Presentation and Discussion on Trash Survey Results.- R. Salinas, Director of Economic Development**

Economic Development Director, Roque Salinas gave the presentation on the trash survey, stating that the majority of residents were satisfied with the current services.

Dr. Caldera, the City Manager, explained that the next steps will be going out for a Request for Proposals and establishing a Committee to review the RFP submittals.

Those who spoke on this item were: Tina Chasan (Leon Valley); Rita Burnside (Leon Valley); Josh Stevens (Leon Valley)

Councilor Rey Orozco motioned to move Agenda Item 12.1 up to this time in the meeting. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

## **6. The City Council Shall Meet in Executive Session to Discuss the Following:**

Mayor Riley read aloud the caption.

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land - As Requested by Councilor Benny Martinez and Councilor Will Bradshaw**

The City Council went into Executive Session at 7:41 PM

## **7. Reconvene into Regular Session**

The City Council reconvened into Open Session at 8:26 PM

## **8. Possible Action on Issues Discussed in Executive Session If Necessary**

Councilor Rey Orozco motioned to move Agenda Item 6.2 before 6.1. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

## **9. Regular Agenda**

- 1. Presentation, Discussion and Possible Action on the Sale of City-owned Property 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land - As Requested by Councilor Benny Martinez and Councilor Will Bradshaw**

After a lengthy discussion, Councilor Rey Orozco motioned to approve and to allow the City Manager to enter into negotiations for the sale of City-owned property at Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, approximately 19.614 acres of land to One-Stop Group. Councilor Will Bradshaw seconded the motion.

Those who spoke at this time were: Erick Matta (Leon Valley); Charles Matthews (Leon Valley); Olen Yarnell (Leon Valley); Beth Mursch (Leon Valley); Tina Chasan (Leon Valley); Robert (Leon Valley); Abraham Diaz (Leon Valley); Dr. Rajender Thusu (Leon Valley); Dr. Mary Ruth Fernandez (Leon Valley); Linda Barker (Leon Valley); Sharon Hendricks (Leon Valley)

Mayor Chris Riley asked Dr. Crystal Caldera, City Manager, to take a roll call vote.

Dr. Crystal Caldera, City Manager, proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Yea; Councilor Betty Heyl - Yea; Councilor Philip Campos - Nay; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed.

2. **Discussion and Possible Action on an Ordinance Rezoning Approximately 27-Acres of Land From R-1 (Single Family Dwelling) to a Planned Development District With R-6 (Garden Home) Base Zoning District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas (1st Read was Held on 03-19-2024; Second Read was Held on 04-02-2024) As requested by Councilor Will Bradshaw and Councilor Benny Martinez - M. Moritz, Public Works Director**

Dr. Crystal Caldera, City Manager, gave a brief recap of this item, followed by Public Works Director Melinda Moritz reviewing the variances of this case.

Councilor Benny Martinez motioned to hear Mr. Chehade's presentation on this project. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

Those who spoke at this time were: Beth Mursch (Leon Valley), Olen Yarnell (Leon Valley); Mark Ferris (Leon Valley); Margie (Leon Valley); Thomas Benavides (Leon Valley); Dr. Mary Ruth Fernandez (Leon Valley); Charles Matthews (Leon Valley); Linda Barker (Leon Valley); Mr. White (Leon Valley); Jose Saldana (Leon Valley); Dr. Rajender Thusu (Leon Valley); Abraham Diaz (Leon Valley); Erick Matta (Leon Valley); and Tina Chasan (Leon Valley)

After a lengthy discussion, Councilor Philip Campos motioned to deny Agenda Item 6.1 as requested. The motion failed for a lack of second.

Councilor Will Bradshaw motioned to approve Agenda Item 6.1, Zoning Change with the PDD to R-6, with a change that the developer pay the full \$112,000.00 for the trees and no variance. Councilor Betty Heyl seconded the motion.

Mayor Chris Riley asked Dr. Crystal Caldera, City Manager, to take a roll call vote.

Dr. Crystal Caldera, City Manager proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Yea; Councilor Betty Heyl - Yea; Councilor Philip Campos - Nay; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed (4) to (1).

Councilor Benny Martinez motioned to continue this meeting until 11:30 PM. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

- 10. Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

Mayor Chris Riley and members of the City Council made announcements.

## 11. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. Dr. Caldera, City Manager, also stated that Planning & Zoning Department will be closed this Friday for a few hours to attend the funeral of Ms. Teague's daughter.

### 1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, June 04, 2024, at 6:30 PM, in City Council Chambers.**
- **City Council will not hold another Regular City Council Meeting until Tuesday, July 16, 2024, at 6:30 PM, in City Council Chambers.**
- **City Offices will be closed Monday, May 27, 2024, in observance of Memorial Day.**
- **Annual City-Wide Garage Sale, Saturday, May 25, 2024, from 8:00 AM to 6:00 PM.**
- **Big Rig Petting Zoo, Friday, June 07, 2024, from 10:30 AM to 12:00 PM, at Raymond Rimkus Park.**
- **Movies in the Park featuring, Migration, Friday, June 07, 2024, at Dusk, at Veteran's Park near the Community/Conference Center Grassy Area.**
- **Movies in the Park featuring Kung Fu Panda 4, Friday, June 21, 2024, at Dusk, at Veteran's Park near the Community/Conference Center Grassy Area.**
- **30th Annual 4th of July Celebration, Thursday, July 04, 2024, at Raymond Rimkus Park. Complete day's schedule of events may be found on the City's website, ENews, as well as on the City's Facebook and Twitter pages.**
- **Coffee with the Mayor & City Council, Saturday, July 27, 2024, 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**

- **Miscellaneous other events and announcements.**

## **12. Consent Agenda**

Councilor Benny Martinez motioned to approve the Consent Agenda as presented. Councilor Philip Campos seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

### **1. Discussion and Possible Action Approving of the Following City Council Minutes – S. Passailaigue, City Secretary:**

- 05-07-2024 Regular City Council Meeting Minutes**
- 05-15-2024 Special City Council Meeting Minutes**

### **2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes – S. Passailaigue, City Secretary:**

- 03-14-2024 Library Advisory Board Meeting Minutes**
- 02-16-2023 Earthwise Living Committee Meeting Minutes**
- 04-05-2023 Earthwise Living Committee Meeting Minutes**
- 02-07-2024 Earthwise Living Committee Meeting Minutes**
- 04-10-2024 Earthwise Living Committee Meeting Minutes**
- 11-09-2023 Library Advisory Board Meeting Minutes**
- 01-11-2024 Library Advisory Board Meeting Minutes**
- 04-11-2024 Library Advisory Board Meeting Minutes**

### **3. Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the 2024 J. Frank Dobie Trust and Amending the General Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2023-2024 in the Amount of \$3,610 to Provide Funding for the Leon Valley Public Library to Purchase Additional Nonfiction Books for the Juvenile Collection. (1st Read was Held on 05-07-2024), R. Reed, Library Director**

### **4. Presentation and Discussion of the Monthly Financial Report Ending May 31, 2024 - C. Goering, Finance Director**

### **5. Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$6,335.00, from the Public, Educational and Governmental (PEG) Restricted Fund Balance for the Purpose of Increasing the Economic Development Department Budget and Authorizing the City Manager to Execute an Agreement with Spectrum Enterprise for PEG Channel Service (1st Read was Held on 05-02-2024) - R. Salinas, Director of Economic Development**

### **6. Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$3,080.00 for the Purpose of Increasing the Economic Development Department Budget for PEG Channel**

**Service till the End of the Fiscal Year 2024 (1st Read was Held on 05-02-2024) - R. Salinas, Director of Economic Development**

- 7. Discussion and Possible Action to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances Chapter 14 Utilities to Add a Section 14.12 Impact Fees and Amending Appendix A Schedule of Fees Section A16 to Increase Water Impact Fees (1st Read Held on May 7, 2024) - M. Moritz, Public Works Director**

### **13. Regular Agenda**

- 1. Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.05 Sewers, Section 14.05.001 Connection and Appendix A Schedule of Fees to Add a Subsection (d) On Site Sewage Facilities (OSSF) (Septic Tanks) Fees to Appendix A Schedule of Fees, Article A8.000 Building and Construction Related Fees, to Allow Property Owners of Properties Over One-Half Acre in Size to Install On Site Sewage Facilities and to Provide for Permitting and Inspection Fees and Services (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

There was a consensus among members of the City Council to remove the wording from the amendment, which would only allow this in Monte Robles Park.

This item will be placed on the June 04, 2024 Consent Agenda for a second read.

- 2. Presentation and Discussion on an Ordinance Authorizing a Budget Adjustment to Transfer Funds from the American Rescue Plan Fund (ARP) to the Enterprise Fund for Remaining ARP Funds (1st Read was Held on 05-21-2024) - C. Goering, Finance Director**

This item will be placed on the June 04, 2024, Consent Agenda for a second read.

- 3. Discussion and Possible Action to Elect a Mayor Pro-Tem - S. Passailaigue, City Secretary**

Councilor Rey Orozco nominated Councilor Philip Campos as Mayor Pro Tem for a one-year term. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

- 14. Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.**

None

**15. Adjournment**

Mayor Riley announced that the meeting adjourned at 8:26 PM

**These minutes approved by the Leon Valley City Council on the 4th of June, 2024.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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

DRAFT