



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, November 19, 2024 at 6:00 PM

MINUTES

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. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

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

PRESENT

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

Mayor Chris Riley called the meeting to order at 6:00 PM and confirmed that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 2 Heyl to lead the Pledge of Allegiance.

2. The City Council Shall Meet in Executive Session to Discuss the Following:

Mayor Riley read aloud the caption for Agenda Item 2.1

1. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 Deliberation regarding the Infrastructure Improvement Funding Agreement between the City of Leon Valley and One Stop Group, LP

The City Council went into Executive Session at 6:01 PM.

3. Reconvene into Regular Session

The City Council reconvened into Open Session at 6:24 PM.

Mayor Chris Riley announced that Item 10.4 would be moved up to this point of the meeting at this time.

10.4. Presentation, Discussion, and Possible Action to Give Staff Direction on the Lions Roar Newsletter - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director, presented.

Patrick Murray with Litho Press was present to answer questions.

Council Place 1 Martinez made a motion to approve as presented and seconded by Mayor Pro-Tem, Council Place 3 Campos.

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

The motion passed unanimously.

4. Citizens to be Heard - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.

None

5. Possible Action on Issues Discussed in Executive Session If Necessary

No action was taken at this time.

6. Presentations

1. Presentation, Discussion, and Possible Action to Choose a Channel Bank Option for the Huebner Creek Erosion Control Project - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, and Byron Sanderfer, P.E., of Ardurra, presented this item.

Darby Riley, Drew Power, and Erick Matta provided comments.

A motion to proceed with Option 2 (concrete riprap) was made by Council Place 5 Bradshaw and seconded by Council Place 4 Orozco.

Council Place 3 Campos requested an amendment to the motion to allow for discussions with the San Antonio Water System (SAWS). Council Place 5 Bradshaw accepted the amendment.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, and Council Place 5 Bradshaw.

The motion passed unanimously.

- 7. 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.

Council Place 5 Bradshaw announced that Mayor Pro-Tem, Council Place 3 Campos, would be celebrating his birthday on November 23, and Mayor Chris Riley would be celebrating hers on December 2. Both were presented with a cake, and everyone in attendance joined in singing "Happy Birthday."

8. 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 City website.

Dr. Caldera also reminded everyone of the numerous opportunities to donate to the Blue Santa Program. Additionally, she highlighted two upcoming events: *Breakfast with Santa* on December 7th and *Movies in the Park* featuring *The Grinch* on December 6th.

1. Upcoming Important Events:

- Regular City Council Meeting, Tuesday, December 03, 2024, at 6:30 PM, in City Council Chambers.
- City Offices and Municipal Court will be closed Thursday, November 28, 2024 and Friday, November 29, 2024 in observance of the Thanksgiving Holiday.
- Lighting of the Christmas Tree and Celebration, Monday, December 02, 2024, at 6:00 PM, in the grassy area outside of the Leon Valley Conference Center.
- Movies in the Park, Friday, December 06, 2024, at dusk, featuring The Grinch.
- Breakfast with Santa, Saturday, December 07, 2024, from 8:00 AM to 10:30 AM, at the Leon Valley Public Library.
- City Offices and Municipal Court will be closed Tuesday, December 24, 2024, through Wednesday, January 01, 2025, in observance of Christmas, Winter Break, and New Year's Day.
- Miscellaneous other events and announcements

- 9. Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

Council Place 1 Martinez requested that Item 9.5 be pulled for discussion.

A motion to approve Consent Agenda Items 9.1 through 9.4 and 9.6 as presented was made by Council Place 4 Orozco and seconded by Council Place 5 Bradshaw.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, and Council Place 5 Bradshaw.

The motion passed unanimously.

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 11-05-2024 Regular City Council Meeting Minutes
 - b. 11-12-2024 Special City Council Meeting Minutes
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 07-11-2024 Park Commission Meeting Minutes
 - b. 08-08-2024 Library Advisory Board Meeting Minutes
 - c. 09-04-2024 Solid Waste Service Committee Meeting Minutes
 - d. 09-12-2024 Library Advisory Board Meeting Minutes
 - e. 09-18-2024 Solid Waste Service Committee Meeting Minutes
 - f. 10-09-2024 Earthwise Living Committee Meeting Minutes
 - g. 10-10-2024 Library Advisory Board Meeting Minutes
 - h. 10-22-2024 Planning & Zoning Commission Meeting Minutes
- 3. A Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2024 Tax Year - C. Goering, Finance Director**
- 4. Discussion and Possible Action of a Request to Amend Specific Use Permit PZ-2021-5, Construction of Automobile Storage Canopies, to Add Self-Service Storage Units, on a 4.89-acre Tract of Land, Located at 5426 Grissom Road, Being Lot 103, Block 101, CB 4433, Vaughn-Watson Subdivision (1st Read was Held 11-05-2024) - R. Salinas, Planning and Zoning Director**
- 6. Discussion and Possible Action on a Resolution Appointing a Member to the Citizens Police Advisory Committee - Mayor Chris Riley**

10. Regular Agenda

9.5. Presentation and Discussion of the Monthly Financial Report Ending October 31, 2024 - C. Goering, Finance Director

Council Place 1 Martinez commented on the report format and suggested renaming a column.

Dr. Crystal Caldera, the City Manager, explained that the report has always been presented in its current format and stated that she would not alter it unless the majority of the Council requested a change to avoid causing confusion.

A motion to approve the report as presented was made by Mayor Pro-Tem, Council Place 3 Campos, and seconded by Council Place 4 Orozco.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, and Council Place 5 Bradshaw.

The motion passed unanimously.

1. Presentation, Discussion, and Possible Action on an In-Kind Grant Application from AARP - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director, presented the item.

Erick Matta provided comments during this time.

A motion to approve the item and waive the fees, with blackout dates to be determined by Crystal Miranda, Community Relations Director, was made by Council Place 1 Martinez and seconded by Council Place 2 Heyl.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, and Council Place 5 Bradshaw.

The motion passed unanimously.

2. Presentation, Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas Authorizing the Sale of an Approximately 21.5 Acre Tract of Land to One Stop Group, LP; Authorizing an Infrastructure Improvement Funding Agreement; Authorizing the Mayor to Execute Necessary Documents - Dr. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item.

A motion to approve as presented was made by Mayor Pro-Tem, Council Place 3 Campos, and seconded by Council Place 2 Heyl.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, and Council Place 5 Bradshaw.

The motion passed 4–0. Council Place 4 Orozco did not vote as he had stepped away from the dais.

3. Presentation, Public Hearing, and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, Section A16. Water and Wastewater Impact Fees, Section A16.001 Water Impact Fees, Subsection 1. Water Impact Fees, to Update the Fees (1st Read as Required by City Charter) - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, presented the item.

Mayor Chris Riley opened the Public Hearing at 8:01 PM.

During this time, Erick Matta provided comments.

With no further public input, Mayor Riley closed the Public Hearing at 8:02 PM.

It was agreed by consensus to place this item on the December 3, 2024, Consent Agenda for a second reading.

4. Presentation, Discussion, and Possible Action of a Request for a Variance to Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation Requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Small, Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required; Penalties, (a) and (b), to Allow the Removal of 17 Medium, and Six (6) Large Trees, and to Pay a Reduced Fee-In-Lieu Of in the Amount of \$1,775.00 in Tree Mitigation Fees, Located in the 5600 Block of Grissom Road, Lots 4 & 5, Block 102, CB 4433, Timberhill Apartments Subdivision, on Approximately 2.32-Acres of Land - S. Huerta, Planning and Zoning Director

Susana Huerta, Planning and Zoning Director, presented the item.

Stan Jones, the applicant, was present to answer any questions.

A motion to approve the item and reduce the fee to \$3,500.00 was made by Council Place 1 Martinez and seconded by Council Place 5 Bradshaw.

Erick Matta provided comments during this time.

Council Place 5 Bradshaw requested that shrubbery be included in the motion, and Council Place 1 Martinez accepted the amendment.

Voting in favor: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, and Council Place 5 Bradshaw.

The motion passed unanimously.

5. **Presentation and Discussion on an Ordinance of the City of Leon Valley, TX, City Council Authorizing Budget Adjustments for FY 2025 that were FY 24 Capital Improvements/Projects Rollovers for General Fund in the Amount of \$371,376, Traffic Fund in the Amount of \$151,617, Enterprise Fund in the Amount of \$2,558,439, Community Center Fund in the Amount of \$12,000, Street Maintenance Fund in the Amount of \$1,014,063, and the Police Forfeiture Fund in the Amount of \$210,900 for Capital and Rollover Projects; Providing for Repealer, Severability and Saving Clauses; and Providing for an Effective Date (1st Reading as Required by City Charter) C. Goering, Finance Director**

Carol Goering, Finance Director, presented the item.

There was a consensus to place this item on the December 3, 2024, Consent Agenda for a second reading.

6. **Presentation, Discussion, and Possible Action Authorizing the City Manager to Enter into Contracts for the Purchase of 105-Acre Feet of Water Rights - M. Moritz, Public Works Director**

Dr. Crystal Caldera, City Manager, announced that Mayor Pro-Tem, Council Place 3 Campos, would step out at a certain point during the presentation due to his employment with San Antonio Water System (SAWS).

Melinda Moritz, Public Works Director, presented the item.

Council Place 5, Bradshaw, asked if Mayor Pro-Tem, Council Place 3 Campos, should also recuse himself from voting on this item. Art Rodriguez, City Attorney, stated,

"He would have to recuse himself if he had some procurementary part of that which he's got a conflict of interest, it would be advisable for him not to participate in that vote based on that. However, the lease is just a contingent right. It's not the actual right of the actual purchase property. There probably isn't a technical violation of the law, but to be on the safe side for appearance purposes. It would be advisable for him to do that."

The City Manager stated that Mr. Campos received his own advice as to what he could and could not do.

A motion was made by Council Place 2 Heyl to authorize the City Manager to negotiate contracts for the purchase of 105-acre feet of water rights and seconded by Council Place 1 Martinez.

Council Place 5 Bradshaw stated, "For the record, this is idiotic," and expressed his opposition to the purchase of water rights at this time.

Mayor Riley requested a roll call vote.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, and Mayor Pro-Tem, Council Place 3 Campos.

Voting Nay: Council Place 4 Orozco and Council Place 5 Bradshaw.

The motion passed with a vote of three (3) to two (2).

11. 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.

Council Place 5, Bradshaw, requested that an item be added to the next agenda to include a Nativity and a Hanukkah display at the Christmas Tree Lighting event, and the motion was seconded by Council Place 4, Orozco.

May Pro-Tem, Council Place 3 Campos requested an update on the calls for disturbances at apartment complexes and the ordinance that requires security for those that have reached a certain number of calls. Dr. Crystal Caldera, City Manager, stated that she and the Chief are monitoring the situation and that they could provide an update at the January City Council Meeting once they have the data.

12. Adjournment

Mayor Riley announced that the meeting adjourned at 8:49 PM.

These minutes were approved by the Leon Valley City Council on the 3rd of December, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

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