



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 19, 2024 at 5:30 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  
Council Place 3 Philip Campos  
Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

**EXCUSED**

Mayor Pro Tem, Council Place 2 Josh Stevens

Mayor Chris Riley called the meeting to order at 5:30 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley introduced Forest Campbell and Wyatt Kohrs of Boy Scout Troop 911 and asked Wyatt to lead the Pledge of Allegiance.

**2. Citizens to be Heard**

None

### 3. Presentations

#### 1. Presentation of the 2023 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director

Regina Reed, Library Director, presented this item and introduced her staff that was present: Theresa Brader, Assistant Library Director and Sherry Watson, Library Tech.

Mayor Riley presented the staff with the 2023 Texas Municipal Library Directors Association Achievement Award.

#### 2. Presentation Discussion and Possible Direction to Staff on the City's Core Values, Goals, and Objectives - Dr. C. Caldera, City Manager

Mayor Chris Riley gave a brief background on this item and why it is being brought to City Council this evening.

Dr. Crystal Caldera, City Manager, presented the item seeking direction to staff on the City's Core Values, Goals, and Objectives.

Before beginning, Mayor Riley spoke about the last meeting and adoption of Resolution No. 24-006R, revising the City's Mission and Vision Statement. Mayor Riley requested that the wording be amended to read "*The City of Leon Valley is committed to protecting the quality of life, safety, and liberty **for all its citizens** while prioritizing fiscal responsibility, resiliency, sustainability and economic development.*"

Dr. Crystal Caldera, City Manager, replied that she would add an amending resolution to the next Regular City Council agenda to have that change considered.

Dr. Crystal Caldera, City Manager, continued with the Core Values.

Those who spoke at this time were: Beth Mursch (Leon Valley); Mary Fernandez (Leon Valley); and Sandy Aguirre (Leon Valley)

There was a consensus among members of City Council to have each department set their goals and objectives. Dr. Crystal Caldera, City Manager, will get with staff to draft goals and objectives from their department and bring them back to City Council for review.

#### 4. Announcements by the Mayor and Council Members. At condolences 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 Riley and members of the City Council made announcements.

## 5. 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.

### 1. Upcoming Important Events:

**Regular City Council Meeting, Tuesday, April 02, 2024, at 6:30 PM, in City Council Chambers.**

**Volunteer Appreciation Dinner, Tuesday, April 09, 2024, from 6:00 PM to 8:00 PM, at the Leon Valley Conference Center.**

**Joint General Election – Early Voting, Monday, April 22, 2024 through Tuesday, April 30, 2024.**

**Job Fair, Tuesday, April 23, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**

**Library Volunteer Party, Wednesday, April 24, 2024, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.**

**Coffee with the Mayor & City Council, Saturday, April 27, 2024, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**

**Household Hazardous Waste Collection, Saturday, April 27, 2024, from 8:00 AM to 1:00 PM, at the Leon Valley Fire Department. This event is only for Leon Valley residents – address verification required.**

**Joint General Election - Election Day, Saturday May 04, 2024, polls open from 7:00 AM to 7:00 PM.**

**Annual City-Wide Garage Sale, Saturday, May 25, 2024, from 8:00 AM to 6:00 PM**

**Miscellaneous other events and announcements.**

## 6. Consent Agenda

Councilor Rey Orozco motioned to approve the Consent Agenda as presented. Councilor Philip Campos seconded the motion.

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

The motion passed.

1. Discussion and Possible Action Approving of the Following City Council Minutes:
  - a. 02-20-2024 Regular City Council Meeting Minutes

**b. 03-05-2024 Regular City Council Meeting Minutes**

2. **Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A2.000 - Administrative Fees, Sec. A2.003 - Municipal Park Administrative Fees, (g) Swimming Pool Fees, (1) and (2) to Increase Non-Leon Valley Resident Pool Membership Fees (1st Read was Held on 03-05-2024) - D. Dimaline, Public Works Assistant Director**
  3. **Presentation and Discussion of the Monthly Financial Report Ending February 29, 2024 - C. Goering, Finance Director**
  4. **Presentation and Discussion on the Leon Valley Police Department Racial Profiling Report for 2023 - D. Gonzalez, Police Chief**
  5. **Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$40,000 for the Purposes of Increasing the City Manager and Council Department Budget to Pay for the City's Portion of a Street Outreach Person Through Haven for Hope (1st Reading was Held on 03-05-2024) - Dr. C. Caldera, City Manager**
  6. **Discussion and Possible Action on a Resolution Appointing an Alternate to the Planning & Zoning Commission - S. Passailaigue, City Secretary**
  7. **Presentation, Discussion and Possible Action of Councilor Will Bradshaw's Excused Absence for the March 05, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3. - Councilor Will Bradshaw**
7. **Regular Agenda**
1. **Presentation, Discussion, and Possible Action to Consider Approval of a Request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.012 Off-Premises Signs, (a), New Off-Premise Signs and (12) Light Emitting Diode Signs, Located at 5902 Bandera Rd - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented a request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.012 Off-Premises Signs, (a) New Off-Premise Signs and (12) Light Emitting Diode Signs, Located at 5902 Bandera Road.

Beau Burkett of Burkett Media was present and spoke about his request.

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

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

The motion passed.

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

**Pursuant to Texas Government Code, Chapter 551, Section 551.071: Consultation with the Attorney Regarding Agenda Items 7.1 and 7.2 of tonight's agenda to get a legal opinion.**

Mayor Riley read aloud the Texas Government Code, Chapter 551, Section 551.071, and the reason was for a legal opinion for Items 7.1 and 7.2.

The City Council went into Executive Session at 6:32 PM

**Reconvene into Regular Session**

The City Council reconvened into Open Session at 6:53 PM

**Possible Action on Issues Discussed in Executive Session If Necessary**

No Action Taken

- 2. Presentation, Public Hearing, and Discussion of an Ordinance Request to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District With R-6 Garden Home 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 as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented a proposed ordinance request to rezone an approximately 27-acre tract of land from R-1 Single Family to a Planned Development District (PDD) with R-6 Garden Home 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 for a public hearing.

Mr. Samir Chehade spoke about his plan for this area.

Mayor Chris Riley opened the Public Hearing at 7:05 PM.

Those who spoke at this time were: Al Alcocer (Leon Valley); Charles Matthews (Leon Valley); Beth Mursch (Leon Valley); Linda Barker (Leon Valley); Abraham Diaz (Leon Valley); Erick Matta (Leon Valley); Kathy Hill (Leon Valley); Travis Leech (Leon Valley); Sharon Hendricks (Leon Valley); Guadalupe Diaz (Leon Valley); Mary Fernandez (Leon Valley); Thomas Benavides (Leon Valley); Theresa Mouser (Leon Valley); Cynthia Hernandez (Leon Valley); Dr. Grenier (Leon Valley); Sandra Aguirre (Leon Valley); Mike Mascorro (San Antonio)

There being no further public comment; Mayor Riley closed the Public Hearing at 8:02 PM

Mayor Chris Riley proposed an extended notification on this item as some addresses were not properly notified.

Councilor Philip Campos motioned to extend notification to five hundred feet. Councilor Will Bradshaw seconded the motion.

Councilor Campos withdrew the previous motion; and Councilor Bradshaw withdrew his second.

Councilor Philip Campos motioned to extend outreach to people affected in the Seneca West area. Councilor Rey Orozco seconded the motion.

Mayor Chris Riley asked Sandra Passailaigue, City Secretary to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Nae; Councilor Philip Campos - Yea; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Nae.

There being a tie vote, Mayor Chris Riley voted - Yea.

The motion passed with three (3) votes in favor; two (2) votes against; and Councilor Stevens not present.

**3. Presentation, Public Hearing, and Discussion of an Ordinance Requesting to Rezone an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented and introduced Victor Bernal, Senior Land Manager, Century Communities, and Jeffrey McKinnie, PE, Vice President, Cude Engineering.

Mayor Chris Riley opened the Public Hearing at 8:32 PM.

Those who spoke at this time were: Charles Matthews (Leon Valley); Beth Mursch (Leon Valley); Olen Yarnell (Leon Valley); Linda Barker (Leon Valley)

There being no further public comment; Mayor Riley closed the Public Hearing at 8:40 PM.

Mayor Riley took this opportunity to ask everyone to join her in wishing Councilor Will Bradshaw a Happy Birthday!



**4. Presentation and Discussion on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$50,000 for the Purposes of Increasing the Impound Lot Budget to Pay for the Relocation and Completion of the Police Impound Lot (1st Read as Required by City Charter) - D. Gonzalez, Police Chief**

David Gonzalez, LVPD Chief, presented an ordinance authorizing a Fiscal Year 2023-24 General Fund Budget adjustment in the amount of \$50,000 for the purposes of increasing the Impound Lot Budget to pay for the relocation and completion of the Police Impound Lot.

There was a consensus to place this item in Consent on the April 2, 2024 Regular City Council Agenda.

**5. Presentation, Discussion, and Possible Action Awarding a Bid and Authorizing the City Manager to Sign a Contract with San Antonio Pool Management, Inc. in the Amount of \$68,529.00 to Manage the City of Leon Valley Forest Oaks Pool and Provide Off-Season Maintenance – D. Dimaline, Public Works Assistant Director**

David Dimaline, Assistant Public Works Director, presented this item seeking approval to award a bid and authorize the City Manager to sign a contract with San Antonio Pool Management, Inc. in the amount of \$68,529.00 to manage the Forest Oaks Pool and provide off-season maintenance.

Mayor Chris Riley asked the San Antonio Pool Management staff if it would be possible to have an early morning senior or lap swimmers' time. The staff said it would require bringing in an extra lifeguard and that it would take away from the eight (8) hours of open pool time but that they would work out a schedule.

Mayor Chris Riley requested City Council consideration to include early morning, open lap swim, and to extend pool openings on the weekends through September.

There was a consensus among members of City Council to authorize Dr. Crystal Caldera, City Manager to negotiate with San Antonio Pool Management to add an addendum, which would increase the cost of the contract, to include more hours to allow for morning lap swim time, and to extend pool hours through the end of September.

Councilor Benny Martinez motioned to approve as presented with the addition to include the additional hours. Councilor Philip Campos seconded the motion.

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

The motion passed.

**6. Presentation, Discussion, and Possible Action to Approve an Ordinance Authorizing a Budget Adjustment in the Amount of \$100,740.00 From the Stormwater Fund Reserve and Authorize the City Manager to Enter into a Contract With TCL Construction for Emergency Repairs to Huebner Creek at Poss and Cherryleaf Roads (Emergency Expenditure – One Read Required) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented an emergency ordinance authorizing a budget adjustment in the amount of \$100,740.00 from the Stormwater Fund Reserve and authorize the City Manager to enter into a contract with TCL Construction for emergency repairs to Huebner Creek at Poss and Cherryleaf Roads.

Councilor Will Bradshaw motioned to adopt the ordinance as presented. Councilor Rey Orozco seconded the motion.

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

The motion passed.

**8. 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.

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

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.’s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840,217843 (21 Acres)**

Mayor Riley read aloud the agenda caption for Item 9.1

The City Council went into Executive Session at 9:17 PM

**10. Reconvene into Regular Session**

The City Council reconvened into Open Session at 10:07 PM



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

No action was taken.

**12. Adjournment**

Mayor Riley announced that the meeting adjourned at 10:07 PM

**These minutes were approved by the Leon Valley City Council on the 2nd of April, 2024.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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

