



**CITY OF LEON VALLEY
REGULAR CITY COUNCIL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 16, 2025 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 Danielle Bolton
Mayor Pro-Tem, Council Place 2 Betty Heyl
Council Place 3 Philip Campos
Council Place 4 Rey Orozco
Council Place 5 Beth Mursch

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

Mayor Riley introduced American Heritage Girls Troop 1988, led by Troop Leader Amy Hoffmann. Members present were Olivia Hoffmann, Caroline Stafford, Evelyn Stafford, Lily Garcia, Gemma Valerio, Alicia Valdez, Melanie Garcia, Aubrey Cruz, Maddie Thomas, Emilia Santos, Paige Thomas, Olivia Thomas, Olivia Morales, Zoe Easterling, Ava Easterling, and Beatriz Valdez.

Mayor Riley also introduced Boy Scout Troop 911, led by Marc Minneci. Members present were Christopher Minneci, William Hatfield, Ryan Pointer, and Theodore Yousef.

Mayor Riley invited both troops to lead the Pledge of Allegiance.

2. **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.

Those who spoke at this time were Forest Campbell and Richard Blackmore.

3. Regular Agenda

1. **Discussion and Possible Action on an Ordinance Approving a Request for a Specific Use Permit to Allow Construction and Operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District, Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision (1st Read was Held on 07-15-2025, Continued Discussion 08-05-25) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented this item.

Andy Rotenstick, applicant on behalf of APC Towers TX, gave a brief presentation.

Those who spoke at this time were Christian, Richard Blackmore, Matthew Hodde, Jesse Barrera, Olen Yarnell, Will Bradshaw, Billy Jones, and Erick Matta.

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

Mayor Riley read aloud the caption for both Agenda Items 4.1 and 4.2.

1. **Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney Regarding Regular Agenda Item 3.1.**
2. **Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney; and Section 551.087 Deliberation Regarding Economic Development Negotiations Regarding an Agreement with Synergy Brothers, LLC**

The City Council went into Executive Session at 6:50 PM

5. Reconvene into Regular Session

The City Council reconvened into Open Session at 7:19 PM

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

Mayor Riley announced that the City Council will enter into Executive Session at the end of the meeting to discuss Agenda Item 4.2.

At this time, the City Council addressed Agenda Item 4.1.

Art Rodriguez, City Attorney, stated the requirements for approval of a Specific Use Permit. Mr. Rodriguez also stated that today, the applicant sent him information on stealth panels that encircle the antenna portion and attempt to conceal the tower's antenna from public

view. Mr. Rodriguez concluded by saying that the photos of the stealth panels he received from the applicant would be provided to the city manager for the record.

Andy Rotenstick, applicant on behalf of APC Towers TX, agreed to the placement of stealth panels to improve the aesthetics of the tower.

A motion was made by Council Place 5, Mursch, to approve the request for the Specific Use Permit (SUP) as requested, with the stipulation that the stealth panels be added onto the tower. The motion was seconded by Council Place 4, Orozco.

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

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

Voting Nay: Council Place 1 Bolton

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

- 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 shared announcements.

8. City Manager's Report

1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, October 21, 2025, at 6:30 PM, in City Council Chambers.**
- **Brush and Bulk pick up. Place items at the curb September 08-14, 2025, and collection will begin on September 15, 2025.**
- **Audie L. Murphy Memorial Parkway Clean-Up Community Service Day, Saturday, September 20, 2025, at 8:00 AM, at 6425 Evers Road.**
- **Northwest Seniors Trash & Treasure Sale, September 27, 2025, from 9:00 AM to 2:00 PM, at 6427 Evers Road.**
- **National Night Out, October 7, 2025, beginning at 6:00 PM**
- **Big Rig Petting Zoo, Tuesday, November 25, 2025, at 9:00 AM, at Raymond Rimkus Park.**
- **Miscellaneous other events and announcements.**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print on the table in the foyer and posted on the City website.

She also provided the following updates:

- Welcome to Michael Gallardo, Planning and Zoning Director, who began working on Monday, September 15th.
- Melinda Moritz, Public Works Director, has officially submitted her letter of resignation effective January 16, 2026;
- Provided a follow-up on the successful resolution of an August abduction involving a 14-year-old; officers received commendations for their actions, with special recognition to Corporal Griego for his instrumental role.
- Provided a follow-up from the last meeting regarding a swift water rescue by the LVFD, with recognition also extended to LVPD Corporal Jose Espinosa, Juan Rivera, and Briana Gonzalez, who assisted by holding the ladder for LVFD personnel.

2. Discussion and Possible Action Adding Topics to the October 25, 2025, Coffee with the Mayor & City Council Meeting - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, requested that any topics for the October Coffee with the Mayor and City Council be submitted to the Mayor or to her by October 1.

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.

1. Discussion and Possible Action Approving of the Following City Council Minutes:
a. 09-02-2025 Regular City Council Meeting Minutes

2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:

a. 07-22-2025 Planning Zoning Commission Meeting Minutes

4. Discussion and Possible Action of a Resolution Removing Joshua Stevens from the Citizens Police Advisory Committee; and Appointing Donnie Britt to the Citizens Police Advisory Committee and to the Planning & Zoning Commission - Mayor Chris Riley

Mayor Riley requested that Agenda Item 9.3 be pulled for discussion.

A motion was made by Council Place 4, Orozco, to approve the Consent Agenda Items 9.1, 9.2, and 9.4 as presented. The motion was seconded by Council Place 3, Campos.

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

The motion passed unanimously.

3. Presentation and Discussion of the Monthly Financial Report Ending August 31, 2025 - C. Goering, Finance Director

Dr. Crystal Caldera, City Manager, presented the item and answered questions from the City Council.

A motion was made by Council Place 4, Orozco, to approve Consent Agenda Item 9.3. The motion was seconded by Council Place 3, Campos.

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

The motion passed unanimously.

10. Regular Agenda Continued

1. Discussion and Direction to Staff on Increased Code and Traffic Enforcement - Council Place 4, Orozco and Council Place 3, Campos

Council Place 3, Philip Campos, stated that he wanted the item back on the agenda to allow those who were unable to hear or speak on the item due to the storm we had at the last meeting to speak on this tonight if they so choose.

Those who spoke at this time were Erick Matta

There was a consensus to move Agenda Item 10.2 to follow Agenda Item 10.8.

2. Presentation and Discussion on an Ordinance Amending the Leon Valley Code of Ordinances, Article 14.02 Solid Waste Collection, Eliminating Leon Valley's Ability to Enforce Certain Requirements and Easing Restrictions for Businesses and Residents (1st Read as Required by City Charter) - Council Place 4, Rey Orozco, and Council Place 3, Philip Campos)

Council Place 4, Rey Orozco, presented this item.

Those who spoke were Olen Yarnell, Pat Martinez, Benny Martinez, and Tina Chasan.

There was consensus to direct staff to amend the ordinance to reflect how the overage service had been handled in the past. The item will be brought back for further consideration.

Regarding the items below, the City provides the following information in compliance Texas Government Code § 551.043(c): (i) a copy of the City's proposed budget may be located on the City's home page of its website and at ; <https://www.leonvalleytexas.gov/> and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year ("FY"), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of \$230,620	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,087.67
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,256.97
An estimate if a balanced budget is funded and adopted at the no- new-revenue tax rate for FY 2025/26	\$ 1,164.72

3. Conduct a Public Hearing for the City of Leon Valley on the Proposed Budget Fiscal Year 2025-2026 - Dr. C. Caldera, City Manager

Mayor Riley started the discussion of the Proposed Budget for Fiscal Year 2025-2026.

Dr. Crystal Caldera, City Manager, presented the changes to the Proposed Budget for Fiscal Year 2025-2026 that were suggested at the last meeting by the City Council.

Mayor Riley opened the Public Hearing at 8:45 PM.

Those who spoke were Olen Yarnell, Will Bradshaw, Erick Matta, and Tina Chasan.

Mayor Riley closed the Public Hearing at 9:03 PM.

Mayor Riley asked that the City Council be provided with a comparison list of the suburban cities once this is approved.

4. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2025-2026 Budget and Associated Capital Acquisition Plan (1st Read was Held 06-03-2025) - Dr. C. Caldera, City Manager

Council Place 3, Campos moved to adopt the ordinance approving the budgets and associated capital acquisition plans for the City of Leon Valley, Texas, for the Fiscal Year 2026. The motion was seconded by Council Place 4, Orozco.

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

Voting Yea: Council Place 1 Bolton, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

Voting Nay: Mayor Pro-Tem, Council Place 2 Heyl

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

5. Discussion and Possible Action of a Resolution Ratifying the Fiscal Year 2026 Budget - C. Goering, Finance Director

A motion was made by Council Place 3, Campos, I move to adopt the Resolution ratifying the fiscal year 2026 budget that will raise more total property taxes than last year's budget by an amount of \$420,118 or 7.36 percent, and of that amount \$29,747 is tax revenue to be raised from new property added to the tax roll this year. The motion was seconded by Council Place 5, Mursch.

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

Voting Yea: Council Place 1 Bolton, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

Voting Nay: Mayor Pro-Tem, Council Place 2 Heyl

Mayor Riley announced the motion passed.

6. Conduct a Public Hearing for the City of Leon Valley on the Proposed 2025 Tax Rate - Dr. C. Caldera, City Manager

Mayor Chris Riley opened the Public Hearing at 9:27 PM

Those who spoke were Erick Matta and Olen Yarnell.

There being no further public comment, Mayor Riley closed the Public Hearing at 9:28 PM

7. Presentation and Discussion on an Ordinance Approving and Adopting the Tax Year 2025; Tax Rate for the Maintenance and Operations at \$0.497818 and the Interest and Sinking Fund at \$0.047222, for a Total Tax Rate of \$0.545040 (1st Read as Required by City Charter) - Dr. C. Caldera, City Manager

Mayor Riley read the caption and announced that this item would have a second reading during a Special City Council Meeting this Saturday, September 20, 2025, at 9:00 AM.

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

Mayor Riley read aloud the caption for both Agenda Item 4.2.

2. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney; and Section 551.087 Deliberation Regarding Economic Development Negotiations Regarding an Agreement with Synergy Brothers, LLC

The City Council went into Executive Session at 9:31 PM

Reconvene into Regular Session

The City Council reconvened into Open Session at 10:02 PM

Possible Action on Issues Discussed in Executive Session If Necessary

No action at this time but moved on to the actual item.

8. Presentation, Discussion, and Possible Action Authorizing the City Manager to Negotiate and Enter into a Chapter 380 Economic Development Agreement between the City of Leon Valley, Texas, and Synergy Brothers, LLC for Incentives Related to the Redevelopment of the Property Located at 6802 Bandera Road, in an Amount not to exceed \$150,000.00 from the Economic and Community Development Department Project Funding Line Item and Planning and Zoning Department Permitting Fee Waivers - R. Salinas, Executive Director/Director of Economic Development

Roque Salinas, Executive Director/Director of Economic Development, presented the item.

The developers, Sunni and Isaac, were present to answer questions.

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

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

The motion passed unanimously.

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.

Mayor Riley asked for a future budget adjustment for Earthwise Living to be added to an upcoming agenda. Dr. Crystal Caldera, City Manager, replied that an item would be added once the committee submits that request. There is no timeline for them to submit.

Council Place 3, Campos requested that Crystal Miranda, Community Relations Director, Earthwise Living Committee Liaison, provide a breakdown of how the committee brings in revenue, how much, and how it is spent at that time.

12. Adjournment

Mayor Riley announced that the meeting adjourned at 10:14 PM.

These minutes were approved by the Leon Valley City Council on the 21st of October, 2025.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

DRAFT