



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, December 05, 2023 at 6:00 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 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 announced that a quorum of City Council was present in Council Chambers.

Mayor Riley introduced Troop 515 from St. Thomas Episcopal Church which included the following members: Advait Buchaiahgari, Deepak Pachari, Nishant Kommineni, Sunil Chillara, Aryan Aware, Sohan Bhandary, Aarush Badireddy, and Kavin Tripathi.

Mayor Riley asked Troop 515 to lead the Pledge of Allegiance

**2. Citizens to be Heard**

Those who spoke at this time were: Elaine Valdez (Leon Valley)

### 3. Presentations

1. **Workshop – Presentation, Discussion and Possible Direction on Water Rates Presentation Provided by Waterworth, Water Rate Consultant - Calvin Coles, Customer Success Manager, Waterworth/Muniworth**

Calvin Coles, Customer Success Manager of Waterworth/Muniworth presented this item.

No action was taken but Dr. Crystal Caldera, City Manager will be setting up a future workshop to discuss water rates.

2. **Presentation, Discussion, and Possible Action Seeking Input from Council for an Application to Provide Scholarships to John Marshall Students - R. Salinas, Director of Economic Development.**

Dr. Crystal Caldera, City Manager asked that City Council postpone this item indefinitely to allow staff to make modifications based on latest information they have received.

4. **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.

### 5. City Manager's Report

1. **Upcoming Important Events:**

**Regular City Council Meeting, Tuesday, December 21, 2023, at 6:30 PM, in City Council Chambers.**

**City Offices and Municipal Court will be closed Friday, December 22, 2023 through Monday, January 01, 2024 in observance of Christmas, Winter Closure, and New Year's Day. All will re-open on Tuesday, January 02, 2024.**

**Filing for a Place on the May 04, 2024 City of Leon Valley, General Election for Council Place 2, Council Place 4, and Mayor begins Wednesday, January 17, 2024 through 5:00 PM on Friday, February 16, 2024.**

**Annual Town Hall Meeting, Saturday, January 27, 2024, at the Leon Valley Conference Center.**

**Miscellaneous other events and announcements.**

### 6. Consent Agenda

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **11-21-2023 Regular City Council Meeting Minutes**

2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **10-24-2023 Planning & Zoning Commission Meeting Minutes**
3. **Discussion and Possible Action Excusing Councilor Philip Campos from the November 21, 2023 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III. - The City Council and Mayor**
4. **Presentation and Possible Action on an Ordinance Authorizing Budget Adjustments for the FY 2023-2024 Council Approved Economic Development and General Fund in the amount of \$675,046, Enterprise Fund in the amount of \$1,577,930, Street Maintenance Fund in the amount of \$1,349,498, Traffic Safety Fund in the amount of \$86,830, and Community Center Fund in the amount of \$12,000 for Capital and Rollover Projects (1st Reading was held on 11-21-2023) - C. Goering, Finance Director**

Councilor Rey Orozco motioned to approve the Consent Agenda as presented. Councilor Benny Martinez seconded the motion.

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

The motion was passed unanimously.

## 7. Regular Agenda

1. **Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment from the General Fund Reserve in the Amount of \$35,800 for the Capital Acquisitions of the City Hall Front Entrance Renovation and a Crack Seal Trailer (First Read as Required by City Charter) M. Moritz, Public Works Director.**

Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment from the General Fund Reserve in the Amount of \$35,800 for the Capital Acquisitions of the City Hall Front Entrance Renovation and a Crack Seal Trailer (First Read as Required by City Charter) M. Moritz, Public Works Director.

This item will be brought back for second read on the December 19, 2023 City Council Consent Agenda.

2. **Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas, Waiving Open Records Fees for Open Record Request OR-2023-341 - S. Passailaigue, City Secretary**

Councilor Philip Campos motioned to deny the request for waiver of the \$47.00 fee for OR-2023-341 as requested. Councilor Benny Martinez seconded the motion.

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

The motion to deny was passed unanimously.

There was a consensus to bring back an item authorizing the city manager to waive fees for open record requests.

**3. Discussion, and Possible Action to Consider Approving an Application for a BYOB Permit for Lev Hookah Lounge at 5716 Wurzbach Road - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director presented an application for a BYOB Permit for Lev Hookah Lounge at 5716 Wurzbach Road.

Dr. Crystal Caldera informed the City Council that there have been other issues with this business and asked that City Council go into Executive Session to consult with the attorney prior to voting on this item.

Councilor Rey Orozco motioned to go into Executive Session to discuss this item further with legal counsel. Councilor Philip Campos seconded the motion.

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

The motion passed unanimously.

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

Mayor Riley announced that the Leon Valley City Council would enter into Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with counsel on legal matters pertaining to the Lev Hookah Lounge, located at 5716 Wurzbach Road.

The City Council went into Executive Session at 6:41 PM

**9. Reconvene into Regular Session**

The City Council reconvened into Open Session at 7:01 PM

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

Councilor Rey Orozco motioned to deny applicant Lev Hookah Lounge's "Bring Your Own Bottle" (BYOB) permit application filed pursuant to Article 4.03 of the City of Leon Valley's Code of Ordinances on the grounds that since March of 2023, the location in question has had the following: Over fifty (50) police calls for service; three (3) shootings; one (1) or more instances of blocking the second property entrance with cars in violation of the City's Code; one (1) or more instances of blocking fire lanes in violation of the City's Code; one (1) or more instances of violating the establishment's Certificate of Occupancy maximum occupancy limit of eighty-five (85) persons in attendance; and one (1) or more instances of serving food in the parking lot of the establishment off of tables without required permitting under the City's Code. Therefore, based on the forgoing documented conduct, the City of

Leon Valley should deny applicant's BYOB permit application. Councilor Philip Campos seconded the motion.

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

The motion to deny was passed unanimously.

**11. Citizens to be Heard**

Those who spoke at this time were: Emmanuel Kenah and Mr. Batta of Lev Hookah Lounge

**12. 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.**

Councilor Rey Orozco stated that he did not need this issue on an agenda at this time but wanted everyone to know that he is researching and will be bring an item to a future agenda regarding the USPS requiring HOA's to fund replacement of damaged community mailboxes.

**13. Adjournment**

Mayor Riley announced that the meeting adjourned at 7:14 PM

**These minutes approved by the Leon Valley City Council on the 19th of December, 2023.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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