



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 04, 2025 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 (*arrived at 6:18 PM*)  
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 the 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 regarding possible litigation with Kenjoh Outdoor, LLC and regarding a Memorandum of Understanding with Arca FV Properties LLC (Soccer Field)**

The City Council went into Executive Session at 6:02 PM.

### 3. Reconvene into Regular Session

The City Council reconvened into Open Session at 6:30 PM.

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.

The following individual spoke during this time: Tyrone Charles.

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

No action was taken at this time.

### 6. Presentations

1. **Presentation to Albert San Miguel for 39 Years of Service to the City of Leon Valley - Mayor Chris Riley**

This item was postponed to the March 18, 2025, Regular City Council Meeting.

2. **Presentation and Discussion on the Town Hall Meeting Survey Results - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the survey results from the Annual Town Hall Meeting held on January 25, 2025.

There was a consensus among the members of the City Council for Dr. Crystal Caldera, City Manager, to redraft the current goals and objectives. The revised draft will be brought back for a one-hour discussion during the April 26, 2025, Coffee with the Mayor & City Council.

Dr. Crystal Caldera, City Manager, stated that future Annual Town Hall Meetings will be held at the Leon Valley Community Center, as the Conference Center can no longer accommodate the growing attendance.

3. **Presentation, Discussion, and Direction to Staff Regarding Consideration of Increasing Water and Sewer Rates — M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the Leon Valley 2025 Proposed Water Rates Review provided by Ardurra Engineers.

Staff was directed to review the SAWS tiers without a revenue reduction for years one and two and to proceed with the ten-million-dollar plan, providing an explanation of the projects it would cover.

## 7. City Manager's Report

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 thanked everyone who attended the Earthwise Living Event and noted that she and Mayor Riley met with Judge Sakai to discuss animal control.

### 1. Upcoming Important Events:

- Regular City Council Meeting, Tuesday, March 18, 2025, at 6:30 PM, in City Council Chambers.
- Library Volunteer Party, Wednesday, April 23, 2025, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.
- Last Day to Register to Vote for the May 03, 2025 General Election, Thursday, April 03, 2025.
- Last Day to Register to Apply for a Mail Ballot for the May 03, 2025 General Election, Tuesday, April 22, 2025.
- Coffee with the Mayor and City Council, Saturday, April 26, 2025, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.
- Early Voting in Personal Appearance, Tuesday, April 22-Tuesday, April 29, 2025.
- General Election, Saturday, May 03, 2025, voting from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.
- Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.
- City Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.
- Miscellaneous other events and announcements.

### 8. 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.

### 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.

A motion to approve the Consent Agenda as presented was made by Council Place 1, Martinez, 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

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **02-18-2025 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **01-09-2025 Park Commission Meeting Minutes**
  - b. **01-15-2025 Planning Zoning Commission Meeting Minutes**
  - c. **01-28-2025 Planning Zoning Commission Meeting Minutes**
3. **Discussion and Possible Action Excusing Councilor Will Bradshaw from the February 18, 2025 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor - Mayor Chris Riley**
4. **Discussion and Possible Action of an Ordinance Amending Chapter 6 Health and Sanitation, Article 6.05 Smoking Regulations to Incorporate Electronic Smoking Devices (ESDs) (1st Read was Held on 02-18-2025) - S. Huerta, Planning and Zoning Director**

## 10. Regular Agenda

1. **Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping and Standing, Section 12.03.006, Parking Restrictions on Specific Streets, to Prohibit Parking Along Thistle Dr. (1st Read as Required by City Charter) - D. Gonzalez, Police Chief**

David Gonzalez, Police Chief, presented this item for its first reading.

It will be brought back for a second reading and vote on the March 18, 2025, Consent Agenda.

2. **Presentation, Discussion, and Direction to Staff on the Disposition of the Leon Valley Community Pool Facility - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item, highlighting the fiscal impact.

Dr. Crystal Caldera, City Manager, reminded everyone that Samir Chehade had pledged \$20,000 for the dog park.

Staff will develop a dog park schematic, including a video and pricing, and present it for a second reading and vote on the March 18, 2025, Agenda.

3. **Discussion and Possible Action to Consider Approval of an Ordinance Authorizing a Budget Adjustment for Fiscal Year 2025 Red Light Camera Fund Budget in the Amount of \$27,847 for the Purpose of Increasing the Traffic and Safety Department Budget to Provide Funding for the Purchase and Installation of an Intersection Conflict Warning System (ICWS) at the intersection of Evers Rd. and Adair Dr. (1st Read held on 03-04-25) - D. Dimaline, Assistant Public Works Director**

David Dimaline, Assistant Public Works Director, presented this item for its first reading.

It will be brought back for a second reading and vote on the March 18, 2025, Consent Agenda.

**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.**

None

**12. Adjournment**

Mayor Riley announced that the meeting adjourned at 8:10 PM.

**These minutes were approved by the Leon Valley City Council on the 18th of March, 2025.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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