



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, November 05, 2024 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  
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 announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked everyone to stand and join her saying 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.

None

### 3. Presentations

#### 1. Presentation of a Proclamation Proclaiming November 15, 2024, Texas Recycle Day - Mayor Chris Riley

Mayor Chris Riley read aloud a proclamation proclaiming November 15, 2024, Texas Recycle Day. Members of Earthwise Living Committee were present to receive the proclamation.

#### 2. Presentation of a Good Neighbor Award to Jaci Randel, Bexar Branches Alliance - Mayor Chris Riley

Mayor Chris Riley presented a Good Neighbor Award to Jaci Randel, Bexar Branches Alliance.

#### 3. Presentation, Discussion on the Solid Waste Committee Recommendation for City Solid Waste Services and to Authorize the City Manager to Enter into Negotiations with Tiger Sanitation - Joshua Stevens, Committee Chair and Dr. Crystal Caldera, City Manager

Joshua Stevens, Committee Chair and Dr. Crystal Caldera, City Manager, presented the Solid Waste Committee Recommendation for City Solid Waste Services and authorized the City Manager to enter into negotiations with Tiger Sanitation.

Mr. Lee Kuhn from Tiger Sanitation was present to answer questions.

There was a consensus to bring a draft negotiated contract, to include a cost for hazardous waste program for City Council consideration on the November 19, 2024, agenda.

#### 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.

Mayor Chris 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. Dr. Caldera, City Manager, introduced Cindy Alvarez, Assistant Library Director, and Susana Huerta, Planning and Zoning Director; also, the Halloween Haunted House served 985 (*inaudible*); and congratulations to the Municipal Court staff for winning the pumpkin decorating contest.

Councilor Benny Martinez asked that the City Manager's Report be sent out earlier if possible.

**1. Upcoming Important Events:**

- Regular City Council Meeting, Tuesday, November 19, 2024, at 6:30 PM, in City Council Chambers.
- City Offices and Municipal Court will be closed Monday, November 11, 2024, in observance of Veterans Day.
- 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.
- 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 Closure, and New Year's Day. All departments will be open on Thursday, January 02, 2025.
- Miscellaneous other events and announcements

**6. 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 was made by Council Place 4 Orozco and seconded by Mayor Pro-Tem, Council Place 3 Campos.

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

The motion passed unanimously.

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **10-15-2024 Regular City Council Meeting Minutes**
  - b. **10-19-2024 Special City Council Meeting Minutes**
  - c. **10-26-2024 Coffee with the Mayor and City Council Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **10-09-2024 Earthwise Living Committee Meeting Minutes**
  - b. **09-20-2023 Citizens Police Advisory Committee Meeting Minutes**
  - c. **02-21-2024 Citizens Police Advisory Committee Meeting Minutes**
  - d. **09-24-2024 Planning & Zoning Commission Meeting Minutes**
- 3. Discussion and Possible Action on an Ordinance Amending the City of Leon Valley's Code of Ordinances, Chapter 1, General Provisions, Article 1.08 Emergency Management, Division 3. Section 1.08.061, Hazard Mitigation Plan, (1st Read was Held on 10-15-2024) - M. Naughton, Fire Chief**

4. **Discussion and Possible Action on an Ordinance Amending Ordinance 2024-12 Specific Use Permit PZ-2023-30, to Relocate the Proposed Facility on the Lot for the Construction and Operation of a Carwash (Automatic) on an Approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision (1st Read was Held on 10-15-2024) - R. Salinas, Economic Development Director**
5. **Presentation on the City Manager's Training Report as per the Employment Agreement - Dr. Crystal Caldera, City Manager**

## 7. Regular Agenda

1. **Presentation, Public Hearing, and Discussion to Consider Approval 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 as Required by City Charter) - R. Salinas, Planning and Zoning Director**

Roque Salinas, Economic Development Director, presented this item.

John Martinez, Applicant, was present to answer any questions there might be.

Mayor Chris Riley opened the Public Hearing at 6:52 PM.

No public comment.

Mayor Riley closed the Public Hearing at 6:52 PM.

This item will be placed on the November 19, 2024, Consent Agenda for a second read.

2. **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**

Melinda Moritz, Public Works Director, presented this item seeking action authorizing the City Manager to enter into contracts for the purchase of 105-acre feet of water rights.

There was a consensus to obtain more information from the San Antonio Water System (SAWS) to see if they would be willing to sell Leon Valley some of their water rights. Public Works Director, Moritz will bring that information back to the City Council on November 19, 2024, for consideration.

Council Place 4 Orozco made a motion to table this item until Public Works Director Moritz is able to get information from SAWS. The motion was seconded by Mayor Pro-Tem, Council Place 3 Campos.

Mayor Chris Riley took a roll call vote.

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

Voting Nay: Council Place 1 Martinez

The motion passed four (4) to one (1).

**3. Presentation, Discussion, and Possible Action on the 2025 City Calendar of Events - S. Passailaigue, City Secretary**

Saundra Passailaigue, City Secretary, presented the proposed 2025 Calendar of Events for City Council consideration.

Council Place 4 Orozco made a motion to cancel the following Regular City Council Meetings: January 07, 2025, June 17, 2025, July 01, 2025, and October 07, 2025. Council Place 1 Martinez seconded the motion.

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.

**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.**

Councilor Benny Martinez requested an item to review the Planning & Zoning Commission Alternate/Commissioner Ordinance be placed on a future agenda. Councilor Betty Heyl added the second request.

**9. Adjournment**

Mayor Riley announced that the meeting adjourned at 7:30 PM.

**These minutes were approved by the Leon Valley City Council on the 19th of November, 2024.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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