



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 05, 2023 at 6:30 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 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 6:30 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked Councilor Benny Martinez to lead the Pledge of Allegiance.

2. Citizens to be Heard

Those who spoke at this time were: Evan Bohl (Leon Valley); Johnny Morales (Leon Valley); and JR Haseloff (Leon Valley)

3. Presentations

1. Presentation of a Proclamation Declaring Payroll Week - Ms. Deloris Kelly with Holt CAT - Mayor Chris Riley

Mayor Chris Riley presented a proclamation declaring Payroll Week to Ms. Sade Weathington Parker.

2. Presentation, Discussion, and Possible Action on Fourth of July Recap - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director presented a brief recap of the 2023 Fourth of July event.

3. Discussion and Possible Action on a Resolution Renaming the Leon Valley Community Center to the Irene Baldrige Community Center - Mayor Riley

Crystal Miranda, Community Relations Director presenting an item for Council consideration to rename the Leon Valley Community Center to the Irene Baldrige Community Center.

This item will be brought back on the September 19, 2023 Consent Agenda for final consideration and approval.

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 City Council made announcements.

5. City Manager's Report

Crystal Caldera, City Manager reminded everyone 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, September 19, 2023, at 6:30 PM, in City Council Chambers.

Regular City Council Meeting, Tuesday, October 03, 2023 was cancelled.

Texas Municipal League (TML) 111th Annual Conference and Exhibition, Wednesday, October 04 – Friday, October 06, 2023, in Dallas, TX.

National Night Out, Tuesday, October 04, 2023. Deadline to register for your event is Thursday, September 28, 2023. More information is located at <https://www.leonvalleytexas.gov/police/page/national-night-out>

Miscellaneous other events and announcements.

6. Consent Agenda

Councilor Rey Orozco made a motion to approve Consent Agenda Items 6.1 through 6.3 as presented. 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

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 08-15-2023 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 05-10-2023 Earthwise Living Committee Meeting Minutes**
 - b. 07-13-2023 Park Commission Meeting Minutes**
 - c. 07-25-2023 Planning & Zoning Commission Meeting Minutes**
- 3. Discussion and Possible Action Excusing Councilor Benny Martinez from the August 01, 2023 and the August 15, 2023 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor - Mayor Chris Riley**

7. Regular Agenda

- 1. Presentation and Discussion on an Ordinance Amending Leon Valley Code Of Ordinances, Chapter 4 Business Regulations; Adding Article 4.13 Short Term Rental, Sections 4.13.001 – 4.13.011; Providing For Regulations for the Registration and Use of Short Term Rentals; Providing for Definitions; Providing for Inspections; Providing for Restrictions; Providing for Brochure and Safety Requirements; Providing a Penalty Not to Exceed Five Hundred and No/100 Dollars (\$500.00); Amending Chapter 11 -Taxation of the Code of Ordinances By Amending the Definition of a Hotel to Include Short Term Rental Units; Amending Appendix A Fee Schedule, Adding Article A17.011 Short-Term Rental Registration Fee - (First Read, Councilor Campos and Orozco)**

Councilor Philip Campos presented a proposed amendment to the City of Leon Valley's Code of Ordinances that would regulate Short Term Rentals (STR).

Those who spoke on this item were: JR Haseloff (Libertarian Party of Bexar County); Evan Bohl (Leon Valley); Roger Saucedo (Leon Valley); Erick Matta (Leon Valley); and Maria Saucedo (Leon Valley)

Mayor Chris Riley read an email submitted by Linda Meffert (Leon Valley)

Councilor Benny Martinez read an email submitted by Tina Chasan (Leon Valley)

Crystal Caldera, City Manager asked that members of City Council submit red-lined drafts of this ordinance to her by September 29th; the item will be brought back for consideration on October 17, 2023.

- 2. Presentation, Discussion, and Possible Action on a Resolution Authorizing the City Manager to Negotiate and Enter Into a Contract with Ardurra Engineering or Other Firm For Professional Consulting Engineering Services - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director presented a resolution authorizing the City Manager to negotiate a contract with Ardurra Engineering or other firm for professional consulting engineering services.

Councilor Rey Orozco made a motion to authorize the city manager to negotiate a contract with Ardurra Engineering. 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

This item will be brought back to City Council for final approval at a later date.

3. Presentation, Public Hearing, and Discussion to Consider Approval of an Ordinance Amending Chapter 15 Zoning, Division 6, Section 15.02.306 R-1 Single-Family Dwelling District, to Allow Accessory Buildings in the Side Yard - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

Mindy Teague, Planning & Zoning Director presented an item proposing an amendment Chapter 15 Zoning, Division 6, Section 15.02.306 R-1 Single-Family Dwelling District, to allow accessory buildings in the side yard.

Mayor Chris Riley opened the Public Hearing at 9:00 PM. There being no public comment; Mayor Riley closed the Public Hearing at 9:00 PM

4. Presentation and Discussion to Consider an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General Provisions, Article 1.09 Parks and Recreation, Division 2 Use Regulations, Sec. 1.09.034 - Additional Prohibited Uses and Activities, to Add a Sub-section (h), Prohibiting Smoking in the Huebner-Onion Natural Area Park (HONAP) (1st Read as Required by City Charter) - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director presented an ordinance amending the Leon Valley Code of Ordinances prohibiting smoking in the Huebner-Onion Natural Area Park (HONAP).

5. Presentation and Discussion on an Ordinance Authorizing the Amendment of the General Fund Budget for Fiscal Year of 2022-2023 (1st Read as Required by City Charter) - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director presented an item seeking a budget adjustment for Earthwise Living Committee to purchase items for Earthwise Living Day.

6. Conduct a Public Hearing for the City of Leon Valley on the Proposed Budget Fiscal Year 2023-2024 - Dr. Caldera, City Manager

Mayor Chris Riley opened the Public Hearing at 9:09; there being no public comment, Mayor Riley closed the Public Hearing at 9:09 PM

7. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2023-2024 Budget and Associated Capital Acquisition Plan (1st Read Was Held on 06-20-2023) - Dr. Caldera, City Manager

Crystal Caldera, City Manager presented the proposed Fiscal Year 2023-2024 Budget and Associated Capital Acquisition Plan.

Councilor Will Bradshaw made a motion to adopt the ordinance approving the budgets and associated capital acquisition plans for the City of Leon Valley, Texas for the Fiscal Year 2024. Councilor Rey Orozco seconded the motion.

Those who spoke at this time were: Evan Bohl (Leon Valley)

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 - Yea; Councilor Josh Stevens - Yea; Councilor Philip Campos - Yea; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed.

8. Discussion and Possible Auction of a Resolution Ratifying the Fiscal Year 2024 Budget that will Raise Less Revenue from Property Taxes than Last Year's Budget by \$5,553 or .00102406 percent decrease from last year's budget. The Property Tax Revenue to be Raised from New Property Added to the Tax Roll This Year is \$10,026.27 - Dr. Caldera, City Manager

Councilor Benny Martinez made a motion to keep the tax rate at "the 50". The motion died for a lack of second.

Councilor Benny Martinez made a motion to adopt the resolution ratifying the Fiscal Year 2024 Budget that will raise less revenue from property taxes than last year's budget by an amount of \$5,553 which is a .00102406 percent decrease from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$10,026.27. 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 Josh Stevens - Yea; Councilor Philip Campos - Yea; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed.

9. Presentation and Discussion on an Ordinance Authorizing the 2023 Property Tax Rate. (1st Reading as Required by City Charter) - Dr. Caldera, City Manager

Crystal Caldera, City Manager presented an ordinance authorizing the 2023 Property Tax Rate.

This item will be brought back at the next meeting for a public hearing and second read.

10. Presentation and Discussion on an Ordinance of the City of Leon Valley, Texas, City Council Amending the City of Leon Valley Code of Ordinances, Chapter 4, Business Regulations, Article 4.03 Alcoholic Beverages, Removing Section 4.03.033 Sales Near Churches, Public Schools, or Private Schools; Amending Section 4.03.035 Late Hours Permit (D)(3) Allowing for a Two-Year Permit; Amending Section 4.03.037 Beverage Fee Due Date; and Appendix A Fee Schedule, A2.000 Administrative Fees (1st Read as Required by City Charter) - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary presented an ordinance of the City of Leon Valley Code of Ordinances, Chapter 4, Business Regulations, Article 4.03 Alcoholic Beverages, Removing Section 4.03.033 Sales Near Churches, Public Schools, or Private Schools; Amending Section 4.03.035 Late Hours Permit (D)(3) Allowing for a Two-Year Permit; Amending Section 4.03.037 Beverage Fee Due Date; and Appendix A Fee Schedule, A2.000 Administrative Fees.

This item will be brought back at the next meeting Consent Agenda for a second read.

11. **Presentation and Discussion on Authorizing an Ordinance Amending the City Of Leon Valley Code Of Ordinances, Chapter 1, Article 1.04 City Council, Sec. 1.04.001 Rules Of Meeting Decorum and Conduct, Adding Executive Session Meeting Time of 6:00 p.m. and Prohibiting Outside Presentations (First Read as Required by City Charter) - Dr. Caldera, City Manager**

Crystal Caldera, City Manager presented an ordinance amending the City of Leon Valley Code of Ordinances, Chapter 1, Article 1.04 City Council, Sec. 1.04.001 Rules of Meeting Decorum and Conduct, by adding that Executive Session meeting time of 6:00 p.m. and prohibiting outside presentations.

This item will be brought back at the next meeting Consent Agenda for a second read.

12. **Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2022-23 General Fund Budget Adjustment in the Amount of \$25,000 for the Purpose of Increasing the Finance Department Budget. (1st Read was Held on 09/05/2023) - C. Goering, Finance Director**

Carol Goering, Finance Director presented an ordinance authorizing a Fiscal Year 2022-23 General Fund Budget Adjustment in the amount of \$25,000 for the purpose of increasing the Finance Department Budget.

This item will be brought back at the next meeting Consent Agenda for a second read.

8. Citizens to be Heard

Those who spoke at this time were: Evan Bohl (Leon Valley)

9. 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 Philip Campos requested a discussion on the TexPool accounts; and also recommends that moving forward staff no longer bring up former staff during presentations. Councilor Josh Stevens seconded the request.

Councilor Rey Orozco

Councilor Benny Martinez spoke about TML briefing of the items mentioned tonight.

10. Adjournment

Mayor Riley announced that the meeting adjourned at 10:18 PM

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

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY