



**CITY OF LEON VALLEY  
SPECIAL CITY COUNCIL MEETING**

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Monday, October 03, 2022 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 Josh Stevens  
Council Place 3 Jed Hefner  
Mayor Pro Tem, Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order 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.

Mayor Riley recognized and thanked James Lee of the Echo who was present to provide livestream services as the City is in transition from one vendor to another for these services. The new platform along with the new website, should be up and running within approximately two weeks.

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

- 1. Section 551.071: Consultation with the Attorney Regarding Pending or Contemplated Litigation, or Settlement Offer; or on a Matter in which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with the Texas**

**Open Meetings Act, Re: City of Leon Valley v. 5622 Equity DE LLC, a Delaware Limited Liability Company D/B/A Vista Del Rey Apartments Located at 5622 Evers Road**

Mayor Riley read aloud the agenda caption for Item 2.1

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

**3. Reconvene into Regular Session**

The City Council reconvened into Open Session at 6:39 PM

**4. Citizens to be Heard**

Those who spoke at this time were: Hilda Gomez (Leon Valley)

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

No action was taken.

**6. Presentations**

**1. Presentation of a Proclamation to Courtney Schermerhorn of NISD in Recognition of World Teacher's Day - October 05, 2022 by Mayor Chris Riley**

Mayor Chris Riley presented Courtney Schermerhorn of NISD a proclamation in recognition of World Teacher Day.

**2. Presentation Discussion and Possible Action on John Marshall High School Traffic Calming - M. Moritz, Public Works Director**

Mayor Chris Riley introduced the item by introducing those present who would be speaking on this issue. M'Lissa Chumbley, NISD, Trustee, Richard Halle, Principal of John Marshall High School; Chris Georges Traffic Engineer with the City of San Antonio. and Kelly Rasti, NISD, Director of Government Relations Communications.

Mayor Riley proceeded to present a timeline of events pertaining to this concern.

Melinda Moritz, Public Works Director gave a presentation of proposed traffic calming options.

M'Lissa Chumbley, NISD spoke briefly and with limited information due to an ongoing litigation that restricted what could be said. However, Trustee Chumbley did suggest a joint meeting between the City of Leon Valley City Council, NISD Board of Trustees, and John Marshall High School.

Chris Georges, City of San Antonio spoke about the traffic light at Eckhert Road.

Michael Naughton, LVFD Chief spoke about fire truck access with road closures.

David Gonzalez, LVPD Chief spoke about response time, ability for officers to get where they need to be with road closures. Chief Gonzalez concluded by saying, "safety is an issue."

Mayor Riley called for public comment. Those who spoke at this time were:

Pastor Jeff Sofet of Grace Fellowship Church; Elizabeth Seibert (Leon Valley); Sharon Ortiz (Leon Valley); Annette (Leon Valley); Leisel Koerber (Leon Valley); Evan Bohl (Leon Valley), Jessica Saenz (Leon Valley); Jackie Conrad (Leon Valley); Erick Matta (Leon Valley); John Saenz (Leon Valley)

The next step will be to work with NISD to schedule a joint meeting which will be announced as soon as possible.

**3. Presentation of the Capital Facilities Oversight Committee Final Report - Olen Yarnell, Chair**

Olen Yarnell, Chair of the Capital Facilities Oversight Committee and Melinda Moritz, Public Works Director and Staff Liaison presented the Committee's Final Report. This also sunsets the committee.

**4. Presentation, Discussion, and Possible Action on Annual Christmas Tree Lighting Event - C. Miranda, Community Relations Director**

Crystal Miranda, Community Relations Director presented the Christmas Event - 2022 options.

Those who spoke on this item were: Erick Matta (Leon Valley); and Tina Chasan (Leon Valley)

There was a consensus among members of City Council to proceed with having one (1) event and to hold it in the Leon Valley Community Center.

- 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.

Announcements were made by the Mayor and Council Members.

**8. City Manager's Report**

**1. UPCOMING IMPORTANT EVENTS:**

**Regular City Council Meeting, Tuesday, October 18, 2022, at 6:30 PM, in Council Chambers.**

**National Night Out, Tuesday, October 04, 2022, from 4:00 PM to 6:00 PM, city-wide.**

**Trash and Treasure Day, Saturday, October 01, 2022, at the Leon Valley Community Center.**

**Coffee with the Mayor & City Council, Saturday, October 22, 2022, from 9:00 AM to 11:00 AM.**

**Early Voting for the Joint General, Special, Charter and Bond Election, Monday, October 24, 2022 through Friday, November 04, 2022, at the Leon Valley Conference Center.**

**Election Day, Tuesday, November 08, 2022, from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.**

**Breakfast with Santa, Saturday, December 03, 2022, from 8:00 AM to 10:30 AM, at the Leon Valley Public Library.**

**Miscellaneous other events and announcements.**

## **9. Consent Agenda**

Councilor Benny Martinez noted a correction to be made to the last City Council minutes.

A motion was made by Councilor Rey Orozco to approve the Consent Agenda with the amendment to be made to the minutes as discussed. The motion was seconded by Councilor Jed Hefner.

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

- 1. Discussion and possible action approving of the Following City Council Minutes:**
  - a. 09-20-2022 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. 03-16-2022 Citizens Police Advisory Committee Meeting Minutes**
  - b. 07-13-2022 Earthwise Living Committee Meeting Minutes**
  - c. 07-25-2022 Capital Facilities Oversight Committee Meeting Minutes**
  - d. 08-23-2022 Planning & Zoning Commission Meeting Minutes**
- 3. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, Article A11.000 Water and Sewer Fees to Allow a Retroactive Adjustment to a Water Bill for a Verifiable Water Leak That Occurred Prior to November 2021 (1st Read Held on 9-20-22) M. Moritz Public Works Director**

4. **Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.11 Water Conservation and Drought Management, Division 2. Landscape Watering to Add a New Section 14.11.038 Conservation Programs (1st Read was Held 09-20-2022) M. Moritz, Public Works Director**

## 10. Regular Agenda

1. **Presentation and Discussion of an Ordinance Authorizing Budget Adjustments for the FY 2022-2023 for Carry Over Capital Projects (1st Reading was held on 10/03/2022) – K. Rule, Finance Director**

Kevin Rule, Finance Director presented this item seeking City Council authorization of a budget adjustments for the Fiscal Year 2022-2023 for Carry Over Capital Projects.

There was a consensus among members of City Council to add this item to the October 18, 2022 Consent Agenda for a second reading.

2. **Discussion and Possible Action on an Ordinance Repealing and Replacing the Leon Valley Code of Ordinances, Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, Divisions 2., 3., 4., 5., 6. with a New Division 2 Technical and Construction Codes Adopted, Amending Article 3.06 Swimming Pools, and Amending Appendix A of the Code of Ordinances, Article A8.000 Building and Construction Related Fees, Section A8.001 Contractor registration fee, to Adopt the 2020 National Electrical Code, and the 2021 International Residential, Building, Mechanical, Plumbing, Swimming Pool and Spa, Fuel Gas, Energy and Conservation, and Existing Building Codes, with Amendments, and Removing Contractor Registration Fees (1st Read as Required by City Charter) – M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director presented this item which was followed by a brief discussion.

There was a consensus among members of City Council to add this item to the October 18, 2022 Consent Agenda for a second reading.

3. **Presentation and Discussion of a Budget Adjustment in the Amount of \$633,167.000 from the Stormwater Fund Balance to Fund Engineering and Design of a Flood and Erosion Control Project in Huebner Creek (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director presented this item seeking City Council consideration of a budget adjustment in the amount of \$633,167 to come from the Stormwater Fund Balance to fund the engineering and design of a flood and erosion control project in the Huebner Creek.

There was a consensus among members of City Council to add this item to the October 18, 2022 Consent Agenda for a second reading.

**4. Presentation, Public Hearing, and Discussion of an Ordinance Revising Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 Permitted Use Table, to Remove the Requirement for a Specific Use Permit From the Use "Mobile Food Unit" (1st Read as Required by City Charter) – M. Teague, Zoning Director**

Mindy Teague, Planning and Zoning Director presented this item for discussion and a public hearing.

Mayor Chris Riley opened the public hearing at 9:26 PM.

There being no public comment; Mayor Riley closed the public hearing at 9:26 PM.

There was a consensus among members of City Council to add this item to the October 18, 2022 Consent Agenda for a second reading.

**5. Discussion and Possible Action on the Juvenile Curfew Ordinance Review and Ordinance Renewal (1st Reading was held 05-03-2022) – D. Gonzalez, Police Chief**

David Gonzalez, LVPD Chief presented this item for discussion and second reading. Chief Gonzalez presented the item with suggested amendments.

A motion was made by Councilor Jed Hefner to adopt the ordinance as amended. The motion was seconded by Councilor Rey Orozco.

Motion made by Council Place 3 Hefner, Seconded by Mayor Pro Tem, Council Place 4 Orozco.

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

**11. Citizens to be Heard**

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

**12. Requests from Members of City Council to Add Items to Future Agendas**

Mayor Chris Riley asked that a presentation on the ARP funds be placed on the next agenda for City Council direction on how it is to be used.

Councilor Josh Stevens asked for an update on the Google Dog Park.

**13. Adjournment**

Mayor Riley announced that the meeting adjourned at 9:31 PM.

**These minutes approved by the Leon Valley City Council on the 18th of October, 2022.**

APPROVED

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**CHRIS RILEY**  
MAYOR

ATTEST: 

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**SAUNDRA PASSAILAIGUE, TRMC**  
CITY SECRETARY

DRAFT