



**CITY OF LEON VALLEY
CITY COUNCIL SPECIAL MEETING**
Leon Valley Conference Center
6421 Evers Road, Leon Valley, Texas 78238
Tuesday, November 03, 2015

AGENDA

1. **5:30 P.M.** Call to order.
2. The City Council shall meet in Executive Session under Texas Government Code to discuss the following:
 - a) §551.071 *Consultation with Attorney* - Contemplated litigation between MDLG & Company and the City of Leon Valley.
 - b) §551.074 *Personnel Matters* - Review, discussion and possible action on the City Attorney contract.
3. Reconvene into Regular Session and take action on issues discussed in Executive Session if necessary.
4. Adjournment.

**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley Conference Center
6421 Evers Road, Leon Valley, Texas 78238
Tuesday, November 03, 2015

5. **7:00 P.M.** Call to order, Determine a Quorum is Present, Pledge of Allegiance.
6. **Citizens to Be Heard and Time for Objections to the Consent Agenda.** "Citizens to be heard" is for the City Council to receive information on issues that may be of concern to the public. The purpose of this provision of the Open Meetings Act is to ensure that the public is always given appropriate notice of the items that will be discussed by the Council. Should a member of the public bring an item to the Council, for which the subject was not posted on the agenda of that meeting, the Council may receive the information but cannot act upon it during the meeting. Council may direct staff to contact the requestor or ask that the issue be placed on a future agenda for discussion by the Council.

Note: City Council may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however City Council may present any factual response to items brought up by citizens. [Attorney General Opinion – JC 0169]

CONSENT AGENDA

7. Approval of City Council Minutes. **(S. Passailaigue)**
 - a) September 29, 2015 Special City Council Meeting

DISCUSSION AGENDA

8. Presentation of Community Service Award from The International Code Council and a Good Neighbor Award to Mrs. Nora Perez recognizing her and her company Nora's agency LLC. Insurance Plus, located at 6420 Bandera Road, Suite B. **M&C #2015-11-03-01 (L. Valdez)**
9. Presentation of a Proclamation declaring November 13 "World Pancreatic Cancer Day" in the City of Leon Valley.

REGULAR AGENDA

10. Presentation by Carol Poss of the Leon Valley Historical Society's gravesite designation.
11. Presentation by Aaron Farmer of Retail Coach. Retail Coach is a national retail consulting, market research and development firm that combines strategy, technology and creative expertise to develop and deliver high-impact retail recruitment and development strategies to local governments, chambers of commerce and economic development organizations. This firm developed a market report for the LVEDC. **M&C #2015-11-03-02 (K. Kuenstler)**
12. Presentation by Emma Bridges, Director of Customer Service with the San Antonio Water System (SAWS) on Increased Water Billing Amounts for SAWS Customers and Impending Water and Sewer Rate Increases.
13. Presentation, discussion and possible action on ICSC Texas Conference & Deal Making Recruitment. **M&C #2015-11-03-03 (C. Mora)**
14. Presentation, discussion and possible action on Forest Oaks Pool. **M&C #2015-11-03-04 (M. Moritz)**
15. Discussion and Possible Action Regarding the Wording of the New Dedication Plaque at City Hall. **M&C #2015-11-03-05 (M. Moritz)**
16. City Manager's Report:
 - a) Department Reports
 - b) Approved Minutes from Boards, Commissions and Committees
 - c) Upcoming Important Events:
 - Special City Council Work Session, November 7th at 9:00 a.m. at the Conference Center to discuss the establishment of a Public Private Partnership between the City and the Leon Valley Historical Society.
 - City Council Retreat, November 7th at 11:30 a.m.
 - City Closure, November 11th in observation of Veterans' Day
 - City Closure, November 26th and 27th in observation of the Thanksgiving Holiday

- Holiday Tree Lighting Event, Community Center Grounds, December 7th from 6:30 p.m. until 8:30 p.m.
- Beethoven Christmas Concert, Community Center, December 13th from 2:30 p.m. until 4:00 p.m.

17. Citizens to be Heard.

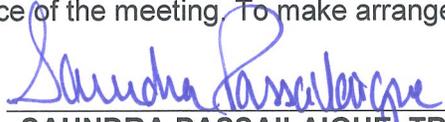
18. Announcements by the Mayor and Council Members. At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday 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.

19. Adjournment.

Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Attendance by Other Elected or Appointed Officials: It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley Public Library, 6425 Evers Road, Leon Valley, Texas, on October 30, 2015 at 11:00 a.m. and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary



ITEM 7



CITY OF LEON VALLEY SPECIAL CITY COUNCIL MEETING

Leon Valley Conference Center
6421 Evers Road, Leon Valley, Texas 78238
Tuesday, September 29, 2015

AGENDA

The City Council of the City of Leon Valley, Texas met on the 29th day of September, 2015 at the Leon Valley Conference Center located at 6421 Evers Road, Leon Valley, Texas for the purpose of the following business:

SPECIAL CITY COUNCIL MEETING

Mayor Riley called the Special City Council Meeting to order at 6:32 p.m.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Council Members Carmen Sanchez, Monica Alcocer, Benny Martinez; David Jordan; and David Edwards.

Also in attendance were:

City Manager Kelly Kuenstler, ACM/Human Resources Director Crystal Caldera, City Secretary Sandra Passailaigue, City Attorney Patrick Bernal, Assistant Police Chief Ray Lacy, Economic Development Director Claudia Mora, and Fire Chief Luis Valdez.

The City Council shall meet in Executive Session under Texas Government Code §551.071 *Consultation with Attorney* to discuss the following:

- a) **Consultation with Attorney regarding the Town Center Project, and Pending Litigation, Larry Little v. City of Leon Valley Economic Development Corporation Civil Cause No. 2011-C1-17823.**

The City Council went into Executive Session at 6:34 p.m.

Reconvene into Regular Session and take action on issues discussed in Executive Session if necessary.

The City Council reconvened into Open Session at 7:33 p.m. No action was taken.

Presentation, Discussion and Approval of a 60-Day FY 2015-2016 Budget for the City of Leon Valley Economic Development Corporation (LVEDC). M&C #2015-09-29-02 (Stephen Ynostrosa, LVEDC Board President)

Stephen Ynostrosa, LVEDC Board President presented this item for the purpose of discussion and approval of a 60-day Fiscal Year 2015-2016 budget for the LVEDC. As directed by City Council, staff is working with the LVEDC Board of Directors to develop metrics or performance measures for the coming fiscal year as part of the adoption and implementation of the Fiscal Year 2015-2016 budget for the LVEDC. The LVEDC requests the approval of a 60-day budget to allow time for the LVEDC Board to review the metrics recommended by staff, and have an opportunity to add or modify the metrics proposed. The proposed 60-day LVEDC Fiscal Year 2015-2016 Budget was developed by estimating the expenses for two months. Included in the 60-day budget is the \$100,000 installment payment for LOQ Bandera Road Holdings, LLC due October 1, 2015; this is the final installment of the \$200,000 grant. The total amount of the 60-day budget is \$186,107.00.

Economic Development Director Claudia Mora added that she is working with Retail Coach to develop a brochure to aid in attracting new businesses.

A motion was made by Council Member Benny Martinez seconded by Council Member David Jordan, to approve the 60-day Fiscal Year 2015-2016 budget for the City of Leon Valley Economic Development Corporation as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

Discussion and possible action on the current City of Leon Valley Economic Development Corporation (LVEDC) Board Members and their terms and considering the appointment of a non-resident and how that appointment would be made. M&C #2015-09-29-03 (Mayor Chris Riley)

A motion was made by Council Member David Edwards to add a second Council member to the LVEDC Board. Mayor Riley reminded Council Member Edwards that that is the next agenda item. No second, motion died.

Council Member Benny Martinez said he would like to see the volunteer application be placed on the website as an "E-version". ACM/HR Director Crystal Caldera said that is one of the items budgeted for the next fiscal year. The new website will display all forms as writable forms with a function to submit on line via the City's website.

- Olen Yarnell, 7230 Sulky, told the Council that whatever they require of the applicants they should require of themselves.

There was a consensus that a shorter application form be used to include a background check (with authorization), and to strongly encourage a resume be provided to the public for a thirty day period (October 1st – 31st) to fill the vacancies of the LVEDC Board.

A motion was made by Council Member Benny Martinez seconded by Council Member Monica Alcocer, to extend the term of Patty Manea, Place 3 to September 30, 2017 to the City of Leon Valley Economic Development Corporation. Upon a unanimous vote, Mayor Riley announced the motion carried.

A motion was made by Council Member Monica Alcocer seconded by Council Member David Edwards, to use the shorter application form to include a background check (with

authorization), and to strongly encourage a resume for a thirty day period (October 1st – 31st) to fill the vacancies of the LVEDC Board. Upon a unanimous vote, Mayor Riley announced the motion carried.

Discussion and possible action on Resolution No. 15-034R appointing an additional Council Member to the City of Leon Valley Economic Development Corporation (LVEDC). M&C #2015-09-29-04 (Council Member David Jordan and Council Member Monica Alcocer)

Council Member David Jordan led the discussion in an effort to appoint an additional Council member to the LVEDC Board.

A motion was made by Council Member David Jordan seconded by Council Member Carmen Sanchez, to appoint a second member of City Council to the LVEDC Board. Upon a unanimous vote, Mayor Riley announced the motion carried.

A motion was made by Council Member David Edwards seconded by Council Member Benny Martinez, to appoint Council Member David Jordan as the second member of City Council to the LVEDC Board to fill the Place 2 for a 1 year term ending September 30, 2016. Upon a unanimous vote, Mayor Riley announced the motion carried.

Before adjourning the meeting, Mayor Riley asked that everyone join in signing and wishing Council Member Carmen Sanchez a happy birthday.

Adjournment.

Mayor Riley announced the meeting adjourned at 9:00 p.m.

These minutes approved by the Leon Valley City Council on the 3rd of November, 2015.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

ITEM 8

MAYOR AND COUNCIL COMMUNICATION

M&C#: #2015-11-03-01

DATE: November 3, 2015
TO: Mayor and Council
FROM: Luis Valdez, Fire Chief
THROUGH: Kelly Kuenstler, City Manager
SUBJECT: Presentation of Community Service Award from The International Code Council and a Good Neighbor Award to Mrs. Nora Perez recognizing her and her company Nora's agency LLC. Insurance Plus, located at 6420 Bandera Road, Suite B

PURPOSE

The Fire Department was awarded a Community Service Award by the International Code Council. This award is presented for *meritorious service by an organization that promotes the public health, safety and welfare by initiating activities or actions which are considered to be above and beyond the normal expectation.*

The Fire Department instituted a cooking safe apron program that proved a reduction in cooking fires in Leon Valley.

Nora's Agency LLC., *Insurance Plus!* located at 6420 Bandera Rd. Suite B purchased all of the aprons needed for the program. Mrs. Perez is a long time business owner in Leon Valley, and an active member of the Leon Valley Area Chamber of Commerce.

The Fire Department has nominated Mrs. Nora Perez for her support of this program and the fire departments efforts in improving safety in the community.

FISCAL IMPACT

The aprons were donated by Mrs. Nora Perez

STRATEGIC GOALS

Improved public safety and demonstrated pro-business philosophy through collaboration.

SEE LEON VALLEY

Social – The apron program enhances public safety by reducing the risk of cooking fires.

Economic – The aprons were donated by Mrs. Perez.

Environmental – This program has reduced the number of cooking related emergencies in Leon Valley.

RECOMMENDATION

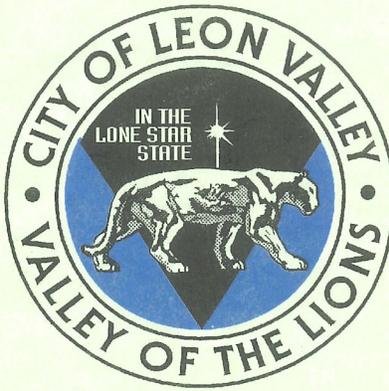
The Fire Department recommends Mrs. Nora Perez be presented a Good Neighbor Award.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



GOOD NEIGHBOR AWARD

*Presented
to*

Mrs. Nora Perez

On behalf of the Leon Valley City Council, this award recognizes Mrs. Nora Perez, Owner of Nora's Agency LLC Insurance Plus, located at 6420 Bandera Road, Suite B.

We thank you for your support of the Leon Valley Fire Department's Cooking Safe Apron Program. We appreciate your commitment to safety in our community as well as your continued support.

Signed by my hand this 3rd day of November 2015.

Mayor Chris Riley

ITEM 9



Dear Sandra,

As your constituent, I am writing on behalf of the estimated 40,560 Americans who will die of pancreatic cancer in 2015, approximately 2550 of whom live in Texas. In 2015, pancreatic cancer will afflict more than 48,960 Americans, 73% of whom will die within one year of their diagnosis, and 93% of whom will die within five years of diagnosis.

I am an 11 year pancreatic cancer survivor. My dad passed away from this disease 29 years ago. I want to raise Pancreatic Cancer awareness.

To date, pancreatic cancer is the fourth leading cause of cancer death in the United States, and it is the only major cancer with a five-year relative survival rate in the single digits at just seven percent. Furthermore, the incidence and death rate for pancreatic cancer are increasing, and pancreatic cancer is anticipated to move from the fourth to the second leading cause of cancer-related death in the U.S. by 2020. We need your help to shine a spotlight on this disease and finally make progress in developing treatments and early detection tools. By issuing a proclamation supporting the observance of November 13 as World Pancreatic Cancer Day in Helotes, TX, you can help us to raise awareness in our community.

We request that a total of 2 originals of the proclamation to be made available for our records. Please contact me at 210-887-5790 smartinez@pancanvolunteer.org. with any questions. I look forward to working with you to issue a proclamation that will recognize November 13 as World Pancreatic cancer Day and bring much needed attention to this deadly disease. Thank you for your interest in this important issue.

Sincerely,

Susan Martinez
Advocacy Chair
smartinez@pancanvolunteer.org
210-887-5790.



PROCLAMATION

WHEREAS, in 2015, an estimated 48,960 people will be diagnosed with pancreatic cancer in the United States and 40,560 will die from the disease; and

WHEREAS, pancreatic cancer is one of the deadliest cancers, is currently the fourth leading cause of cancer death in the United States and is projected to become the second by 2020; and

WHEREAS, pancreatic cancer is the only major cancer with a five-year relative survival rate in the single digits at just seven percent; and

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally late stage, and 73 percent of pancreatic cancer patients die within the first years of their diagnosis while 93 percent of pancreatic cancer patients die within the first five years; and

WHEREAS, pancreatic cancer is the 7th most common cause of cancer-related death in men and women across the world.

WHEREAS, there will be an estimated 367,000 new pancreatic cancer cases diagnosed globally in 2015.

WHEREAS, the good health and well-being of the residents of the City of Leon Valley are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes, and effective treatments.

THEREFORE, I Chris Riley Mayor of The City of Leon Valley do hereby proclaim November 2013 as "World Pancreatic Cancer Day" throughout this City, and I urge all the people of Leon Valley contact your healthcare professional to schedule preventive screenings and to encourage others to do the same.

Signed by my hand on this the 3rd day of November, 2015.

Mayor Chris Riley



HISTORIC TEXAS CEMETERY DESIGNATION

Cemeteries are important keys to Texas' past. They are reminders of settlement patterns and reveal information about historic events, religion, lifestyles, and genealogy. Unfortunately, historic cemeteries are increasingly threatened by development pressures, encroachment, vandalism, and theft. Circumstances can change quickly—a cemetery considered maintained and safe can become neglected and endangered. To address the problem of cemetery destruction and to record as many cemeteries as possible, the Texas Historical Commission oversees the Historic Texas Cemetery (HTC) designation.

What is the HTC designation?

Begun in 1998, the HTC designation is an official recognition of family and community graveyards that encourages preservation of historic cemeteries. The designation imposes no restrictions on private owners' use of the land adjacent to the cemetery or the daily operations of the cemetery. Every county in Texas has at least one cemetery designated as a Historic Texas Cemetery through this process.

Benefits

- Records the cemetery location and boundaries in the county deed records as a historically dedicated cemetery worthy of preservation.
- Helps preserve cemeteries by alerting present and future landowners of the presence of this important historical resource on their property.
- Prerequisite for participation in the RIP Guardian network and to apply for an Official Texas Historical Marker for the cemetery.



Travis County cemetery, designated August 2000

Requirements

A cemetery is eligible for designation if it is at least 50 years old and is deemed worthy of recognition for its historical associations. The very nature of a cemetery being a landmark of a family's or community's presence is considered to validate the criteria of historical associations. Any individual, organization, or agency may submit a request for designation.

More Information

Additional information about the HTC designation, including forms, samples, and instructions, may be found at www.thc.state.tx.us/cemeteries/cemhtc.shtml.

How to Reach Us

Cemetery Preservation Program staff are available to answer questions and provide preservation assistance. Please contact us at:
Phone: 512.463.5853
Email: history@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

TEXAS HISTORICAL COMMISSION

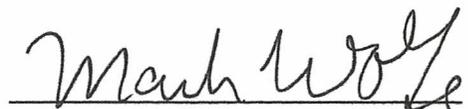
CERTIFIES THAT

HUEBNER CEMETERY BEXAR COUNTY

IS RECORDED AS A

HISTORIC TEXAS CEMETERY

2015


EXECUTIVE DIRECTOR

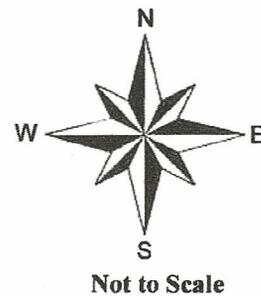
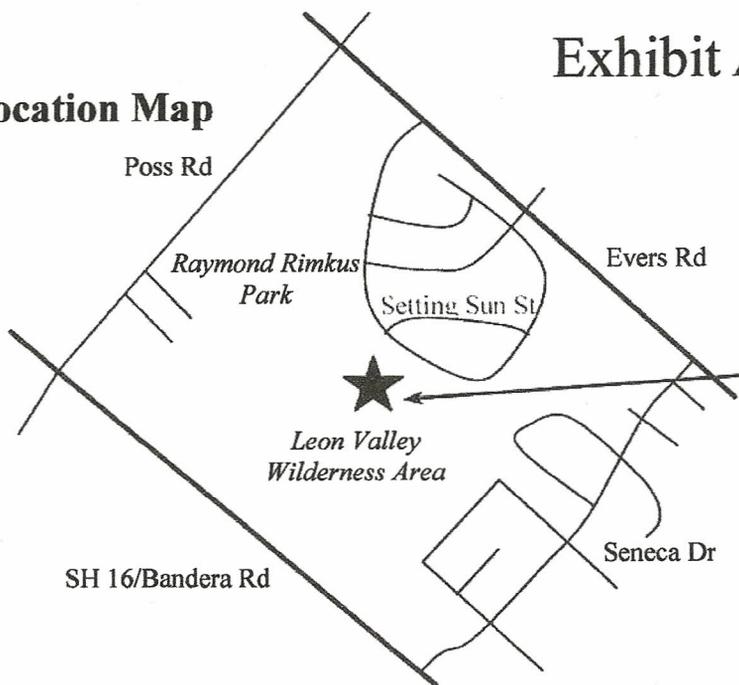

DIRECTOR, HISTORY PROGRAMS DIVISION



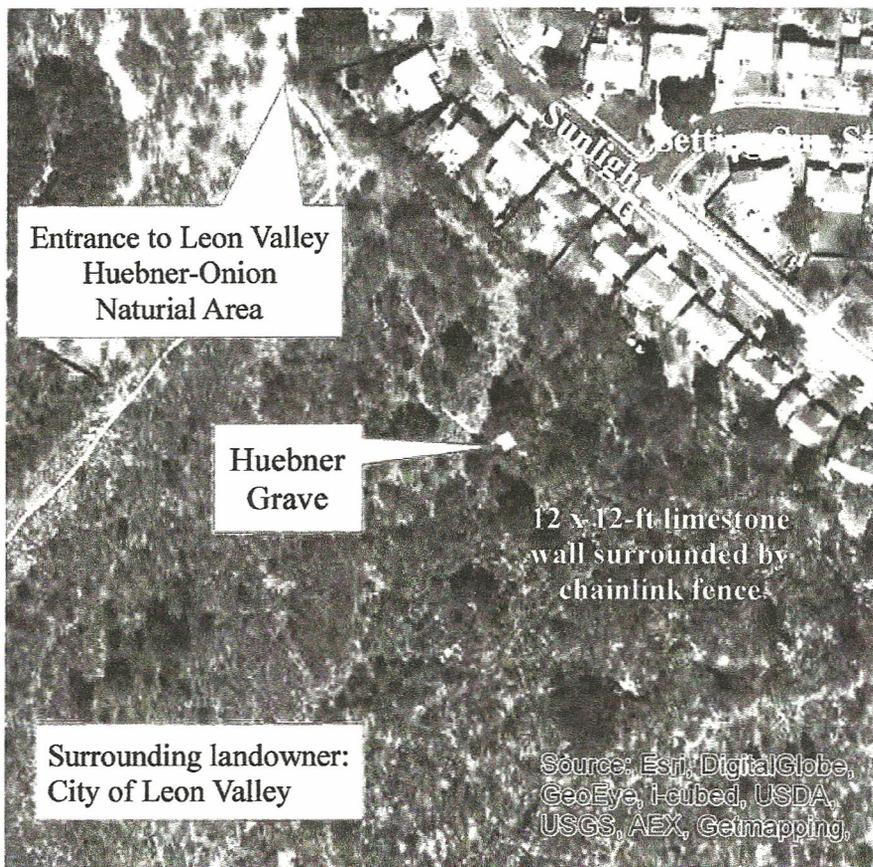
TEXAS HISTORICAL COMMISSION
real places telling real stories

Exhibit A

Location Map



Detail Map



Map adopted from data provided by the applicant and the Bexar County Appraisal District.

See Deed Records of Bexar County, Vol. 9548, pgs 138-142.

Located in the Losoya Survey, A-187, Bexar County, Texas

Latitude: 29.4964 N Longitude: 98.6142 W (NAD83)

HUEBNER CEMETERY

Cemetery No. BX-C400

Bexar County

JOSEPH HUEBNER GRAVESITE

JOSEPH HUEBNER

Joseph Huebner emigrated in March of 1853 with his wife, Caroline and two children, Anna age 7 and Frank age 5. In 1858, he purchased 184 acres of land near the waters of Leon Creek. Over the next 20 years he owned over 800 acres in what is now Leon Valley where he began his ranching and stagecoach operations while building his herds of cattle, mules and horses. Joseph died in 1882 at the age of 58. No death certificate was ever recorded. Oral history and lore as recorded by the Leon Valley Historical Society in taped interviews of pioneer descendents and early inhabitants of the Leon Valley area all state that Joseph Huebner's burial place is the Joseph Huebner gravesite.

THE GRAVESITE

The gravesite is located on a 36.739 tract of land owned by the city of Leon Valley which lies between the Huebner-Onion Homestead/ Stagecoach Stop and Raymond Rimkus Park. In 2002 the Leon Valley Historical Society commissioned an Eagle Scout and his troop together with the Public Works Department of Leon Valley to restore the gravesite which had been vandalized. The limestone blocks which had formed the 12X14X3 foot walls had been scattered about along with the obelisk monument in the center of the gravesite. We need to know the age of the oldest limestone blocks in the cemetery. Sue Ann Pemberton of Mainstreet Architect says the lower stones are from the Huebner Era---before 1900's. We need to restore the gravesite as historically accurate as possible.

HISTORIC TEXAS CEMETERY DESIGNATION FOR HUEBNER CEMETERY, BEXAR COUNTY

Beginning in October of 2012 the Leon Valley Historical Society began the application process from the Texas Historic Commission for designating the Joseph Huebner gravesite as a Texas Historic Cemetery. Due to a large backlog of applications, the certification has just now been completed and the Huebner gravesite is registered with the Bexar County clerk's office as a Texas Historic Cemetery. We would like to share with the Mayor, Council and City of Leon Valley, a copy of the certificate, a map showing the location of the gravesite and a photograph of the gravesite. Thank You.



ITEM 11

MAYOR AND COUNCIL COMMUNICATION

DATE: November 3, 2015 **M&C # 2015-11-03-02**

TO: Mayor and Council

FROM: Kelly Kuenstler, City Manager

THROUGH: Kelly Kuenstler, City Manager

SUBJECT: Presentation by Aaron Farmer of Retail Coach. Retail Coach is a national retail consulting, market research and development firm that combines strategy, technology and creative expertise to develop and deliver high-impact retail recruitment and development strategies to local governments, chambers of commerce and economic development organizations. This firm developed a market report for the LVEDC.

PURPOSE: This Presentation was requested of Retail Coach by Mayor Riley in an effort to inform the Council and citizenry of the work conducted by Retail Coach on behalf of Leon Valley

FISCAL IMPACT

N/A

STRATEGIC GOALS

The 2014 Update to the City of Leon Valley’s 2010 Strategic Plan identified Economic Development as the first of seven major goals, with specific objectives being promoting business friendly practices; creating, reviewing & enforcing codes that impact economic development; promoting Leon Valley; creating & promoting a City Center and the reauthorization of street maintenance sales tax program. The Presentation given by and information provided by Retail Coach are relevant to and could assist with the implementation of these objectives.

RECOMMENDATION

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

2016-2020 Rate Outlook

Mary Bailey

Vice President – Business Planning & Controller

November 3, 2015

City of Leon Valley



2016–2020 Objectives

Increase
Operational
Efficiency

Develop
Alternative
Water Supplies

Improve Water
and Sewer
Infrastructure

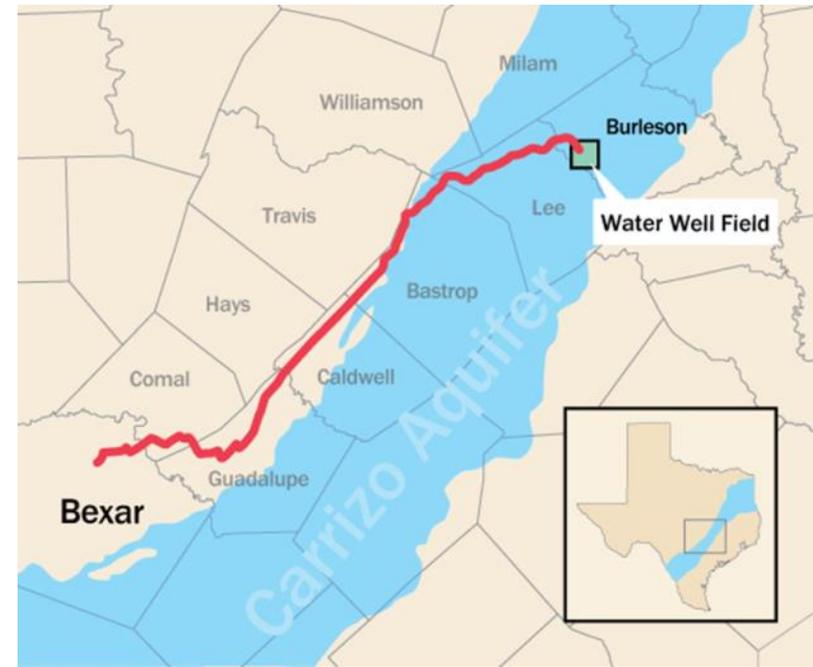
Preserve
Strong Credit
Profile

Maintain
Affordable
Rates

Alternative Water Supplies

63,440 Acre Feet added to Water Supply Portfolio by 2020

- Brackish Desalination
13,440 AF by 2017
- Vista Ridge
Up to 50,000 AF by 2020



Vista Ridge Water Supply Project

Unprecedented Risk-Shifting

- **SAWS only pays for water made available**
- 50,000 ac-ft/yr for 60+ years
- Vista Ridge builds all project infrastructure, accepting risks
- SAWS builds system integration infrastructure

Tomorrow's Water at Today's Prices

Lessons Learned From Past

Canyon Lake

1960s

\$5.18

1976

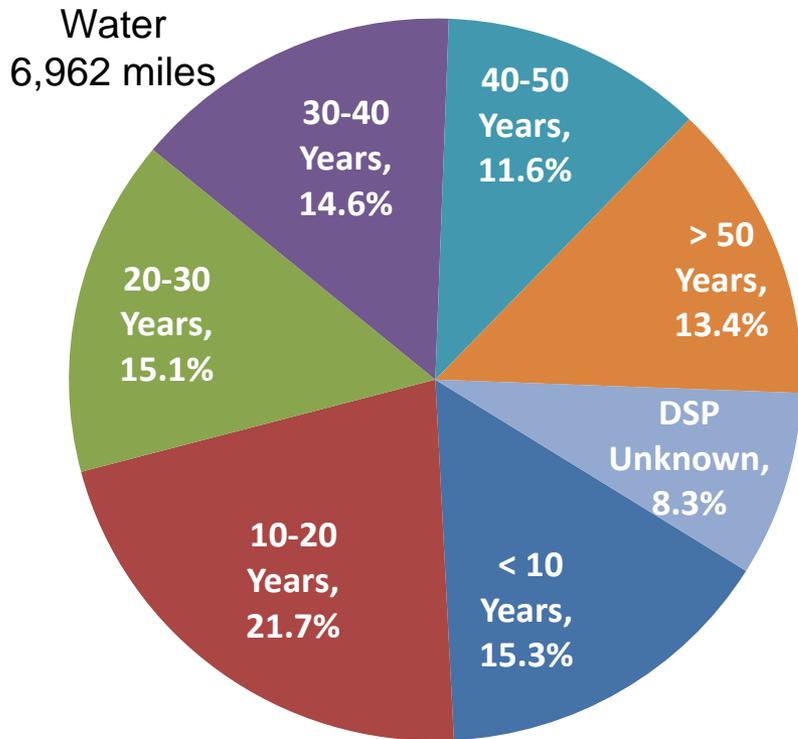
\$33.02

Today

\$1,030

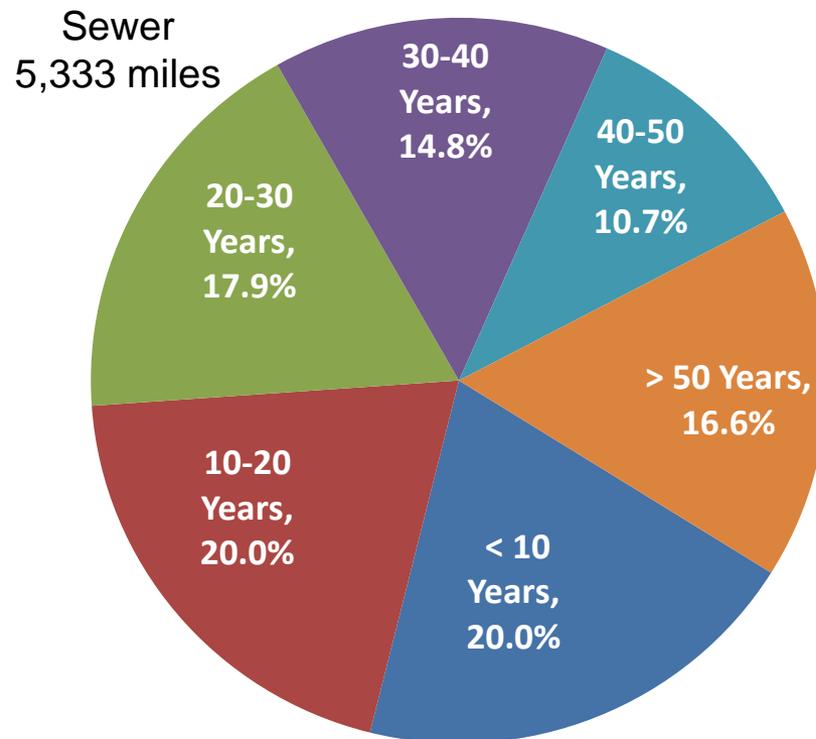
Water & Sewer Infrastructure

More Than 900 Miles of Distribution Mains and 900 Miles of Collection Mains are > 50 Years Old



\$32.1M Water Main Replacements in 2016

\$29.0M Water Main Replacements in 2017



\$113.3 M Sewer Main Replacements in 2016

\$116.7 M Sewer Main Replacements in 2017

Compliance With EPA Consent Decree

Entered by Court October 15, 2013

“During the 10 to 12 year term of the Consent Decree, ... SAWS estimates that capital investments of approximately \$850 million will be required.”

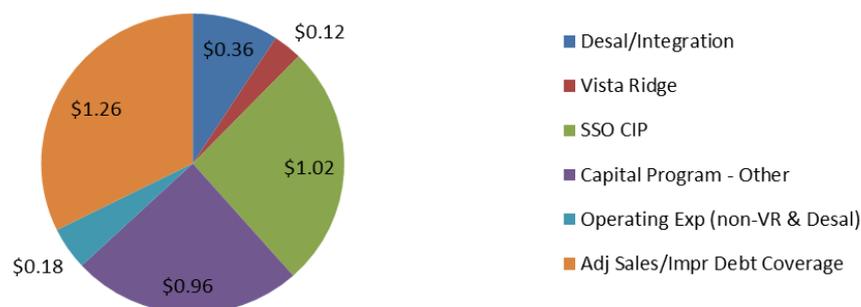


Rate Adjustment Requirements

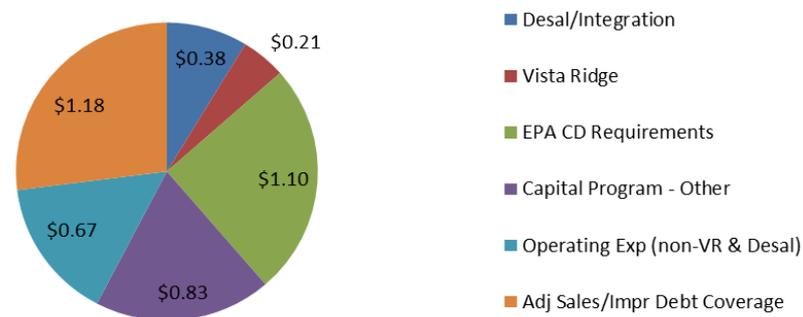
Expressed as a Percentage of Total Bill Prior to Pass-Through Charges

	2016	2017	2018	2019	2020
Water Supply Fee	1.8%	3.2%	1.3%	4.5%	9.9%
Wastewater & Water Delivery	5.7%	4.7%	TBD	TBD	TBD
Total	7.5%	7.9%	TBD	TBD	TBD

2016 - 7.5% or \$3.90



2017 - 7.9% or \$4.37



Projected Average Monthly Residential Bill

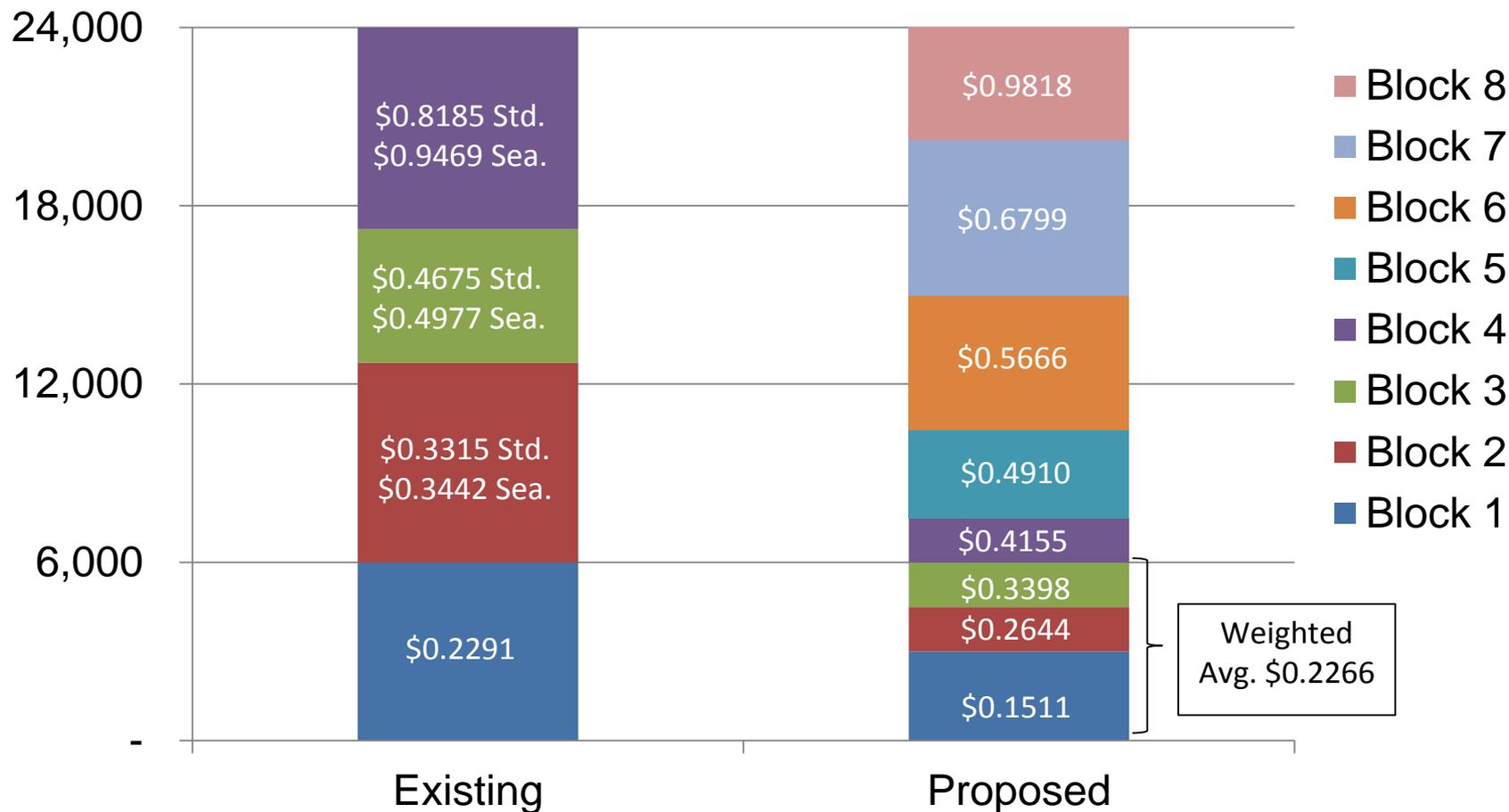
Includes Vista Ridge and Assumes 2017 DSP Rate Integration

	2015	Proposed		Proposed/Projected		
		2016	2017	2018	2019	2020
Water Supply	9.82	10.73	12.49	13.30	16.15	23.00
Water Delivery	16.51	18.15	19.56	20.60	21.20	22.02
Wastewater	25.42	26.77	27.97	29.82	31.93	33.76
Total SAWS	\$51.75	\$55.65	\$60.02	\$63.72	\$69.28	\$78.78
Increase \$		\$3.90	\$4.37	\$3.70	\$5.56	\$9.50
Increase %		7.5%	7.9%	6.2%	8.7%	13.7%
EAA Fee						
EAA Fee	2.35	2.71	2.71	2.71	2.71	2.71
TCEQ Fee						
TCEQ Fee	0.24	0.24	0.24	0.24	0.24	0.24
Total with Fees	\$54.34	\$58.60	\$62.97	\$66.67	\$72.23	\$81.73
Increase % with Fees		7.8%	7.5%	5.9%	8.3%	13.2%

• Assumes water usage = 7,092 gallons & wastewater usage = 5,668 gallons, ICL, Restructured rates

Residential Water Rate Comparison

Restructured Rates Provide Lifeline Supply Rate With Earlier Price Signals



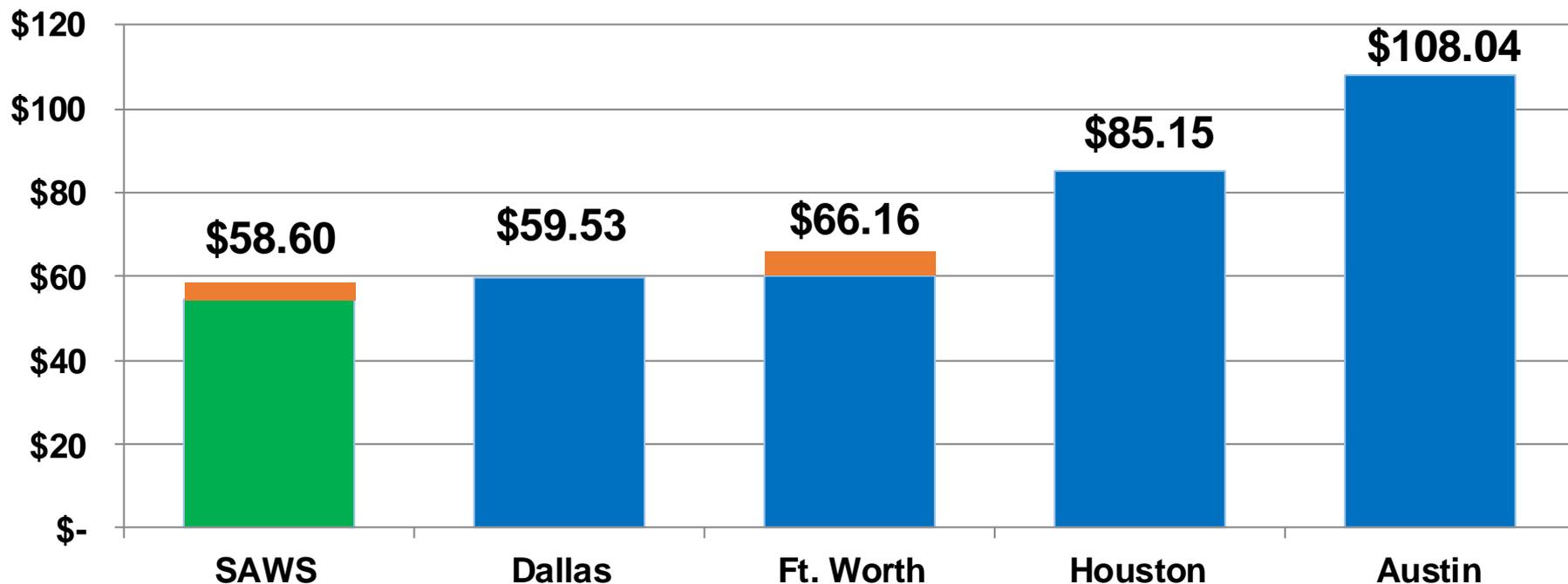
Wholesale Wastewater

Description	Wholesale Sewer		
	Existing	Rate Restructure	Proposed 2016
Availability Charge	<i>(per bill)</i>		
All Meter Sizes	\$149.02	\$273.33	\$287.82
Wastewater Volumetric Rate	<i>(per 100 gal)</i>		
Uniform	\$0.3641	\$0.3567	\$0.3756

- Eliminate ICL/OCL distinction
- Shift from variable to fixed

Average Water & Sewer Residential Bills

SAWS Remains the Lowest of the Five Largest Cities in Texas



2016-2020 Rate Outlook

Mary Bailey

Vice President – Business Planning & Controller

November 3, 2015

City of Leon Valley



ITEM 13

MAYOR AND COUNCIL COMMUNICATION

DATE: November 3, 2015 **M&C # 2015-11-03-03**

TO: Mayor and City Council

FROM: Claudia Mora, Economic Development Director

THROUGH: Kelly Kuentler, City Manager

SUBJECT: Presentation, discussion and possible action on ICSC Texas Conference & Deal Making Recruitment

PURPOSE

The purpose of this M&C is to provide City Council with information regarding staff's retailer recruitment efforts at the upcoming ICSC Texas Conference & Deal Making event in Dallas, Texas, November 4-6, 2015.

Staff will present information regarding outreach conducted and appointments made. In addition, staff will inform the City Council of the conference activities which staff plans to attend.

FISCAL IMPACT

The City of Leon Valley will be sending three (3) staff members to the conference: City Manager Kelly Kuentler, Economic Development Director Claudia Mora, and Economic Development Administrative Assistant Ana Federico. The estimated cost is \$3,990.00.

S.E.E. IMPACT

Social – N/A

Economic – To provide a diverse and versatile business environment that supports a healthy economy by engaging in open dialogue on issues and matters which affect the conduct of economic development in Leon Valley.

Environmental – N/A

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS: _____

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



ICSC- Texas Conference & Deal Making

**November 4-6, 2015
Dallas, TX**

**City Council Meeting
November 3, 2015**

ICSC Appointment Scheduling Progress Report

As of
10/01/2015

- Staff used the Retail Coach's "2015 Retailer Match List" (18 retailers) and reached **6 businesses**.
- Staff suggested **11 other retailers** and sent emails.
- Staff scheduled **1 appointment (Little Caesars)**.

As of
10/8/2015

- Staff reached **10 new retailers**.
- Staff sent follow-up emails to **12 retailers**.
- Staff scheduled **3 new appointments (Dunkin' Donuts, Hibbett Sporting Goods, Sport Clips)**

As of
10/15/2015

- Staff followed-up with **6 retailers (2nd email)**
- Staff followed-up with **8 retailers (3rd email)**
- Staff scheduled **2 new appointments (The Cato Corporation, CVS Pharmacy)**

ICSC Appointment Scheduling Progress Report

As of
10/22/2015

- Staff reached **3 new retailers.**
- Staff scheduled **2 new appointments (Papa Murphy's and Jersey Mike's)**

As of
10/28/2015

Target List

- As of 10/28/2015 the Economic Development Department has reached **30 retailers** (attending).

1. Dunkin' Donuts
2. Hibbett Sporting Goods
3. Maurices Incorporated
4. Papa Murphy's
5. Smashburger
6. Smoothie King
7. Chipotle
8. Staples
9. Sports Clips
10. Big Lots
11. Burlington Stores
12. CVS/ Pharmacy
13. FedEx Office
14. Little Caesars
15. Rosa's Café Tortilla Factory
16. Snap Kitchen
17. Torchy's Tacos
18. El Pollo Loco
19. Chick-fil-A
20. Rooms-To-Go
21. Bloomin' Brands
22. Einstein Bros. Bagels
23. Great Clips
24. Melrose
25. Sprouts Farmers Market
26. The Cato Corporation
27. Wienerschnitzel
28. Firehouse Subs
29. Jersey Mike's
30. In-N-Out Burger

Not Interested/Not Attending

1. Smashburger
2. Staples
3. Snap Kitchen
4. Torchy's Tacos
5. Bloomin' Brands
6. Einstein Bros. Bagels
7. Melrose
8. Sprouts Farmers Market
9. Wienerschnitzel

Appointments as of 10/28/2015

8 Appointments:

1. Dunkin' Donuts
2. Hibbett SportingGoods
3. Sport Clips
4. CVS Pharmacy
5. Little Caesars
6. The Cato Corporation
7. Papa Murphy's Pizza
8. Jersey Mike's

Vacant Properties In Leon Valley



Crossway Center/ Town Center
18,573 Sq. Ft



Exchange Parkway Plaza
6,895 Sq. Ft

Vacant Properties In Leon Valley



Bandera Center
5,292 Sq. Ft



Bandera Crossing
17,510 Sq. Ft



Bandera North
23,188 Sq. Ft

Vacant Properties In Leon Valley



Bandera Heights
38,929 Sq. Ft



Leon Creek Shopping Center
3,823 Sq. Ft

Vacant Properties In Leon Valley



Clear Creek Shopping Center
7,425 Sq. Ft



Savings Square
5,350 Sq. Ft

Vacant Properties In Leon Valley



Lacks Property
6838 Bandera Rd.
45,000 Sq. Ft



7108 Bandera Rd.
3,464 Sq. Ft



Eckhart Center
7500 Eckhert Rd.
Suite 560
1,800 Sq. Ft



West Loop II Business Park
5411 Bandera Rd.
7,065 Sq. Ft
2,771 Sq. Ft
2,000 Sq. Ft

Follow-up After Conference...

(Monday, Nov 9th)

Thank you letter

- Send “Thank you” notes to every representative we met with.

Send Information

- Follow-up with any information we promised the retailer we would send via email. (ex: property management info, Leon Valley Retail Market Profile, zoning info etc.)

Send Information

- Follow-up with those retailers who did not attend the conference.

Activities/Sessions Attending

- Outlook for Retail Real Estate
- Developer Showcase
- Retail Innovation
- Retailer Central – Opportunity to meet retailers



ICSC- Texas Conference & Deal Making

**November 4-6, 2015
Dallas, TX**

**City Council Meeting
November 3, 2015**

ITEM 14

MAYOR AND COUNCIL COMMUNICATION

DATE: November 03, 2015 **M&C # 2015-11-03-03**
TO: Mayor and Council
FROM: Sandra Passailaigue, City Secretary
THROUGH: Kelly Kuentler, City Manager
SUBJECT: Presentation, discussion and possible action on Forest Oaks Pool.
PURPOSE

This item was placed on the City Council agenda at the request of Mayor Chris Riley pursuant to Resolution No. 15-012R.

Mayor Riley is presenting this item in an effort to explore options of moving forward with discussions regarding the Forest Oaks Pool to include the formation of a review committee.

FISCAL IMPACT

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

MAYOR AND COUNCIL COMMUNICATION

M&C #2015-11-03-05

DATE: November 3, 2015
TO: Mayor and City Council
FROM: Melinda Moritz, Public Works Director
THROUGH: Kelly Kuenstler, City Manager
SUBJECT: Discussion and Possible Action Regarding the Wording of the New Dedication Plaque at City Hall

Purpose

The purpose of this M & C is to gain City Council approval of the proposed wording of the dedication plaque for City Hall.

The Municipal Facilities Bond Project is in its third and final phase, with the remodeling of City Hall. When the project is complete, a dedication plaque will be installed on the wall at the main entrance to the building. The wording on the plaque should be approved by City Council, as this plaque will be attached to the building until such time as the building is again remodeled or is no longer in use.

The plaque for the Fire Station included the names of the members of the City Council, Capital Improvements Planning Committee, Bond Oversight Committee, Architect, Builder, and City Staff who were instrumental in the funding, planning, design, approval, and construction of the project.

For City Hall, the date was changed to reflect 2016, and the current City Manager and the names of the newest City Council members were added (see attached exhibit).

Fiscal Impact

None – the cost for the plaque is included in the construction contract with Bartlett Cocke.

S.E.E Statement

Social Equity – N/A

Environmental Stewardship – N/A

Economic Development – N/A.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS: _____

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

City of Leon Valley 2012 Bond Program - Leon Valley Municipal Facility

Dedicated January 2016

“Made Possible by the Citizens of the City of Leon Valley”

City Council

Chris Riley, Mayor

Council Members – 2011 to 2016

Irene Baldrige * Paul Biever * Jack Dean * Abraham Diaz * Kathy Hill *

Benny Martinez * Arthur “Art” Reyna * Ricardo Ruiz * Carmen Sanchez

David Edwards * Monica Alcocer * David Jordan

Capital Facilities Planning Committee - June 2011 to June 2012

Mike K. Davis, Jr. * Jack Dean * Pedro M. Esquivel

Kathy Hill * Robert “Bob” Tome * Al Uvietta * Olen Yarnell

Bond Oversight Committee – June 2012 to 2016

Pedro M. Esquivel, Chairman

John Cervantes * Mike K. Davis, Jr. * Jack Dean * Abraham Diaz * Christopher Gover

Kathy Hill * Robert “Bob” Tome * Al Uvietta * Olen Yarnell * Francisco Zavala

City Staff Members

Manuel Longoria Jr., City Manager * Henry Brummett, Interim City Manager

Kelly Kuenstler, City Manager

Randall Wallace, Police Chief * Luis Valdez, Fire Chief

Melinda Moritz, Public Works Director * Rhonda Hewitt, Purchasing Agent

Vickie Wallace, Finance Director * Stan Irwin, Retired Fire Chief

Architect

LPA, Inc. (formerly O’Neill Conrad Oppelt Architects, Inc.)

General Contractor

Bartlett Cocke General Contractors

Consider Approval of Wording Dedication Plaque for City Hall

City Council Meeting
November 3, 2015

Purpose

- To consider approval of the revised wording of a dedication plaque for City Hall

Background

- Municipal Facilities Bond Project is in final phase of completion
 - Fire Station – completed January 2015
 - Police Department – completed June 2015
 - City Hall – estimated completion in January 2016
- When complete, a dedication plaque is to be installed at main entrance
- Wording on plaque should be approved by City Council, as plaque will be attached to building until such time as the building is again remodeled or is no longer in use

Background

- Plaque at Fire Station included the names of persons instrumental in funding, planning, design, approval, & construction of the project
 - City Council
 - Capital Improvements Planning Committee
 - Bond Oversight Committee
 - Architect
 - Builder
 - City Staff
- For proposed City Hall plaque, changes include:
 - Year 2016
 - City Manager
 - Names of new City Council members added

Proposed Dedication Plaque

City of Leon Valley 2012 Bond Program - Leon Valley Municipal Facility

Dedicated January 2016

"Made Possible by the Citizens of the City of Leon Valley"

City Council

Chris Riley, Mayor

Council Members – 2011 to 2016

Irene Baldrige * Paul Biever * Jack Dean * Abraham Diaz * Kathy Hill *

Benny Martinez * Arthur "Art" Reyna * Ricardo Ruiz * Carmen Sanchez

David Edwards * Monica Alcocer * David Jordan

Capital Facilities Planning Committee - June 2011 to June 2012

Mike K. Davis, Jr. * Jack Dean * Pedro M. Esquivel

Kathy Hill * Robert "Bob" Tome * Al Uvietta * Olen Yarnell

Bond Oversight Committee – June 2012 to 2016

Pedro M. Esquivel, Chairman

John Cervantes * Mike K. Davis, Jr. * Jack Dean * Abraham Diaz * Christopher Gover

Kathy Hill * Robert "Bob" Tome * Al Uvietta * Olen Yarnell * Francisco Zavala

City Staff Members

Manuel Longoria Jr., City Manager * Henry Brummett, Interim City Manager

Kelly Kuenstler, City Manager

Randall Wallace, Police Chief * Luis Valdez, Fire Chief

Melinda Moritz, Public Works Director * Rhonda Hewitt, Purchasing Agent

Vickie Wallace, Finance Director * Stan Irwin, Retired Fire Chief

Architect

LPA, Inc. (formerly O'Neill Conrad Oppelt Architects, Inc.)

General Contractor

Bartlett Cocke General Contractors



Fiscal Impact

- None – cost included in budget

Recommendation

- Approve revised wording on City Hall dedication plaque

Consider Approval of Wording City Hall Dedication Plaque

City Council Meeting
November 3, 2015



Leon Valley Police Department
Monthly Report
September 2015

Calls for Service

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Calls for Service	844	7,455	984	7,926
Index Crimes	94	609	87	654
Non-Index Crimes	750	6,846	897	7,272

Non-index calls are contacts with citizens and/or visitors that are either non-criminal in nature, or are criminal in nature but are not categorized as an index crime.

An index crime is defined as murder, rape, robbery, theft, theft of a motor vehicle, assault, burglary, or burglary of a motor vehicle. These are the crimes that are reported to the Federal Bureau of Investigations on a monthly basis.

Non-Index Crimes

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Suspicious Vehicle	71	617	77	588
Assist the Public/Other Agency	62	520	55	586
Disturbance	74	613	91	637
Violation of City Ordinance	24	160	26	209
Traffic Offenses	31	199	14	165
Burglar Alarm	103	910	98	999
Accidents	58	605	80	718
Criminal Mischief	4	128	20	162
Other	188	1,678	255	1,766
N-Code 10*	13	57	12	92
N-Code 14**	31	290	56	392
N-Codes	91	1,069	113	958

* N-Code 10 – Private property accident where blue forms issued

** N-Code 14 – Accident which occurred on the roadway where a blue form was issued

Index Crimes

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Burglary	10	69	5	64
Burglary – Motor Vehicle	23	124	20	169
Assault	10	75	17	93
Homicide				
Rape	1	2		3
Theft	46	304	36	281
Theft of Service		6	1	3
Vehicle Theft	3	23	7	32
Robbery	1	6	1	9



Leon Valley Police Department Monthly Report

Citations

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Citations Issued	249	3,089	337	2,487

Citations by Selected Categories	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Expired License Plates	11	241	29	217
Expired Inspection Certificate	38	501	0	224
No/Expired/Invalid DL	27	285	23	285
No Insurance	33	494	46	372
Ran Red Light	13	98	8	91
Ran Stop Sign	6	63	53	202
Speeding	8	179	29	138

Hazardous vs. Non-Hazardous	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Hazardous	27	340	90	431
Non-Hazardous	222	2,749	247	2,056

Hazardous citations are for actions that could cause accidents. Examples include speeding, ran red light, and ran stop sign. Non-hazardous citations are for violations of either the Traffic Code or City Ordinance, which would not result in the potential for an accident. These include expired license plates, no liability insurance, expired motor vehicle inspection certificate, no drivers license, expired drivers license, etc.

Arrest

Arrests	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Felony Offense	1	34	8	60
Misdemeanor Offense	47	351	59	443
Warrants	2	72	16	70

Investigations

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Assigned	71	1,303	163	1,405
Arrest/Charges Filed at Large	12	154	55	425
Suspended	61	214	52	419
Closed by Exception	16	587	40	642

A suspended case is one where no leads are available or what leads were available did not lead to an arrest

A case closed by exception is one where either the Complainant did not wish to pursue charges, the Defendant died, or for some other reason a known Defendant was not prosecuted.



Leon Valley Police Department Monthly Report

Reserve Officers

Our Reserve Officers continue to supplement our Patrol as well as perform functions of security at City events. We have three of the Reserve Officers provide for security as well as clerical support for our Thursday Municipal Court sessions.

	Sept 2014	YTD 2014	Sept 2015	YTD 2015
Hours	162	1,258	96	1,401
Calls for Service Handled	55	274	42	466
Citations	2	37	6	136

BEAUTIFICATION COMMITTEE MEETING
City of Leon Valley

16 September 2015

SUBJECT: Minutes of Meeting

1. **OPENING OF MEETING:** The Chair, Mayor Riley, opened the meeting at 5:35 p.m. on 16 September 2015 at the Leon Valley Fire Department. She introduced guest speaker, Jordan Matney, Assistant City Manager, City of Live Oak.
2. **ATTENDANCE:**
Members Present: Donna Charles, Lupe Carpio, Carolyn Diaz, Belinda Ealy, Shirley Jonas, Carrie Macias, Jerry Perales, Chris Riley
Members Absent: Lyn Joseph
The Mayor announced that a new resident, Jean Johnson, has recently joined the Committee.
Guests Present: Jordan Matney, Assistant City Manager, City of Live Oak, and Barbara Black, City of Leon Valley
3. **APPROVAL OF MINUTES:** The minutes of the last meeting, 25 August 2015, were approved with corrections.
4. **GUEST SPEAKER INFORMATION:**
 - A presentation and packet distribution regarding the City of Live Oak's Clean Up-Fix Up Project was provided.
 - The City is divided into zones for this activity only and work is scheduled in one zone every six months.
 - Code Enforcement obtains addresses of the residents in violation and determines if assistance is needed to correct the problem. Homeowners must agree to participate in this project but may opt to correct the problems themselves.
 - The Project is a collaborative effort among the City departments, local businesses, and volunteers.
 - The project is intended to be a one-time assistance to homeowners who violate the property code but are unable to correct violations for various reasons.
 - The City receives donations of food, money, material goods and volunteer help.
 - City employees, whether on or off duty, are encouraged to assist with this project and are compensated, as needed.
 - There are approximately 140 volunteers for each activity.
 - Detailed information is provided in the packet. Ms. Matney encouraged the use of any of the materials and offered that the forms may be used by the City of Leon Valley only by changing the City's name. They have been reviewed and approved by attorneys.

- The Mayor sought the members' input on presenting such a program at the next Town Hall Meeting scheduled for 23 January 2016. All agreed that this venue would be ideal for such a presentation.

5. BUSINESS ACCEPTING PLANTED FLOWER POTS:

- The 13 flower pots were planted with asparagus ferns.
- Five, charcoal in color, were placed at Sunset Plaza. Jake Valenzuela, Manager of Bottlecaps Liquor and son of the strip owner, signed the agreement form and accepted responsibility for the care and maintenance of the plants.
- Two, terra cotta in color, were distributed to Leon Valley Café and World Finance Corporation, located in the same small strip mall. Ruth Spiroso, owner of the Leon Valley Café, and Natalie Garcia, Manager of World Finance Corporation, signed the agreement forms and accepted responsibility for the care and maintenance of the plants.
- The members voted to place the remaining six planters at the Leon Valley Public Library.

6. BULK PICK UP REPORT: Mr. Perales stated that, at this point, he had not received any negative feedback regarding bulk pickup.

7. PROPERTY MANAGEMENT CODE: The members agreed to remove this item from the agenda since the revision process has begun but the finished product will take some time. A report is expected once the process is completed.

8. UPDATE ON SAN ANTONIO LIVING SECTION OF SAN ANTONIO EXPRESS NEWS:

Ms. Charles spoke with the marketing director to determine what is needed to include Leon Valley in future articles highlighting the chosen city's Shop, Eat, and Play venues. She was assured that an effort would be made to include Leon Valley in the future.

9. SUGGESTIONS FOR ADOPT A MONUMENT: There was some discussion about this topic but a decision was not made. It was reported that the monument areas appear to be cleaner.

10. BUDGET EXPENDITURE AGREEMENT: The members agreed to target the remainder of this annual budget to ordering Beautification Award signs and purchasing two large holiday wreaths for the monuments.

11. MEMBERS' EMAILS:

Lupe Carpio	dcarpio65@att.net
Donna Charles	donna.charles@sbcglobal.net
Carolyn Diaz	CJD44@hotmail.com
Belinda Ealy	msg8111@msn.com

Jean Johnson	<u>satjean@earthlink.net</u>
Shirley Jonas	<u>shirleyjonas1961@yahoo.com</u>
Lyn Joseph	<u>lynjille@aol.com</u>
Carolina Macias	<u>macias.robert@yahoo.com</u>
Jerry Perales	<u>j.perales@leonvalleytexas.gov</u>
Chris Riley	<u>mayorriley@leonvalleytexas.gov</u>

12. ADJOURNMENT: The meeting adjourned at 6:59 p.m. The next meeting is scheduled for 21 October 2015 at 5:30 p.m. at the Leon Valley Fire Department.


DONNA J. CHARLES
Secretary