MINUTES
The City Council of the City of Leon Valley, Texas met on the 10th day of November, 2014 at 5:45 p.m. at the Leon Valley City Council Chambers located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business:

Call to order, Determine a Quorum is Present.

Mayor Riley called the Regular City Council Meeting to order at 5:50 p.m. Mayor Riley.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Councilmen Ricardo Ruiz, Carmen Sanchez, Abraham Diaz, Benny Martinez and Paul Biever. City Manager Manuel Longoria, Jr., City Secretary Saundra Passailaigue, and ACM/Human Resources Director Crystal Caldera were also present.

The City Council shall meet in Executive Session under Texas Local Government Code §551.074 Personnel Matters to conduct and discuss the following Tier I interviews: M&C #2014-11-10-01 (S. Passailaigue)

- Zoning Board of Adjustment:
  - 5:45 p.m. – Barbara Dean
  - 6:30 p.m. – Tony Westrich

- Zoning Commission:
  - 6:00 p.m. – David Edwards
  - 6:15 p.m. – Larry Proffitt
  - 6:30 p.m. – Tony Westrich

The City Council went into executive Session at 5:50 P.M.

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

The City Council reconvened into Open Session at 7:01 P.M.

A motion was made by Councilman Abraham Diaz, seconded by Councilman Carmen Sanchez, to appoint David Edwards to the Zoning Commission as 1st Alternate; Larry Proffitt to the Zoning Commission as 2nd Alternate; Tony Westrich to the Zoning Commission as 3rd Alternate; and
Barbara Dean to the Board of Adjustment. Upon a unanimous vote, Mayor Riley announced the motion carried.

Adjournment

Mayor Riley adjourned the Special City Council meeting at 7:02 P.M.

REGULAR CITY COUNCIL MEETING

7:00 P.M. Call to order, Determine a Quorum is Present, Pledge of Allegiance.

Mayor Riley called the Regular City Council Meeting to order at 7:02 p.m. Mayor Riley and asked Councilman Ricardo Ruiz to lead the Pledge of Allegiance.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Councilmen Ricardo Ruiz, Carmen Sanchez, Abraham Diaz, Benny Martinez and Paul Biever. City Manager Manuel Longoria, Jr., City Secretary Saundra Passailaigue, ACM/Human Resources Director Crystal Caldera, Economic Development Director Claudia Mora, Assistant Public Works Director David Dimaline, ACM/Police Chief Randall Wallace, Finance Director Vickie Wallace, Fire Chief Luis Valdez and Assistant Fire Chief Billy Lawson were also present.

Presentation on the City’s Participation in the 2014 Walk and Roll Challenge and Recognition of Firefighters Gabriel Nerio and Ryan Jones for coordinating the event.

Mayor Riley introduced Leon Valley Firefighters Gabriel Nerio and Ryan Jones who told everyone present that this was the second year they participated in the challenge. The Walk and Roll Challenge is organized by the Alamo Area Council of Governments (AACOG) in an effort to reduce emissions into the atmosphere. The challenge is to find other means of getting from one place to another by walking, running, riding a bike, taking the bus or carpooling resulting in cleaner air. In the month of November, Leon Valley was able to make 163 trips thus preventing 219 pounds of dangerous gases from being released into the atmosphere. Leon Valley received the 3rd Place award for their division. The next Walk and Roll Challenge is scheduled for May of 2015 and citizens are invited to participate. Firefighter Nerio showed everyone the certificate.

Certificate of Appreciation for 25 years of service to the Leon Valley Fire Department presentation to Lieutenant Richard Schwarz.

Mayor Riley introduced Leon Valley Fire Lieutenant Richard Schwarz and presented him with a gold watch followed by the reading of a proclamation of appreciation for his 25 years of service to the City of Leon Valley in the Fire Department.

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 City Council. Should a member of the public bring an item to the City Council, for which the subject was not posted on the agenda of that meeting, the City Council may receive the information but cannot act upon it during the meeting. City Council may direct staff to contact the requestor or ask that the issue be placed on a future agenda for discussion by the City Council. Citizens must sign the appropriate sign-in sheet by 7:15 p.m.
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]

- David Jordan – 5309 Cilantro Place – Passed on speaking at this time.
- Walter Geraghty – 7315 Ellerby Pt. – Asked that the City Council place an item on the December Council Agenda to discuss the possibility of renaming Evers Road to Audie L. Murphy Drive.
- Vickie Jamvold – 7203 Poss Road – Passed on speaking at this time.
- Lyn Joseph – 6423 Trotter Ln. – Passed on speaking at this time.
- Olen Yarnell – 7230 Sulky Ln. – Passed on speaking at this time.
- Greg Price – 6132 Stirrup Ln. – Asked that the City Council consider amending the ordinance for public gatherings making the permit cost and the cost of police exempt to citizens of Leon Valley.

CONSENT AGENDA

Approval of City Council Minutes. (S. Passailaigue)
   a) October 13, 2014 Regular City Council Meeting
   b) October 25, 2014 Coffee with the Mayor & Council

Consideration of Resolution No. 14-025R appointing members to the Zoning Commission, Zoning Board of Adjustment and Beautification Committee. M&C #2014-11-10-02 (S. Passailaigue)

Consideration of Resolution No. 14-026R amending the roster of the City Council Sub-Committees on Policy and Economic Development. M&C #2014-11-10-03 (S. Passailaigue)

Approval of Quarterly Investment Report for the quarter ending September 30, 2014. M&C #2014-11-10-04 (V. Wallace)

Approval of Annual Investment Report for the fiscal year ending September 30, 2014. M&C #2014-11-10-05 (V. Wallace)

Annual review and adoption of Investment Policy. M&C #2014-11-10-06 (V. Wallace)

Consideration of the annual service agreement between City of Leon Valley and the Leon Valley Economic Development Corporation. M&C #2014-11-10-07 (C. Mora)

Consideration and Action on a Variance Request by Seth Thomas, owner of Diamond Shine Carwash, to Chapter 3.04.013, “Temporary Signs,” to display two (2) temporary banners for six (6) months generally located at 7210 Bandera Road. M&C #2014-11-10-08 (K. Flores)

Approval of the Tax Roll for the City of Leon Valley, Texas, for the 2014 Tax Year and the attached Ordinance No. 14-024. M&C #2014-11-10-09 (V. Wallace)

A motion was made by Councilman Paul Biever, seconded by Councilman Abraham Diaz, to approve Consent Agenda Items #9 (City Council Minutes – 10/13/14, and 10/25/14), #10 (Resolution No. 14-025R), #11 (Resolution No. 14-026R), #12 (Quarterly Report), #13 (Annual
Investment Report), #14 (Adoption of Investment Policy), #15 (LVEDC Service Agreement), #16 (Sign Variance) and #17 (Approval of Tax Roll), as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

**DISCUSSION AGENDA**

An item to receive, obtain and allow citizen input on the development of the Silo Property that is being considered for open-space recreational use. The property is located on Huebner Road adjacent to the Canterfield Subdivision. M&C #2014-11-10-10 (M. Longoria)

City Manager Longoria gave a brief background on the Silo Property which included how it came to the City to use, how it may be used, benefits to the City, and possible use ideas. Mr. Longoria said that a similar presentation was given during the October Coffee with the Mayor and Council in order to get citizen input on possible uses. Those in attendance gave the following ideas: basketball court, children’s playground area, tennis courts, walking trails that would connect to the Huebner Creek Trails, and a dog park. Mr. Longoria added that with any of these uses, of course, parking would need to be addressed. Mr. Longoria then turned it over for public input.

Mayor Riley asked about drainage with the recent rain which Mr. Longoria and Assistant Public Works Director David Dimaline responded that it was good and drained very well.

Mayor Riley asked if the current silos would be saved or removed. Mr. Longoria responded that it would be nice if they could be saved but that would mean the developer would need to insure them. Architects are working on some ideas for the developer to keep the silos, and this work is being done at no charge.

Mr. Longoria also informed everyone that this item will be going through the Park Commission and back to City Council which will allow for more citizen input. Council suggested that postcards be sent out to Canterfield residents to notify them of the public meetings on this property. Mr. Longoria agreed to do so.

Mayor Riley invited citizens to speak on this item.

- Olen Yarnell – 7230 Sulky Ln. – Expressed his confusion regarding who would be holding the public hearings and asked for clarification.
- Lyn Joseph – 6423 Trotter Ln. – Wanted to know what type of office building was being proposed. Also expressed her interest in the parking and also her support of a dog park.

Councilman Benny Martinez and Councilman Abraham Diaz stated they would like this to go through the Park Commission and hold public meetings, and that the City help notify citizens when these meetings occur. Councilman Diaz added that when the Park Commission comes to City Council are scheduled with their findings, that meeting also include an item to gather public input. Mayor Riley added that a walk to the property will be included in the next *Walk with the Mayor*.

**Presentation and discussion on the City’s policy on Public Gatherings in public spaces in the City of Leon Valley. M&C #2014-11-10-11 (R. Wallace)**

ACM/Police Chief Randall Wallace presented the ordinance at the request of Mr. Greg Price.
Councilman Benny Martinez said that the Council needs to take a look at this ordinance and its definitions. Councilman Abraham Diaz questioned the fees involved with demonstrations and parades, and what liabilities were on the City with these types of gatherings. Councilman Carmen Sanchez said Council needs to review the entire ordinance and allow citizens to assemble peacefully and voice their opinions peacefully; and to look at fees for police presence. Councilman Sanchez suggested adding a paragraph allowing for a safe place for people to assemble. Councilman Paul Biever concurred with Councilman Sanchez, and recommended giving directions to City staff to draft revisions based on tonight's discussion and bring it back to Council for further discussion and action. Councilman Benny Martinez added that he felt the revisions should include a definition of public gathering and to separate public gathering and parade in the definition.

Mayor Riley invited citizens to speak on this item.

- Greg Price – 6132 Stirrup Ln. – Thanked the City Council for their consideration and added that we are talking about the people’s rights and not privileges.
- Olen Yarnell – 7230 Sulky Ln. – Expressed his concern with the definitions in the ordinance and that he liked the idea of separating the definitions as Council discussed.
- Walter Geraghty – 7315 Ellerby Pt. – Spoke on behalf of those “who wore a uniform” and the asked if there was a difference between “freedom of assembly” and “free”.
  - City Attorney Zech that it is constitutionally valid as stated by the United States Supreme Court to require a permit and to charge a fee prior to a public gathering.

REGULAR AGENDA

Update on the 2014 Jazz Festival. M&C #2014-11-10-12 (P. Biever/R. Ruiz)

Councilman Paul Biever presented the Festival Committee Report with the Jazz Festival debriefing comments.

Councilman Benny Martinez expressed his disappointment in staff contacting vendors when the City had hired an event manager; his disappointment in Councilman Biever presenting the Festival Committee report saying that the City needs to use the committees properly, and that the report should have come from them. Councilman Martinez added that he fully supports Mr. Anthony Tobias being the event manager next year.

Mayor Riley asked that there be a side-by-side analysis including the cost between Anthony Tobias and Mike DeLaGarza at the next meeting. Councilman Abraham Diaz agreed with Mayor Riley and would also like to see who else is out there that could manage the event or any other venue. Councilman Carmen Sanchez agreed with Councilman Diaz and would like to see who else is out there. Councilman Ricardo Ruiz agreed with all previous comments.

Councilman Biever added that he would not recommend using Mr. Anthony Tobias as he found him to be unprofessional and difficult to work with. Councilman Biever also said it is the job of the City Council to do due diligence and that at one part during the preparation of the festival Mr. Tobias quit and told staff that no one was to contact him. Councilman Biever recommended using Mr. Mike DeLaGarza to manage next year's event.
Councilman Sanchez agreed that there were difficulties with the Jazz Festival but that she agrees with Councilman Diaz and although she loves the work Mr. DeLaGarza does, she would like to see if there is anyone else out there that could manage the event.

Councilman Ricardo Ruiz added that there are other companies that manage this type of event and that it would be a wise decision to make a comparison in the best interest of the citizens.

Mayor Riley invited citizens to speak on this item.

- Olen Yarnell – 7230 Sulky Ln. – Questioned Mr. Delagarza’s payment for the July 4th Celebration. Mr. Yarnell also said he was in favor of a side-by-side analysis and would like to see the contracts for both Tobias and DeLaGarza included in that comparison.

**Consideration of Ordinance No. 14-026 amending regulations regarding yard signs and political signs. M&C #2014-11-10-13 (K. Flores)**

Kristie Flores, Community Development Director, presented a proposed amendment to the sign ordinance regulations for yard signs and political signs. The amendment included provisions for political signs which are that they may not have a an effective area of greater than thirty-six (36) feet; be greater than eight (8) feet in height; be illuminated; or have any moving elements. A new definition for yard sign was added saying that a yard sign is any sign place on the lawn or yard of a residential property and that there are to be no more than two (2) signs per yard, kept in good condition and shall not be fallen, faded, and/or worn or torn; and that signs advertising contractor services shall be removed five (5) days after completion of the work.

Mayor Riley asked how many days before an election may political signs be placed on a yard. City Attorney Zech said that the City does not have the authority to regulate that. TxDOT still regulates that area. This amendment regulates private property, yard signs only.

Councilman Abraham Diaz asked that the City Council consider extending the time allowed on the contractor signs.

Mayor Riley invited citizens to speak on this item.

- Vickie Jamvold – 7203 Poss Road – Asked if the amendment pertained to “signs you have on your fence like “Private Property” or “Beware of Dog” signs in your front yard?”
  - City Attorney Zech replied (inaudible) but Mayor Riley and Kristie Flores answered that these types of signs are “in addition to”.
- Walter Geraghty – 7315 Ellerby Pt. – Asked for clarification on political signs numbers.
  - City Attorney Zech replied that there is no limitation to political signs a citizens places on their private property.

A motion was made by Councilman Abraham Diaz, seconded by Councilman Paul Biever, to adopt Ordinance No. 14-026 with the amendment to allow for fourteen (14) days for contractor signs. Upon a unanimous vote, Mayor Riley announced the motion carried.

**An item to authorize the extension of the agreement between SA Pool Management and the City of Leon Valley for one year to manage the Leon Valley City Pool for the 2015 Summer Season. M&C #2014-11-10-14 (M. Moritz)**
David Dimaline, Assistant Public Works Director presented the item. Mr. Dimaline said that at the request of City Council, an additional day was discussed with Tuesday being the selected day to be open from noon to 8:00 p.m. at an additional annual cost of just under $4000. Staff's recommendation was to extend the existing contract with San Antonio Pool Management, Inc. to manage and operate the community pool for the 2014-2015 swim season in the amount of $40,995.

A motion was made by Councilman Benny Martinez, seconded by Councilman Abraham Diaz, to extend the existing contract with San Antonio Pool Management, Inc. to manage and operate the community pool for the 2014-2015 swim season to include the additional day in the amount of $40,995. Upon a unanimous vote, Mayor Riley announced the motion carried.

Mayor Riley invited citizens to speak on this item.

- Lyn Joseph – 6423 Trotter Ln. – Wanted to know why the City is not charging for visitors outside of Leon Valley.
  - Mr. Dimaline reported that 3% of the visitors were from outside of Leon Valley.

Presentation regarding the traffic impact worksheet for the San Antonio Aquarium at 6320 Bandera Rd. with possible direction for the City Staff to initiate a level 1 traffic impact analysis. M&C #2014-11-10-15 (K. Flores)

Kristie Flores, Community Development Director presented this item at the request of the City Council to review the traffic impact associated with the development of the San Antonio Aquarium at the old Fiesta Dodge property. The City Development Code requires that the developers complete a Traffic Impact Worksheet (TIW) to assess traffic flows and impacts. The developer's TIW that was reviewed by the City Engineer which indicates that they will have 80 peak hour trips. City Engineer Sia Sayyadi has noted however, that anything over 50 peak hour trips requires a maximum available throat depth to be provided within the property to eliminate traffic backup within Bandera Road. In essence this is vehicle stacking on the property so that traffic on Bandera Road is not adversely impacted. This will be addressed by the developer. If the City Council desires a City sponsored Level 1 Traffic Impact Analysis — we estimate the cost to be approximately $3,000.

Mayor Riley invited citizens to speak on this item.

- David Jordan – 5309 Cilantro Place – The Ridge Subdivision HOA President. Asked that the study be done for future reference.
- Irene Baldrige – 6368 Parsley Hill – Asked that the City check with the developer to see if there are plans to use the exit at Thistle.

Councilman Abraham Diaz expressed his concerns with school buses exiting onto Thistle to which Claudia Mora, Economic Development Director replied that the developer was only going to be used for parking and that the driveway was going to be closed off. Ms. Mora said she would confirm this with the developer.

Councilman Benny Martinez suggested that the City could place traffic signs to keep drivers from going down Thistle.

Councilman Carmen Sanchez recommended that the Council table this item until more information is available.
Direction was given to staff to prepare an analysis on how the Ridge would be affected and bring the information back in December for Council discussion.

**Consideration to authorize the City Manager to enter into an installation contract with ElectraLink, Inc., to provide audio visual and overhead paging equipment installation services for the new fire station. M&C #2014-11-10-16 (M. Moritz)**

Luis Valdez, Fire Chief presented the item by giving a brief background on the technology infrastructure at the New Fire Station and City Hall. In October 2013, Elert & Associates was contracted to provide Technology Construction Consulting Services to develop plans, specifications, and Requests for Proposals for the construction of the technology infrastructure at the new fire station and for the renovated City Hall complex. The Requests for Proposals were received on April 16, 2014, and were reviewed. The recommendations from this review for infrastructure cabling and internet service installation were presented to the City Council on June 9, 2014. Entech, Inc. was selected to provide the Wireless Local Area Network (WLAN) and Tero Technologies was selected to provide network and UPS systems. The audio visual and overhead paging components cost for the new fire station will be $34,931.50 which is budgeted in the FY 2015 budget. Authorize the City Manager to enter into a contract with Electra Link, Inc. for the installation of the audio visual and overhead paging systems at the new fire station.

Mayor Riley directed staff send her an itemized breakdown of the $174,000.00.

Mayor Riley invited citizens to speak on this item.

- Olen Yarnell – 7230 Sulky Ln. – Wanted to know if this was in line with what was budgeted? Is it above? Is it below? Mr. Yarnell also stated that this had never been presented to the Bond Oversight Committee and wanted to know why it had not.
  - City Manager Longoria responded that this had been presented in one Council meeting and again at a budget work session; in terms of the Bond Oversight Committee, Mr. Longoria said it had been presented when the entire budget package was presented which included the technology package.

A motion was made by Councilman Abraham Diaz, seconded by Councilman Paul Biever, to authorize the City Manager to enter into an installation contract with ElectraLink, Inc. to provide audio visual and overhead paging equipment installation services for the New Fire Station. Upon a unanimous vote, Mayor Riley announced the motion carried.

**City Manager’s Report:**

a) **Reorganization of City Staff**  
b) **Update on DPS Development Agreement and Pending Issues (striping, traffic light & study)**  
c) **Monthly Departmental Reports**  
d) **Approved Minutes from Boards, Commissions and Committees**  
e) **Future Agenda Items:**  
  - Silo Property – Public Comment – December 8th  
  - Zoning Amendment – Redefining “Family” in the R-1 Zoning Districts  
  - Amendments to Public Gatherings Policy (December 2014)

City Manager Longoria reported the following: a) the new staff organization will go into effect on November 1st which was implemented in an effort to improve responsiveness to the City Council as
well as the citizens. This would also allow Mr. Longoria to focus more on a strong suit of his which is economic development. Part of the new organization included the appointment of Chief of Police Randall Wallace and Human Resource Director Crystal Caldera as Assistant City Managers pointing out that these are not new positions but more like “super directors”; an appointment was also made to Angela Trejo to Executive Assistant to the City Manager; Code Compliance and Animal Control will go under the direct supervision of Saundra Passailague, City Secretary. Both Assistant City Managers are working together to reorganize the police department to improve the operations there. This should be done in the January/February timeframe. b) Mr. Longoria also update Council on the DPS Agreement saying the 90% of the items were completed but that there are three items still pending: 1) traffic lane on Evers Road; 2) the traffic signal system at the intersection was to be reconstructed but has not been done; and 3) a six month traffic analysis. Mr. Longoria is working on addressing this with the City Attorney. Public Works is also working on a contract to do stripping all over the City which should be done by next week. Mr. Longoria concluded his report by announcing the following events. Which Mayor Riley added that the 22nd of November is the Coffee with the Mayor and Council but that there will be no Coffee in the month of December.

Upcoming Important Events:

a) 11/11/14 – City Offices will be closed in observance of Veterans Day

b) 11/27/14 – 11/28/14 – City Offices will be closed in observance of the Thanksgiving holiday

c) 12/8/14 – Christmas Tree Lighting Ceremony at 6:30 p.m.

d) 12/8/14 – Regular City Council Meeting at 7:30 p.m.

e) 01/24/15 at 8:30 a.m. until noon – Annual Town Hall Meeting

The City Council shall meet in Executive Session under Texas Local Government Code to discuss the following:

a) §551.072 Deliberation Regarding the Purchase of Real Property located at 6312 El Verde Road.

No Executive Session held.

Citizens to be Heard

Mayor Riley invited citizens to speak on this item.

- Lyn Joseph – 6423 Trotter Ln. – Voiced her concerns with the letter to Mr. Williamson regarding the DPS situation.
- Vickie Jamvold – 7203 Poss Road – Voiced her concerns with the Leon Valley Public Library’s holiday schedule; asked if dispatch could notify homeowners near flood area of low water situations; thanked everyone for the TNR building; and a pilot pet registration that she is willing to do through the Library.
- Olen Yarnell – 7230 Sulky Ln. – Asked for clarification on the “Don’t Pave the Natural Area” signs.

Announcements by the Mayor and City Council Members. At this time, reports about items of community interests on which no action will be taken may be given to the public as per Chapter 551.0415 of the Local Government Code, such as: expressions of thanks, congratulations or condolences, 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.

Councilman Carmen Sanchez asked that committee reports be included in the packet in the future in the City Manager's Report.

Councilman Abraham Diaz asked for an update on the 800M Gh radios is included at the December Council meeting. Councilman Diaz also congratulated Chief Wallace and Ms. Caldera for their promotions. Lastly, he thanked Chief Valdez for the aprons that were donated.

Councilman Benny Martinez stressed that he would like the City to use the committees and also to have them report directly to Council.

Mayor Riley added that she did attempt to get the Festival Committee Chair to present this evening but that was not possible due to an illness with one of the members. Mayor also mentioned Dave Gannon’s recent honored by Northside by the State Board of Education. Mayor also thanked Margaret who is the sister of Walter Geraghty for putting up all the yellow ribbons for Veterans Day.

Adjournment

Mayor Riley announced the meeting adjourned at 9:52 p.m.

These minutes approved by the Leon Valley City Council on the 8th of December, 2014.

APPROVED

CHRISS RILEY
MAYOR

ATTEST: SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY