



**CITY OF LEON VALLEY  
CITY COUNCIL SPECIAL AND REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, Texas 78238  
Monday, December 08, 2014

**MINUTES**

The City Council of the City of Leon Valley, Texas met on the 8<sup>th</sup> day of December, 2014 at 7:15 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.

**SPECIAL CITY COUNCIL MEETING**

**Call to order, Determine a Quorum is Present.**

Mayor Riley called the Special City Council Meeting to order at 7:15 p.m.

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 Bieber.

City Manager Manuel Longoria, Jr., City Secretary Sandra Passailaigue, ACM/Human Resources Director Crystal Caldera, Public Works Director Melinda Moritz, and Fire Chief Luis Valdez were also present.

**The City Council will convene in Executive Session pursuant to Section 551.087 as authorized by the Texas Government Code, Deliberations Regarding Economic Development Negotiations about the second phase of the Barcelona Lofts; and reconvene into Open Session to take any necessary action arising from the Executive Session.**

The City Council went into Executive Session at 7:16 p.m.  
The City Council reconvened into Open Session at 7:36 p.m. No action was taken.

**Adjournment**

Mayor Riley announced the meeting adjourned at 7:36 p.m.

**REGULAR CITY COUNCIL MEETING**

**Call to order, Determine a Quorum is Present.**

Mayor Riley called the Regular City Council Meeting to order at 7:36 p.m.

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 Bieber.

Also in attendance were:

City Manager Manuel Longoria, Jr., City Secretary Sandra Passailaigue, ACM/Human Resources Director Crystal Caldera, Public Works Director Melinda Moritz, Fire Chief Luis Valdez, Economic Development Director Claudia Mora, ACM/Police Chief Randall Wallace and Community Development Director Kristie Flores.

Mayor Riley thanked everyone who attended this evening's Annual Tree Lighting Ceremony with special thanks to the Public Works Department and Finance Director Vickie Wallace for all of their hard work.

Mayor Riley introduced special guest, Matthew Crohn of Troop 228 from Northwest Hills United Methodist Church who is working on his Citizenship Badge.

Councilman Benny Martinez introduced Jackson Aldrich, Alekzandre Easley, Romeo Rodriguez, Cisco Rodriguez, Jared Brown, Noah Santana, Junior Martinez, Tommy Beck, Seth Sandoval, James Martin, Frankie Ruiz, Daniel Mejia, David Linares and Andrew Wallace of Troop 1010 from Jimmy Elrod Elementary. Troop 1010 led the Pledge of Allegiance.

Mayor Riley asked if any of the Councilmembers wished to pull Items from the Consent Agenda for discussion, Councilman Benny Martinez announced that he would like to pull Item 7. Mayor Riley then announced that Item 7 would follow Item 5 – Citizens to be heard as stated on the agenda.

#### **Citizens to Be Heard**

- Darby Riley – 6939 Forest Way – Objects to Item 7 of the agenda. Also, asked that Council reconsider Item 14 and allow the public to have input on the trail.
- Kim Crawford – 7007 Forest Mont – Suggested that complaints be logged in writing.
- David Jordan – 5309 Cilantro Pl. – Passed on speaking at this time.

#### **CONSENT AGENDA**

##### **Approval of City Council Minutes. (S. Passailaigue)**

- a) November 10, 2014 Regular City Council Meeting**
- b) November 17, 2014 Special City Council Meeting**
- c) November 22, 2014 Coffee with the Mayor & Council**

**Consideration of Resolution No. 14-029R designating an official newspaper for City publications and notices for Fiscal Year 2014-2015. M&C #2014-11-10-02 (S. Passailaigue)**

**Consideration of Ordinance No. 14-028 amending the City of Leon Valley's Code of Ordinances, Chapter 5 "Fire Prevention and Protection", Article 5.04 Section 5.04.001, "Adopted", and Section 5.04.002, "Amendments", by adopting the International Fire Code, 2015 Edition with amendments. M&C #2014-12-08-03 (ACM R. Wallace/L. Valdez)**

**Consideration of Ordinance No. 14-029 amending the City of Leon Valley Code of Ordinances, Chapter 3, "Building Regulations," Article 3.02, "Technical and Construction Codes and Standards," to adopt the 2015 International Building Code, International Residential Code, International Existing Building Code International Mechanical Code, International Plumbing Code, International Energy Conservation Code and the 2014 National Electrical Code. M&C #2014-12-08-04 (ACM Caldera/K. Flores)**

**Budget Adjustment in the amount of \$3,000 from CIED Fund account to provide a budget for the work being conducted by the Beautification Committee. M&C #2014-12-08-04 (V. Wallace)**

A motion was made by Councilman Abraham Diaz, seconded by Councilman Paul Bieber, to approve Consent Agenda Items #6 (City Council Minutes – 11/10/14, 11/17/14 and 11/22/14), #8 (Resolution No. 14-029R), #9 (Ordinance No. 14-028), #10 (Ordinance No. 14-029), and #11 (Budget Adjustment-CIED Fund), as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

**Ratification of a two (2) year extension to the City Manager’s employment agreement approved by the City Council on November 17, 2014. M&C #2014-11-10-01**

A motion was made by Councilman Benny Martinez, seconded by Councilman Carmen Sanchez, to return to the original agreement and reconvene in April 2015 and have this City Council review his performance, he was given several tasks that he had to complete and if he completes satisfactory then we extend his contract for two (2) years.

Mayor Riley called for a call vote to which the City Council replied: Councilman Ruiz – Nay; Councilman Sanchez – Aye; Councilman Diaz – Nay; Councilman Martinez – Aye; and Councilman Bieber – Nay.

The City Council voted two (2) for and three (3) opposed with Councilman Ruiz, Councilman Diaz and Councilman Bieber casting the negative votes. Mayor Riley announced that the motion failed.

A motion was made by Councilman Abraham Diaz, seconded by Councilman Paul Bieber, to approve Item #7 as captioned.

Mayor Riley called for a call vote to which the City Council replied: Councilman Ruiz – Aye; Councilman Sanchez – Nay; Councilman Diaz – Aye; Councilman Martinez – Nay; and Councilman Bieber – Aye.

The City Council voted three (3) for and two (2) opposed with Councilman Sanchez and Councilman Martinez casting the negative votes. Mayor Riley announced that the motion carried.

**DISCUSSION AGENDA**

**Discussion and consideration designating Evers Road as “Audie L. Murphy Memorial Way”; naming the currently unnamed driveway at 6425 Evers Road, “Veterans Driveway” as requested by Walter Geraghty, Commander Audie L. Murphy Post No. 336. M&C #2014-12-08-06 (M. Longoria/City Council Policy Sub-Committee)**

City Manager Manuel Longoria, Jr. presented this item that the recommendation of the City Council Policy Sub-Committee to dedicate Evers Road as “Audie L. Murphy Memorial Way”; and naming the currently unnamed driveway at 6425 Evers Road “Veterans Driveway”. The Sub-Committee also recommended that we place the dedication signs on the street speed limit signs. There are currently six speed limit signs within the City of Leon Valley along Evers Road and Evers Road name will NOT change; it would just be a designation of a memorial pathway in honor of Audie L. Murphy. The dedication would take place during the Memorial Day Holiday. The total expenditure to the City would be \$210.

No action was taken at this time.

**Presentation from the City Council Sub-Committee on Infrastructure. M&C #2014-12-08-07 (ACM R. Wallace/M. Moritz)**

- a. Proposed Evers Road & Huebner Creek Improvements
- b. Water System Capital Improvements Plan
- c. Options for Bandera Road Traffic System Improvements

Public Works Director Melinda Moritz presented an update on the items captioned which included projects under consideration being Evers Road rehabilitation, a water and sewer rate study, and exploring alternatives to the TxDOT proposed Super Street/Bandera Road plan. In January, the Sub-Committee will discuss water

and sewer rate study recommendations, and RFP (Request for Proposal) for Bandera Road alternatives, and the bid process for mill and overlay of Evers Road.

**Presentation and update on the Hike & Bike Trail. M&C #2014-12-08-08 (ACM R. Wallace/M. Moritz)**

Public Works Director Melinda Moritz presented an update on the status of the Hike & Bike Trail and provided "next steps" information. Ms. Moritz began by saying that in February of 2014, the City Council made a final decision on the trail alignment. From February through May 2014, IDS Engineering prepared the engineered plans for submission to the Texas Department of Transportation (TxDOT). The plans were then submitted to TxDOT, the San Antonio Water System (SAWS), and City Public Service (CPS) for their review. In August of 2014, the City received preliminary approval from CPS & TxDOT, with some minor revisions and in November of 2014, the City received approval with some revisions from SAWS. Revisions to the trail route include removing one CPS pole along Bandera Road and moving the proposed trail so that it is routed with minimal impact to the SAWS water, sewer, and recycled water line easements. The trail remains as near to the edge of the Huebner-Onion Natural Area as possible. The next steps for the completion of the Trail project include the following: Dec 2014 - Final TxDOT clearance expected in mid-December; Dec 2014 - Bids advertised for 30 days; Jan 2015 - Bid results presented to City Council for award & contract approval; Feb 2015 - Construction starts; and June 2015 - Construction completed. Ms. Moritz concluded her update by adding that once this portion of the trail is complete, staff will investigate grant opportunities for the funding of the second segment of the trail, which will connect the trail to the City of San Antonio's proposed Crystal Hills trail head at Shadow Mist. Ms. Moritz concluded the presentation saying that the trail is funded by the Federal Highway Administration, through the Texas Department of Transportation, and approved by the Metropolitan Planning Organization. This is an 80/20 match, with the City paying the 20%. The construction costs are not known at this time; however, it is estimated to be approximately \$1.2 million, with the City portion being paid from the CIED Fund.

Mayor Riley asked that the new trail be staked out so people can walk the proposed trail. Ms. Moritz added that the crossing is in the original proposed location but that the trail did have to be moved some in order to protect clusters of trees and in order to stay out of the SAWS easement as requested by SAWS. Mayor Riley added that she would like another public hearing and that she will now have the January Walk with the Mayor along the trail. Councilman Carmen Sanchez said she would also like to walk the trail. Councilman Benny Martinez said he would like to have a public meeting in January also.

Mayor Riley invited citizens to speak on this item.

- David Jordan – 5309 Cilantro Pl. – Would like to see more discussions on this item.
- Darby Riley – 6939 Forest Way – Passed on speaking at this time.

**Staff update on the implementation of the 800 MHz communication dispatch system. M&C #2014-12-08-09 (ACM R. Wallace/L. Valdez)**

Fire Chief Luis Valdez gave an update on the implementation of the 800 MHz communication dispatch system saying that radio channel licensing and other administrative requirements have been addressed, and the City has received a cache of radios from Bexar County for this transition. The City's emergency service went "Live" on the 800 digital radio systems at 6:00 a.m. this morning and is working well.

**Staff update of the Traffic Impact Analysis related to the Development of the San Antonio Aquarium. M&C #2014-12-08-10 (ACM Caldera/K. Flores)**

Community Development Director Kristie Flores presented an update, as directed at the November 10, 2014 City Council Meeting, on the traffic impact for the San Antonio Aquarium. Ms. Flores reported that the San Antonio Aquarium submitted a Traffic Impact Analysis Worksheet, which did not meet the 100 peak hour threshold for a Level 1 Traffic Impact Analysis. The City Council directed staff to investigate the concerns expressed by citizens regarding potential traffic onto Thistle and to present traffic impact alternatives. Ms.

Flores informed the Council that staff and the City Engineer investigated the Ridge's concerns and overall traffic affects in the area and the following was determined: 1) the rear of the building will NOT be used for buses and/or delivery trucks, 2) all activities in the evening are confined to the inside of the building and there will be no late deliveries on site at or past 10pm. Sia Sayyadi, P.E., notes the following regarding traffic impact in the area: 1) based on review of the project, there will not be any significant impact on The Ridge at Leon Valley as the ingress and egress will be via Bandera Road, 2) the percentage of vehicles using Thistle and Watercress Dr. to bypass Bandera-Wurzbach intersection will be insignificant, 3) the impact of this and additional development of the site will be at Bandera Road and Seneca as the vehicles traveling from 410 have to make a turnaround at this intersection, which should be addressed in the future planning for Bandera Road, and 4) the significant impact will be the entrance to the Aquarium site. Mr. Sayyadi recommends that with any future development to the site, installation of deceleration lane at the entrance to the site and a minimum of 120 feet throat depth within the site to eliminate traffic backup on Bandera Road. This can be accomplished by the City or the next developer of the site. The estimated cost is approximately \$25,000.

Mayor Riley invited citizens to speak on this item.

David Jordan – 5309 Cilantro Pl. – Spoke once again about the concerns of the citizens who reside in the Ridge Subdivision but said he would stay “optimistic” about it.

**Discussion related to the merging of the Community Events Committee and the City Festival Committee. M&C #2014-12-08-11 (Mayor Riley)**

Mayor Riley presented this item in an effort to either combine the Community Events Committee (CEC) and the Festival Committee or simply dissolve the Festival Committee. Community Development Director Kristie Flores said that it is the desire of the Chair of the CEC that if anything did happen with the Festival Committee, that they become a sub-committee of the CEC. This was followed by a brief discussion.

Ms. Flores offered to send letters out to the Festival Committee members who are not already members of the CEC, to invite them to join the CEC. City Council asked for her to report back in January on the results of that letter.

**Discussion on the proposed agenda for the Annual town Hall Meeting for 01/24/15 at 8:30 a.m. until 12:30 p.m. M&C #2014-12-08-12 (M. Longoria/Mayor Riley)**

Mayor Riley asked that language be added to the agenda to allow for citizen input as is done on the Coffee with the Mayor agendas.

**REGULAR AGENDA**

**Consider Amending Plat #2014-003, a request by Robert Bretz, Engineer for Manuel Rubio, Sr., to amend the lot line and acreage between Lots 61 and 64, Block 3, CB 5784, Greenway Park Subdivision, to add .078 acres to Lot 64. M&C #2014-12-08-13 (ACM C. Caldera/K. Flores)**

A motion was made by Councilman Benny Martinez, seconded by Councilman Abraham Diaz, to approve of Amending Plat #2014-003 as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

**A Resolution supporting the Development of the Evers Road Ethnic Food Festival in cooperation and co-sponsorship with the City of San Antonio. M&C #2014-12-08-14 (M. Longoria/C. Mora)**

A motion was made by Councilman Paul Bieber, seconded by Councilman Ricardo Ruiz, to approve Resolution No. 14-030R supporting the development of the Evers Road Ethnic Food Festival as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

**Review, discussion and possible action on the submissions of Request for Proposals (RFPs) for the selection of an Events Project Manager for the 4<sup>th</sup> of July and the Leon Valley Music Festival Events. M&C #2014-12-08-15 (ACM C. Caldera/K. Flores)**

A motion was made by Councilman Abraham Diaz, seconded by Councilman Carmen Sanchez, to approve MDGL & Company as the Event Project Manager for the 2015 July 4<sup>th</sup> Celebration and the Leon Valley Music Festival, as presented. The City Council voted four (4) for and one (1) opposed with Councilman Benny Martinez casting the negative vote. Mayor Riley announced that the motion carried.

**An item amending Ordinance No. 14-030 related to Public Gatherings by adding a variance procedure. M&C #2014-12-08-16 (ACM R. Wallace)**

A motion was made by Councilman Carmen Sanchez, seconded by Councilman Benny Martinez, to approve Ordinance No. 14-030 as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

**Consideration and possible action to direct staff to investigate the matter of the “Don’t Pave the Natural Area” signs that were removed on May 1, 2014 as requested by Councilman Carmen Sanchez. M&C #2014-12-08-17 (S. Passailaigue)**

- Kim Crawford – 7007 Forest Mont – Would really like an investigation conducted to give her answers on why the signs were removed.

There was a consensus among the City Council to take no action on this item as revisions to the ordinance have occurred in an effort to prevent a situation as this occurring again.

**City Manager’s Report:**

- a) **Monthly Departmental Reports**
- b) **Approved Minutes from Boards, Commissions and Committees**
- c) **Future Agenda Items:**
  - **Zoning Amendment – Redefining “Family” in the R-1 Zoning Districts**
  - **Amendments to Public Gatherings Policy**

City Manager Manuel Longoria, Jr. announced the Grand Opening of the San Antonio Aquarium on December 17, 2014. Mr. Longoria also announced that there would be no Coffee with the Mayor and Council in December or January but that on January 24, 2015, the Annual Town Hall Meeting would be held at the Conference Center in lieu of the January Coffee. Lastly, Mr. Longoria invited the Council to attend the Annual Christmas Luncheon that is scheduled for December 16<sup>th</sup> at 11:30 a.m.

Mayor Riley asked on behalf of some citizen’s comments that the City Manager’s Report be moved up earlier on future agendas.

**Upcoming Important Events:**

- a) **12/24/14 – 1/02/15 – City Offices will be closed in observance of the Christmas and New Year’s holidays.**

**Citizens to be heard.**

- Pedro Esquivel – 7207 Forest Meadow – Complimented staff and management on the courtesy and kindness he was shown just after hours when they stopped from leaving and asked if they could assist him.
- Kim Crawford – 7007 Forest Mont – Ms. Crawford thanked everyone for their consideration of her concerns and wanted everyone to know that she was “okay”.
- Mayor Riley re-introduced Francisco (*no last name given*) from Holmes High School who was visiting again this evening for his Government class.

**Announcements by the Mayor and City Council Members.**

Councilman Ricardo Ruiz said that the Christmas Tree Lighting Ceremony was phenomenal and hopes to continue it and promote Leon Valley. Councilman Carmen Sanchez "seconded that motion". Councilman Abraham Diaz concurred and asked that the gratitude of the Council and citizens be expressed to staff and to send "thank you letters" signed by the Mayor to participants like John Marshall band, Leon Valley Elementary Choir, the church, etc. Councilman Benny Martinez thanked the LVFD for the service in a recent incident and asked that there always be a handheld radio in the future for emergency situations. On behalf of the City Council, Mayor Riley wished everyone a merry Christmas and a happy new year.

Mayor Riley was presented with a birthday cake and everyone sang "Happy Birthday" in celebration of her December 3<sup>rd</sup> birthday.

**Adjournment**

Mayor Riley announced the meeting adjourned at 10:02 p.m.

**These minutes approved by the Leon Valley City Council on the 12<sup>th</sup> of January, 2015.**

APPROVED



**CHRIS RILEY  
MAYOR**

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

