



CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Tuesday, August 02, 2016

AGENDA

1. **7:00 P.M.** Call to order, Determine a Quorum is Present, Pledge of Allegiance.
2. **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]
3. Presentation of Certificates of Appreciation for the June 11th Neighborhood Renewal Program participants. **M&C #2016-08-02-01 (D. Dimaline)**
4. Presentation of Good Neighbor Award to the Leon Valley Church of Latter Day Saints.

CONSENT AGENDA

5. Approval of City Council Minutes. **(S. Passailaigue)**
 - a) July 11, 2016 Special City Council Meeting
 - b) July 18, 2016 Special City Council Meeting
 - c) July 19, 2016 Special City Council Meeting
 - d) July 19, 2016 Regular City Council Meeting
 - e) July 23, 2016 Coffee with the Mayor and City Council
 - f) July 27, 2016 City Council & LVEDC Special Meeting
6. Consider, discuss and possible action on a final Replat #2016-460, to replat approximately 0.5372 acre tract of land, being Lot 37, Block J CB 4446A to Lots 49 and 50, Block J, CB 4446A out of the Linkwood Additions Subdivision generally located at 7705 Linkview Drive. **M&C #2016-08-02-02 (E. Carol)**
7. Consider, discuss and possible action to reschedule the October 4, 2016 Regular City Council meeting to October 3, 2016 in an effort to accommodate City Council and staff who will be attending the TML Annual Conference in Austin, Texas October 4th-7th.

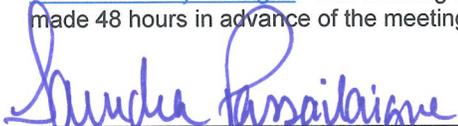
REGULAR AGENDA

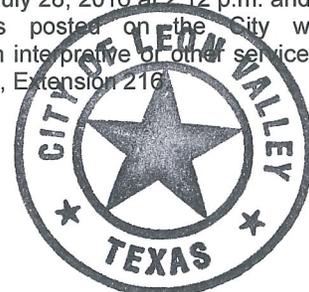
8. Consider, Discuss and Possible Action to Authorize the City Manager to Enter into a Contract With IDS Engineering Group for the Design, Engineering, and Construction Management for the Reconstruction of the Evers Road Huebner Creek Bridge, and Approve Reallocation of Existing Funds from Stormwater Capital Projects. . **M&C #2016-08-02-03 (M. Moritz)**
9. City Manager's Report:
 - a) Approved Minutes from Boards, Commissions and Committees
 - b) Future Agenda Items:
 - Sign Ordinance LED
 - Hand Gun Policy
 - Citizens Police Advisory Committee
 - c) Upcoming Important Events:
 - Budget Workshops
 - August 27th from 9:00 a.m. – 12:00 p.m. at the Leon Valley Conference Center – Parliamentary Procedure & Open Meetings Training for all directors, board liaisons, City Council Members, Boards, Commissions and Committee Members.
 - August 31st at 5:30 p.m. – First Tax Public Hearing
 - September 6th at 7:00 p.m. – Second Tax Public Hearing
 - August 30th from 5:00 p.m. – 7:00 p.m. at the Leon Valley Conference Center – VIA Public Meeting regarding January service changes and to inform citizens of the Primo route and the modification of this route in Leon Valley.
10. Citizens to be heard.
11. 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.
12. 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 City Hall, 6400 El Verde Road, Leon Valley, Texas, on July 28, 2016 at 2:12 p.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 interpretation 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



MAYOR AND COUNCIL COMMUNICATION

M&C #2016-08-02-01

DATE: August 2, 2016
TO: Mayor and City Council
FROM: David Dimaline, Public Works Assistant Director
THROUGH: Kelly Kuenstler, City Manager
SUBJECT: Presentation of Certificates of Appreciation for the June 11, 2016 Neighborhood Renewal Program (NRP) participants.

PURPOSE

The purpose of this item is to recognize volunteers for their service during the City of Leon Valley's Neighborhood Renewal Program (NRP) which was held on June 11, 2016.

BACKGROUND

The City of Leon Valley held its first NRP that included an area within a portion of the Old Mill Subdivision. The area was bounded by Timberhill, Blacksmith, and Autumn Chase. In the month leading up to June 11th, Public Works crews repaired sidewalks, mowed and trimmed drainage areas, replaced stop signs, cleaned stormwater drainage inlets, painted hand railings and fire hydrants. An additional mid-block fire hydrant and valve was installed for improved coverage for the neighborhood. In addition, Code Compliance staff painted over graffiti in the area.

A total of 24 volunteers assisted with the NRP, and met on June 11, 2016 to paint a house located on Blacksmith. The house received new paint on the trim and exterior areas, minor repairs, and trimming of trees. The Fire Department helped with the house painting, and also had staff going to each house in the area to test and replace smoke detectors.

The Home Depot participated on June 11th by sending employees, building materials and providing skills to replace some necessary woodwork. Ms. Libby Wechtenhiser was instrumental in providing her leadership and assistance during the entire event.

Mr. Richard Burge is the Store Manager at the local PPG Paints. Mr. Burge with PPG Paints provided the City with five gallons of free paint, as well as a discount on materials.

The volunteers who participated in City's 1st NRP are:

1. Sergio Cardenas
2. Councilwoman Monica Alcocer
3. Councilwoman Belinda Ealy
4. Councilman David Jordan
5. Donna Charles
6. Dulce De La Cerda

7. Guisha Gonzalez
8. Richard W. Burge (PPG Paints, Store Manager)
9. Elizabeth R. Wechtenhiser (The Home Depot, Store Manager)
10. Magdalena R. Cisneros
11. Lloyd K. Perrin
12. Jesus Rodriguez
13. Saundra Passailaigue (CoLV)
14. Sal Martinez (CoLV)
15. Don Burgess (CoLV)
16. Lacie Clements
17. Joseph Martinez
18. Luis Valdez (CoLV FD)
19. John Suhr (CoLV FD)
20. Eric Burnside (CoLV FD)
21. Jaaron Thomas (CoLV FD)
22. Steven Keith (CoLV FD)
23. Jason Prado (CoLV FD)
24. Mike Dizzine (CoLV FD)

The City's goal is to schedule two NRP cleanups each year to coincide with brush and bulky item pickup. The City's next scheduled NRP is for September 17, 2016, and will also occur in the Old Mill Subdivision. We are looking forward to our second NRP, and a call for volunteers will be coming soon.

FISCAL IMPACT

N/A

RECOMMENDATION

N/A

S.E.E. IMPACT STATEMENT

N/A

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

NRP – Old Mill Subdivision Before/After Photos

June 15, 2016

Stormwater Drainage Inlets



Fire Hydrants



Fire Hydrant – Additional mid-block



Utility Boxes - Graffiti



Signage - Graffiti



Sidewalk Repairs



House Painting



NRP – Old Mill Subdivision Before/After Photos

June 15, 2016



GOOD NEIGHBOR AWARD

Presented to

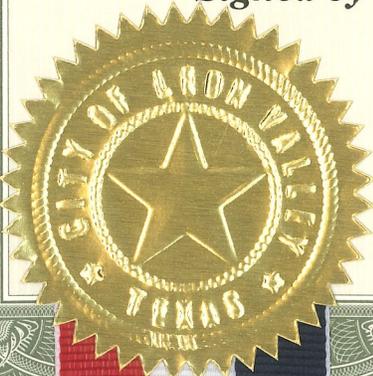
The Leon Valley Church of Latter Day Saints

*On behalf of the Leon Valley City Council, this award
recognizes the Church of Latter Day Saints.*

*We thank you for your hospitality and support of the
Leon Valley 4th of July Parade.*

*We appreciate your goodwill, neighborly spirit
and your commitment to the organization
and success of the annual
Leon Valley 4th of July Parade.*

Signed by my hand this 2nd day of August, 2016.



Chris Riley
Mayor Chris Riley



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

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Monday, July 11, 2016

MINUTES

The City Council of the City of Leon Valley, Texas met on the 11th day of July, 2016 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.

Mayor Riley called the Special City Council Meeting to order at 5:40 p.m.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Council Members Belinda Ealy, Benny Martinez and David Jordan. Council Member David Edwards was faceted into the meeting and Council Member Monica Alcocer was absent.

Also in attendance were:

City Manager Kelly Kuenstler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, City Attorney Denise Frederick, Public Works Director Melinda Moritz, and Police Chief Randall Wallace.

The City Council shall meet in Executive Session to discuss the following:

A. Texas Government Code Sec. 551.071 Consultation with Attorney to deliberate contemplated litigation or settlement regarding the US Department of the Interior's investigation under Title II of the Americans with Disabilities Act, regarding a complaint of the Leon Valley Natural Area Park Trails.

B. Texas Government Code Sec. 551.072 Real Property to deliberate the possible sale or lease of real property located on or near Shadow Mist Right of Way.

The City Council went into Executive Session at 5:41 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 6:43 p.m. No action was taken.

Adjournment.

Mayor Riley announced the meeting adjourned at 6:44 p.m.

These minutes approved by the Leon Valley City Council on the 19th day of July, 2016.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**CITY OF LEON VALLEY
CITY COUNCIL SPECIAL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Monday, July 18, 2016

MINUTES

The City Council of the City of Leon Valley, Texas met on the 18th day of July, 2016 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.

Mayor Riley called the Special City Council Meeting to order at 5:31 p.m. and led the Pledge of Allegiance.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Council Members David Edwards, Monica Alcocer, Benny Martinez and David Jordan. Council Member Belinda Ealy was absent.

Also in attendance were: City Manager Kelly Kuenstler and City Secretary Sandra Passallaigue.

The City Council shall meet in Executive Session under Texas Government Code §551.074 *Personnel Matters* to discuss the salaries of the Leon Valley Economic Development Corporation Director (*vacant*) and Leon Valley Economic Development Corporation Administrative Assistant Ana Federico and the effect on the FY 2017 Budget.

The City Council went into Executive Session at 5:32 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 7:37 p.m. No action was taken.

Adjournment.

Mayor Riley announced the meeting adjourned at 7:38 p.m.

These minutes approved by the Leon Valley City Council on the 2nd day of August, 2016.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

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**CITY OF LEON VALLEY
CITY COUNCIL SPECIAL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Tuesday, July 19, 2016

MINUTES

The City Council of the City of Leon Valley, Texas met on the 19th day of July, 2016 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.

Mayor Riley called the Special City Council Meeting to order at 5:30 p.m.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Council Members David Edwards, Monica Alcocer, Benny Martinez and David Jordan. Council Member Belinda Ealy arrived at 5:45 p.m.

Also in attendance were:

City Manager Kelly Kuenstler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, Public Works Director Melinda Moritz, Police Chief Randall Wallace, Finance Director Vickie Wallace, Fire Chief Luis Valdez, Communications Director Kristie Flores, Community Development Director Elizabeth Carol, Assistant Public Works Director David Dimaline and Firefighter/Paramedic Todd Morgan .

Conduct a workshop on the Proposed Fiscal Year 2017 Budgets and associated Capital Plans. During the workshop the City Manager will present a PowerPoint Presentation on the following Proposed Fiscal Year 2017 Budgets: M&C #2016-07-19-01 (K. Kuenstler)

**General Fund
Water and Sewer (Enterprise) Fund
Grant Fund
Crime Control and Prevention District
Building Security Fund
Child Safety Fund**

**Municipal Court Technology Fund
Debt Service Fund
Community Center Fund
Street Maintenance Tax Fund
Capital Project Fund
Police Forfeiture Fund**

City Manager Kelly Kuenstler presented the Proposed Fiscal Year 2017 Budgets and associated Capital Plans. City Manager Kuenstler explained each department by line item and pointed out budget highlights.

There was a consensus amongst members of City Council to direct City Manager Kuenstler to construct the Fiscal Year 2017 Budget with a 2% cost of living increase.

There was a consensus amongst members of City Council to authorize City Manager Kuentler to add a line item to the FY 2017 budget for City Manager discretionary funds for market salary adjustments in the amount of \$130,000.00. A recent market study indicated that some of the staff were underpaid. Council Member Alcocer asked that Council be made aware of when and how these funds are used.

Citizens to be heard.

None

Adjournment.

Mayor Riley announced the meeting adjourned at 6:58 p.m.

These minutes approved by the Leon Valley City Council on the 2nd day of August, 2016.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Tuesday, July 19, 2016

MINUTES

The City Council of the City of Leon Valley, Texas met on the 19th day of July, 2016 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, Pledge of Allegiance.

Mayor Riley called the Regular City Council Meeting to order at 6:03 p.m. Mayor Riley welcomed everyone then led the Pledge of Allegiance.

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

Also in attendance were:

City Manager Kelly Kuenstler, ACM/Human Resource (ACM/HR) Director Crystal Caldera, City Secretary Sandra Passailaigue, Public Works Director Melinda Moritz, Assistant Public Works Director David Dimaline, Communication Director Kristie Flores, Fire Chief Luis Valdez, Finance Director Vickie Wallace, Assistant Police Chief Ray Lacy and Firefighter/Paramedic Todd Morgan .

Citizens to Be Heard and Time for Objections to the Consent Agenda.

Mayor Riley asked if any of the Council Members wished to pull any item from the Consent Agenda for discussion. Council Member Martinez pulled Item #7a.

There were no citizens to speak.

Presentation of letter of commendation from the Fire Chief and recognition of Leon Valley Fire Department Engineer, Jaaron Thomas, for earning his Associates in Applied Sciences in Emergency Medical Services from San Antonio College and earning his Master Firefighter certification from the Texas Commission on Fire Protection.

Fire Chief Luis Valdez presented the item recognizing Jaaron Thomas for his accomplishment of earning his Associates in Applied Sciences in Emergency Medical Services and earning his Master Firefighter certification. Firefighters from A shift were all present and thanked for their service.

Presentation of the street ranking information. M&C #2016-07-19-02 (M. Moritz)

Public Works Director Melinda Moritz gave a presentation to explain the 2016 Street Ranking Project; explain the expected results; to plan and maximize use of limited Street Maintenance Tax Funds; and to assure proper repairs and longevity of City streets. The presentation was concluded by Public Works Director giving the recommendation that City Council finish the street ranking project; hold a workshop to determine Capital Projects construction funding and plan; and for streets, drainage, other Capital Projects as defined by Mayor, City Council and City Manager.

Presentation of Leak Detection Survey for the City of Leon Valley Water Utility. M&C #2016-07-19-03 (D. Dimaline)

Assistant Public Works Director David Dimaline presented this item reminding the City Council and citizens that in 2015, the City of Leon Valley was awarded a matching grant to perform a leak detection survey as part of the Edwards Aquifer Authority (EAA) Groundwater Conservation Grant Program. The EAA supports conservation efforts through projects that help reduce water use. Water loss is the difference between the amounts of water pumped (metered) in a certain time period versus the amount of water that is sold. All water systems experience water loss, and, although water loss cannot be eliminated, it can be greatly reduced. Reducing this loss is the fastest, most economical way for a water utility to increase both revenue and the amount of water available, and is considered a Best Management Practice (BMP). A leak detection survey should be performed every 2-3 years, to consistently manage revenues and conservation practices.

The study consisted of an acoustic leak detection survey on thirty-seven linear miles of water distribution piping. A total of 2,250 water service connections, fire hydrants, and distribution valves were inspected and 35 leaks were detected during the evaluation. The leaks were mapped and provided in a final report to the City. City crews then repaired the leaks. An inspection was conducted by the EAA to verify that each leak was repaired before the City received the grant funds. The types of leaks ranged from main line, service line, fire hydrants, meter boxes, and customer side leaks. A 15% water loss is generally considered acceptable for water utilities. The water loss percentage for Leon Valley during the six month period prior to the survey was 10.76%. After the study was completed and the repairs were made, the average water loss was reduced to 4.78%, during the same six months.

Assistant Public Works Director Dimaline concluded his presentation saying that the fiscal impact of this survey was \$23,050. The City received a grant from the EAA in the amount of \$14,200. The remaining balance of \$8,850 was funded from the Fiscal Year 2016 Water Utility operating budget.

- Olen Yarnell asked if this study was something that could be done for the water system.
 - Assistant Public Works Director Dimaline said yes and that it is done annually.

Presentation by the Leon Valley Historical Society – Update on Strategic Plan and working with Bexar County. - Kathy Hill.

Leon Valley Historical Society (LVHS) Member Kathy Hill and Mark Eisenhauer presented the updated LVHS Strategic Plan. Mayor Riley gave condolences on the passing of Mr. Patrick H. Butler III, Ph.D.

Mayor Riley recognized the LVHS Board members that were present this evening.

CONSENT AGENDA**Approval of City Council Minutes. (S. Passailaigue)**

- a) June 21, 2016 Special and Regular City Council Meeting
- b) June 23, 2016 City Council Emergency Meeting

Consider, discuss and possible action on Resolution No. 16-017R re-appointing members to the Library Board of Trustees. M&C #2016-07-19-04 (S. Passailaigue)

Consider, discuss and possible action to approve the Quarterly Investment Report for the quarter ended June 30, 2016. M&C #2016-07-19-05 (V. Wallace)

A motion was made by Council Member Monica Alcocer and seconded by Council Member Benny Martinez, to approve Consent Agenda Item #7b (June 23, 2016 City Council Emergency Meeting), Item #8 (Resolution No. 16-017R), and Item #9 (Quarterly Investment Report) as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Jordan to approve Consent Agenda Item #7a (June 21, 2016 Special and Regular City Council Meeting) as amended.

- Olen Yarnell asked that the minutes be revisited to include information in a note he handed the City Secretary.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Jordan to approve Consent Agenda Item #7a (June 21, 2016 Special and Regular City Council Meeting) as amended; and to include Mr. Yarnell's comments as requested. Upon a unanimous vote, Mayor Riley announced the motion carried.

REGULAR AGENDA

Consider, discuss and possible action on the Forest Oaks Pool Property Presentation by the Forest Oaks Community Pool Committee – Larry Proffitt. M&C #2016-07-19-06 (D. Dimaline)

Assistant Public Works Director David Dimaline presented the item for the purpose of briefing the Mayor and City Council on the Forest Oaks Pool and to recommend several items that will need to occur prior to any deed transfer of the Forest Oaks Pool property to the City. The Forest Oaks Pool Committee was created and tasked with determining the feasibility of the City owning, operating, and maintaining the Forest Oaks Pool property. The two main areas of focus are the financial component and the operations of the entire property, to include the pool, tennis courts, and clubhouse. The Committee consists of eleven members, with representatives appointed by the Mayor and City Council being members from the Park Commission, Leon Valley EDC, and the Beautification Committee. The Chairman of the Committee is Mr. Larry Proffitt. The Committee has reviewed the operations, finances, by-laws, schedule, and fee structure of the property. An operating budget, schedule, and attendance breakdown for the Community Pool from the 2015 season was also provided. As a follow up to the June 21st briefing, following is a list of recommended action items and a proposed schedule: 1) The Forest Oaks Community Association would need to provide a written Notice of Intent to approve the gift deeding of property to the City; 2) Once the City is in receipt of the Notice of Intent, the City could then schedule an inspection of

the premises to take place. Clear Blue Water Pool Repair and Services, LLC provided an evaluation report of the City of Leon Valley Community Pool in 2014, prior to contracting out the management of the pool. It is recommended they provide an inspection and report of the Forest Oaks Pool to the City; 3) The City Attorney would then draft the necessary documents for title transfer and deed filing and the City Engineer would prepare the exhibits. Fees will include a title search, property survey, and title transfer; 4) The City has contracted with San Antonio Pool Management to operate the Community Pool. The contract expires this year and will need to be re-bid. The City would prepare a bid package for the Community Pool and include the Forest Oaks pool and related amenities as a bid alternate; and 5) The Forest Oaks Pool Committee will continue to develop a fee schedule to assist in the operations of both pools, and bring this item back the Mayor and City Council for further action. The Committee is also working to identify additional recreation components that could be offered to citizens. Opportunities exist with membership, classes, pool rental, and concessions. Cash handling options will be included in this briefing.

The Costs associated with recommendations #1, and #2 can be funded from the current Fiscal Year 2016 Public Works General Fund budget. Staff warns that approximately \$60,000 for the proposed Fiscal Year 2017 Public Works General Fund budget might need to be added if the Council votes to take over the Forest Oaks Pool as a City facility. There will also be a possible revenue addition to the Fiscal Year 2017 budget based on the committee's and council's decisions.

A motion was made by Council Member David Edwards and seconded by Council Member David Jordan to table the item until the written Notice of Intent to approve the gift deeding of property to the City and the pay for an inspection of the pool and provide the inspection report to the City. Upon a unanimous vote, Mayor Riley announced the motion carried.

Consider, discuss and possible action on an In Kind Grant request by American Legion Post #336 for use of the Leon Valley Conference Center at 6427 Evers Road for their 911 Patriot Day Remembrance and Post Installation. M&C #2016-07-19-07 (K. Flores)

Communications Director Kristie Flores presented the item saying the City Council adopted an In Kind Grant process by which organizations and stakeholders can request in kind services from the City. The American Legion Post #336 is requesting in kind grant use of the Leon Valley Conference Center on Sunday, September 11, 2016 for their annual 911 Patriot Day Remembrance and Post Installation. The request includes the use of the facility, podium, microphone, security and the waiver of all fees. The City has approved waivers for this event in the past. The set-up and use of the Center will be during non-business hours on a Sunday evening. The Post is requesting security for 100 guests and will be providing their own set-up and clean-up. The purpose of the event is to commemorate 911 and have their post installation ceremony and dinner. This is not a fundraising event and provides free food to American Legion members and guests. The Post has indicated that any excess food would be donated to the Leon Valley Fire Department as in years past. In reviewing the Conference Center calendar and City resources the date and facility are available for use. The In Kind Grant Committee consists of representation from Public Works, the Leon Valley Library, the Administration/Human Resource Department and the Communications Department.

Communications Director Flores concluded by saying the In Kind Grant Committee met and evaluated the request based on the criteria outlined in the In Kind Grant Policy and Guidelines. A scoring matrix was created to further evaluate the request. Per the matrix the maximum score is 100. In evaluating the request, a score of 70 or above results in an affirmative recommendation by the committee member, to then forward to Council for final consideration. The American Legion's

request scored a median average of 61.75 resulting in a recommendation of denial to be forwarded to the City Council for final consideration.

There was a lengthy discussion with Mr. Walter Geraghty present to answer questions.

Council Members David Jordan and Benny Martinez disclosed that they are members of the American Legion Post 336.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy to waive rental and podium fee but do not waive the security or cleaning. Upon vote of three (3) for and two (2) opposed, with Council Members David Edwards and Benny Martinez casting the negative votes, Mayor Riley announced the motion carried.

A Public Hearing to consider a preliminary Replat #2016-460, to replat approximately 0.5372 acre tract of land, being Lot 37, Block J CB 4446A to Lots 49 and 50, Block J, CB 4446A out of the Linkwood Additions Subdivision generally located at 7705 Linkview Drive. Attendees include Jesus and Maria Hurtado (property owners) and John DeHan, their Surveyor. M&C #2016-07-19-08 (E. Carol)

Community Development Director Elizabeth Carol presented the item for the purpose of this plat is to properly subdivide one (1) lot into two (2) lots. The newly proposed subdivision is Lot 50. The owner intends to sell the property to be developed as a single-family residence. Thirty notices were mailed to adjacent property owners advising them of the proposed replat. The applicant paid a fee of \$1,117.00 for consideration of this preliminary replat application. The City's contracted engineer Sia Sayyadi, reviewed the preliminary replat and supporting documents and found the replat to be in substantial conformance to Chapter 10 – Subdivision and the Texas Local Government Code; approval is recommended.

Mayor Riley opened the public hearing at 9:07 p.m.

There being no public comment, Mayor Riley closed the public hearing at 9:07 p.m.

Consider, discuss and possible action accepting a donation from the Homeowners Association of The Ridge at Leon Valley of approximately 2.255 acres to be used as a detention pond and a City Park. M&C #2016-07-19-09 (E. Carol)

Community Development Director Elizabeth Carol presented the item saying the Home Owners Association (HOA) owns the detention pond and the adjacent small parcel of land at the end of Samaritan and Grass Hill, and Caraway Bend, at Cilantro Place which totals approximately 2.255 acres. The smaller parcel is an attractive nuisance, as it is frequently used as a cut through and a place to dump without being detected. The Ridge at Leon Valley neighborhood does not have a park, and this land could be used as a Pocket Park, as recommended by Parks Plan. The HOA would like to donate land, there are no back taxes, and there are not any other encumbrances. In consideration for the donation, the City would generate title transfers and pay a small document recording fee. Funding for improvements to this area are proposed in next year's budget. Additional funding will be proposed in the future, in collaboration from the neighborhood.

Community Development Director Carol concluded the presentation saying that staff recommends the acceptance of the land donation and plan for improvements in future fiscal years, with neighborhood collaboration.

Council Member David Jordan disclosed that he is a resident of the Ridge Subdivision and HOA Board Member.

Mayor Riley introduced the Ridge HOA President Martez Lowery and Vice-President Bret Lederle. Also introduced was the previous HOA President Marian Slaughter.

A motion was made by Council Member David Jordan and seconded by Council Member Monica Alcocer to table the item until cost of cleaning the land is available. Upon a unanimous vote, Mayor Riley announced the motion carried.

Consider, discuss and possible action on the approval of an Ordinance Repealing and Replacing Leon Valley City Code of Ordinance Appendix A Fee Schedule. M&C #2016-07-19-10 (E. Carol)

Community Development Elizabeth Carol presented the item for the purpose of presenting to City Council for consideration of an amendment to the Leon Valley City Code, Appendix A Fee Schedule. The new rates are designed to allow for cost recovery, compare level of service, and enhance the building permit process. In 2015 BB Inspection Services, LLC, provided an analysis of permitting fees between the suburban cities, and noted that the Leon Valley Fee structure no longer covers existing operating expenses and limits the ability of the department to expand its services. The fees in Leon Valley have not been raised in five years, and there is room for service enhancements. There are several new fees that are being proposed to reflect the addition of new applications primarily the additional review process associated the Sustainability Overlay District. Staff is proposing the following new fees: Master Sign Plan, Site Plan Fee, and in the near future will be recommending the addition of a technology fee. Other enhancements include streamlining the application process for the trade permits. The Food Establishment Permit Fees are being raised to add an education component for restaurants operating in Leon Valley. The Health Inspector will be proactively meeting with each establishment to provide a "hands-on" approach to ensuring that the operators are aware of applicable Local and State Health Codes. An increase in the Building Permit fees is also being proposed for construction of projects valued at over \$25,000; additionally, the Residential Building Plan Review fee is increasing from 15% to 25% and the Commercial fee from 25% to 35% respectively. In addition to building plans, the Community Development Department also evaluates and ensure conformance to Specific Use Permit, Site Plans, and Master Sign Plans, in addition to providing a comprehensive technical assessment on behalf of Zoning and Board of Adjustment applications. The fee increases proposed for these plans are designed to cover operating expenses and are consistent with the fees in our neighboring communities. The existing fee structure for each of the trades (electrical, heating and plumbing) is currently a piecemeal process that requires tracking up to 45 different fees that need to be individually entered onto the application and into Incode. In its place, is a proposal for a flat fee, for residential/commercial projects; which will save time. Other fee increases include raising the Certificate of Occupancy from \$60.00 to \$125.00; this fee includes the cost of an initial inspection. Raising the Fence and Sign Variance Fee from \$100.00 to \$200.00. Also included in the fee increase is a proposal to charge a 5% engineering service/administrator fee, and \$30.00 increase to the Temporary Storage Facility Fee. The proposed fee structure for the Floodplain Development Fee is increasing from \$150.00 to \$200.00 for Homestead Exempt properties, and \$1,500.00 for Non-Homestead Exempt properties respectively. These increases are designed to cover the additional cost associated with these reviews. While comparing fees it is also important to compare resources, the City of Helotes and Alamo Heights are similar in population to Leon Valley, and their Development Department includes a Director, a planner/engineering tech and a permit clerk. The additional staff of a Planner would enable the department to be more pro-active in its delivery of services, which would include a quicker permit turnaround time, and provide new resources to

include site visits with proposed developers on behalf of future projects. The proposed fee increases are comparable with the surrounding communities, and is anticipated to raise approximately \$50,000.00 for the General Fund.

- Olen Yarnell, Zoning Commission Chair, said he supports this ordinance.

A motion was made by Council Member David Jordan and seconded by Council Member Benny Martinez to adopt Ordinance No. 16-025 as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

Consider, discuss and possible action to authorize the City Manager to enter into negotiations with IDS Engineering Group for the purpose of design, engineering, and construction management of the Evers Road Bridge. M&C #2016-07-19-11 (M. Moritz)

Public Works Director Melinda Moritz in September of 2015, the City Council approved an initial study of the Evers Road Huebner Creek bridge reconstruction and directed staff to develop options for such reconstruction. In November of 2015, the City Council approved a bridge design. In December of 2015, the design and application for funding were submitted to the Alamo Area Metropolitan Planning Organization (MPO) for their consideration. The project was approved by the MPO in April of 2016. The engineering and design portion of the project may now begin.

In April of this year, the City Council directed staff to advertise a Request for Qualifications (RFQ) for the project. The RFQ was advertised for a period of 30 days and the City received eleven RFQ's from engineering firms. A Committee was formed to score the firms and the top three firms were interviewed. The firms that submitted an RFQ were: Bain Medina Bain, Inc.; Unitech Consulting Engineers; Half & Associates; I.S. Engineers, LLC; Poznecki Camarillo Inc.; Slay Engineering Company, Inc.; Pape Dawson Engineers; Volkert; IDS Engineering Group; RPS Klotz Associates; and LNV Engineers. The top three scoring firms were LNV Engineers, RPS Klotz and Associates, and IDS Engineering Group. The Committee chose IDS Engineering Group for the project.

The City Manager will negotiate a contract with recommended firm. If the terms are non-negotiable, she will then negotiate with the second ranked firm, and so on, until an agreement can be reached with another engineering firm. Once an agreement has been reached, Staff will return to the City Council for a budget adjustment.

The estimated timeline for this project is as follows: July – August 2016 Engineering and design; September – January 2017 TxDOT & utility review; February Final design, TxDOT approval; March Bid advertisement; April Council approval of bidder, start construction; and Construction complete in December/January 2018, weather permitting.

Staff recommends that City Council authorize the City Manager to enter into negotiations with IDS Engineering Group for the purpose of designing, engineering, and construction management of the Evers Road Huebner Creek Bridge; and if non-negotiable, authorize negotiations with the second ranked firm, and so on, until agreement can be reached with an engineering firm. Staff will then return to City Council to request a budget adjustment to fund this portion of the project.

A motion was made by Council Member Benny Martinez and seconded by Council Member Belinda Ealy to enter into negotiations with IDS Engineering Group for the purpose of designing,

engineering, and construction management of the Evers Road Huebner Creek Bridge. Upon a unanimous vote, Mayor Riley announced the motion carried.

Consider, discuss and possible action on the approval of a Budget Adjustment and Related Ordinance in the amount of \$44,674 for Supplemental Appropriation to the Special Events Budget for funds received from booth rentals, wristband sales, beverage sales, and sponsorships. M&C #2016-07-19-12 (K. Flores)

A motion was made by Council Member Monica Alcocer and seconded by Council Member Benny Martinez to adopt Ordinance No. 16-026 authorizing a budget adjustment in the amount of \$44,674 for Supplemental Appropriation to the Special Events Budget for funds received from booth rentals, wristband sales, beverage sales, and sponsorships. Upon a unanimous vote, Mayor Riley announced the motion carried.

City Manager's Report:

a) Approved Minutes from Boards, Commissions and Committees

b) Future Agenda Items:

- **Sign Ordinance LED**
- **Hand Gun Policy**
- **Citizens Police Advisory Committee**

c) Upcoming Important Events:

- **Coffee with the Mayor and City Council, Saturday, July 23, 2016, 9:00 a.m. to 11:00 a.m. at the Leon Valley Conference Center.**
- **Budget Workshops**
 - **August 31st at 5:30 p.m. – First Tax Public Hearing**
 - **September 6th at 7:00 p.m. – Second Tax Public Hearing**
- **August 30th – VIA Public Meeting regarding January service changes and to inform citizens of the Primo route and the modification of this route in Leon Valley.**

Citizens to be heard.

Olen Yarnell, Zoning Commission meeting at 5:30 p.m. next Tuesday. Mr. Yarnell also discussed concerns he has with the new building.

Irene Baldrige, Parsley Hill, asked about the future Hand Gun Policy which CM Kuentler said was forthcoming.

Announcements by the Mayor and Council Members.

Council Member Benny Martinez reminded everyone of the Leon Valley Chamber of Commerce meeting tomorrow.

Council Member David Jordan attended two grand openings this week and encouraged everyone to support local businesses.

Council Member Belinda Ealy is excited about new business and said that the July 4th event was wonderful.

Mayor Riley invited everyone to the coffee this Saturday, July 23rd and announced that both she and Council Member David Edwards would be out of town but that Mayor Pro Tem Jordan would fill in for her at the August 2nd meeting.

Adjournment.

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

These minutes approved by the Leon Valley City Council on the 2nd day of July, 2016.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



COFFEE WITH THE MAYOR AND CITY COUNCIL

Leon Valley Conference Center
6421 Evers Road, Leon Valley, Texas 78238
Saturday, July 23, 2016

The Leon Valley City Council hosted a citizen meeting at the Leon Valley Conference Center on Saturday, July 23, 2016.

The meeting began at approximately 9:05 a.m.

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

City Manager Kelly Kuentler, City Secretary Sandra Passailaigue, Community Development Director Elizabeth Carol, Communications Director Kristie Flores, Utility Billing Clerk Yvonne Acuna, Fire Chief Luis Valdez and Assistant Police Chief Ray Lacy were also in attendance.

Discussions took place with residents on topics of general interest which included but were not limited to:

- a. Update on Strategic Plan – Community Development Director Elizabeth Carol.
- b. Sustainability (El Verde 2020, AIA Grant, Reducing Carbon Footprint) – Communications Director Kristie Flores.
- c. Discuss legislative proposals/ideas you would like considered for the January 2017 session. - Councilor Martinez & Councilor Ealy
 - i. Find increase funding for mass transit in Bexar County - only major city on TX that is funded by 1/2 cent sales tax and we are facing an influx of 1 million new residents in the next 25 years.
 - ii. Increasing the hotel motel tax from 30 days to 60 days for more local revenue (if a person stays longer than 30 days the city no longer collects hotel motel tax).
- d. Other Issues from Citizens

No action was taken at the meeting.

The meeting adjourned at approximately 10:24 a.m.

These minutes approved by the Leon Valley City Council on the 2nd of August, 2016.

APPROVED

CHRIS RILEY
Mayor

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary



**CITY OF LEON VALLEY
CITY COUNCIL AND LVEDC SPECIAL JOINT MEETING**

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, Texas 78238
Wednesday, July 27, 2016

MINUTES

The City Council of the City of Leon Valley, Texas met on the 27th day of July, 2016 at the Leon Valley City Council Chambers 6400 El Verde 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 5:15 p.m.

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

Leon Valley Economic Development Corporation Members present were Board President, Place 3 Patricia Manea, Vice President, Place 1 Joseph Nazaroff, Board Secretary, Place 6 Larry Proffitt, Board Member Place 7 Gayle Monnig and Economic Development Administrative Assistant Ana Federico.

Also in attendance were:

City Manager Kelly Kuenstler, City Secretary Sandra Passailaigue, and City Attorney Denise Frederick.

The City Council shall meet in Executive Session under Texas Government Code §551.071 *Consultation with Attorney* to discuss the Leon Valley Economic Development Corporation.

The City Council went into Executive Session at 5:18 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 7:15 p.m. No action was taken.

Adjournment

Mayor Riley announced the meeting adjourned at 7:15 p.m.

These minutes approved by the Leon Valley City Council on the 27th of July, 2016.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

DRAFT

MAYOR AND COUNCIL COMMUNICATION

M&C #2016-08-02-02

DATE: August 2, 2016
TO: Mayor and City Council
THROUGH: Kelly Kuenstler, City Manager
FROM: Elizabeth Carol, Community Development Director
SUBJECT: Consider, discussion and possible action on a final Replat #2016-460, to replat approximately 0.5372 acre tract of land, being Lot 37, Block J CB 4446A to Lots 49 and 50, Block J, CB 4446A out of the Linkwood Additions Subdivision generally located at 7705 Linkview Drive.

PURPOSE

The purpose of this replat is to properly subdivide one (1) lot into two (2) lots. The newly proposed subdivision is Lots 49 and 50. The owner intends to develop the property as a single-family residence.

Thirty notices were mailed to adjacent property owners advising them of the proposed replat. The City Council held a public hearing on July 19th, 2016, and there was no written opposition.

FISCAL IMPACT

The applicant paid a fee of \$1,117.00 for consideration of their replat application.

RECOMMENDATION

The City's contracted engineer Sia Sayyadi, reviewed the preliminary replat and supporting documents and found the replat to be in substantial conformance to Chapter 10 – Subdivision and the Texas Local Government Code; approval is recommended.

S.E.E. LEON VALLEY

Social – replatting encourages collaborative participation by property owner and ensures that the property is properly replatted and recorded.

Economic Development – replatting the property will make it usable for development of a single-family residence which results in additional ad valorem taxes to the City.

Environmental Stewardship – replatting insures that the property is properly delineated and that all water and sewer, drainage and other infrastructure is properly installed.

APPROVED: _____ DISAPPROVED: _____

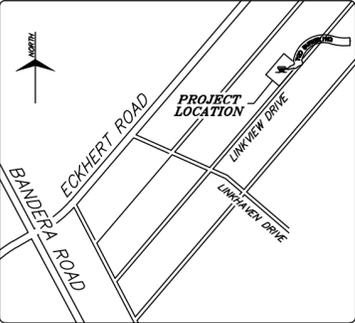
APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

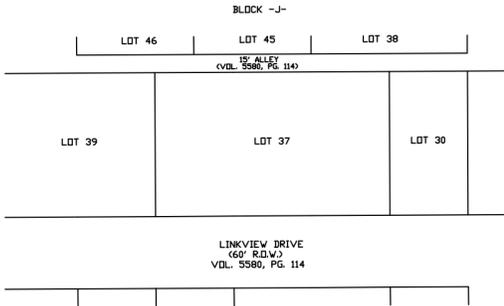
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

BASIS OF BEARINGS
TEXAS STATE PLANE COORDINATE SYSTEM NAD83
SOUTH CENTRAL ZONE (4204)

TGD SURVEYING LLC
27607 Fels Mauer Blvd
New Braunfels, TX 78132
210.683.1131
Firm No. 10193904



LOCATION MAP N.T.S.



AREA BEING REPLATTED, BEING LOT 37, BLOCK J, COUNTY BLOCK 4446, PLAT OF LINKWOOD ADDITION, RECORDED IN VOLUME 8800 PAGE 245 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 8800 PAGE 245 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
3/28/16, MAY 17, 2016

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TGD SURVEYING

JOHN E. DEHAN
TGD SURVEYING
TBL'S FIRM NO.: 10193904
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6042

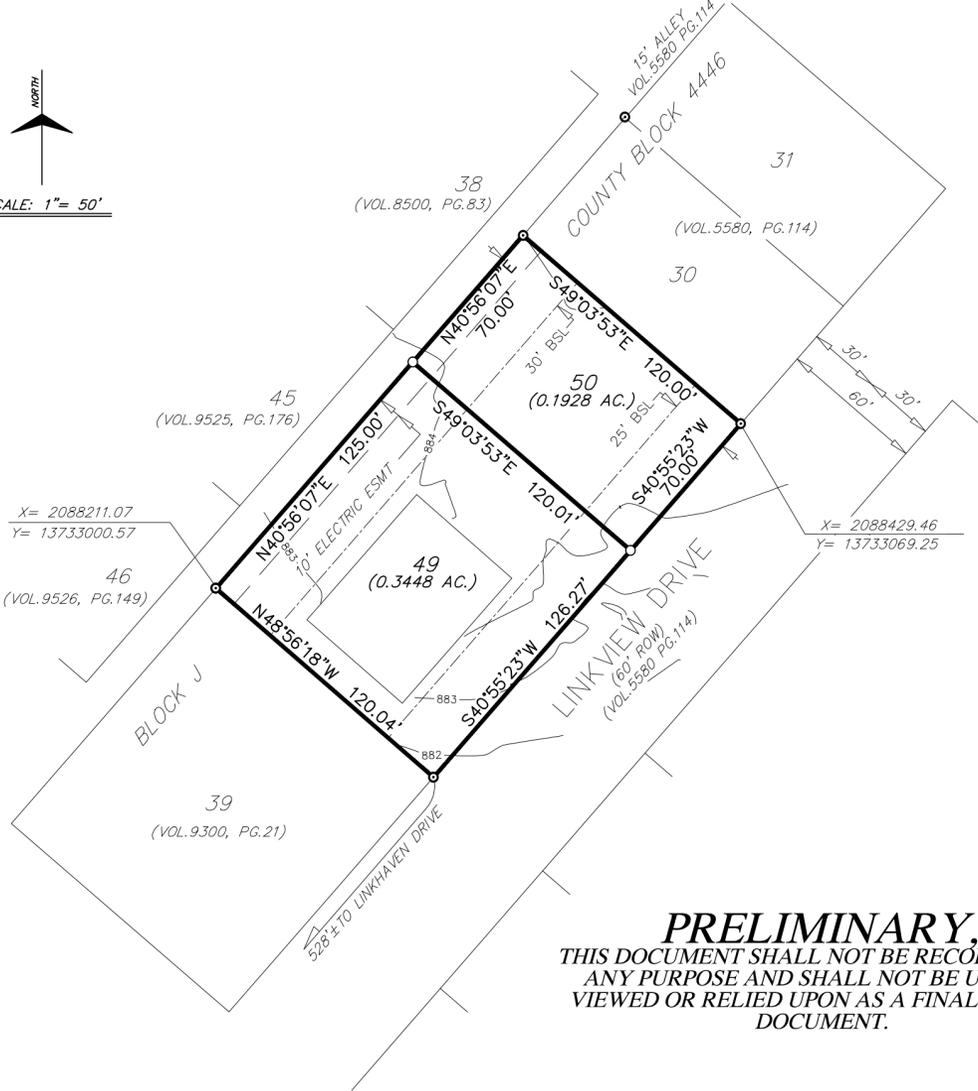
STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SUBDIVISION REPLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

JOHN J. HAAG
HAAG ENGINEERING CONSULTANTS, INC.
FIRM NO.: F-5789 15831 SECRET TRAIL
SAN ANTONIO, TX 78247
REGISTERED PROFESSIONAL ENGINEER NO. 90158



SCALE: 1" = 50'



PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LINKWOOD REVISITED
REPLAT

- GENERAL NOTES:
- 1. O INDICATES SET 1/2" REBAR WITH CAP STAMPED "TGD SURVEYING" UNLESS OTHERWISE NOTED.
 - 2. ⊙ INDICATES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.
 - 3. COORDINATES SHOWN ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS STATE PLANE, SOUTH CENTRAL ZONE, GRID VALUES.
 - 4. DIMENSIONS ARE SHOWN IN US SURVEY FEET, SURFACE

CPS NOTES

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "HANDICAP EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEKAR

THE OWNER OF THE LAND SHOWN ON THIS REPLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA HURTADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

A.D., 20
NOTARY PUBLIC
BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY MARIA HURTADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

A.D., 20
NOTARY PUBLIC
BEKAR COUNTY, TEXAS

OWNER: JESUS & MARIA HURTADO
7705 LINKVIEW ST
SAN ANTONIO, TX 78240

STATE OF TEXAS
COUNTY OF BEKAR

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEKAR

THIS PLAT OF LINKWOOD REVISITED REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS DAY OF A.D., 20

BY :
MAYOR
BY :
SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR

I, COUNTY CLERK OF BEKAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.

ON THE DAY OF A.D.,
AT M, AND DULY RECORDED THE DAY OF A.D.,
AT M, IN THE DEED AND PLAT RECORDS
OF BEKAR COUNTY, IN BOOK VOLUME ON PAGE
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF A.D., COUNTY CLERK, BEKAR COUNTY,
TEXAS BY : DEPUTY

AN ORDINANCE OF THE CITY OF LEON VALLEY CITY COUNCIL APPROVING A SUBDIVISION REPLAT BEING APPROXIMATELY 0.5372 ACRES OF LAND, BEING LOT 37, BLOCK J, TO LOT(S) 49 and 50, BLOCK J, CB 4446A, LINKWOOD ADDITIONS IN THE CITY OF LEON VALLEY.

WHEREAS, a public hearing was held and notice was provided pursuant to Chapter 212 of the Local Government Code regarding this subdivision replat, at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, applicant has paid the \$1117.00 replat application fee; and

WHEREAS, the final replat conforms to Chapter 10 "Subdivisions" of the Leon Valley Code of Ordinances; and

WHEREAS, City Council desires to replat approximately 0.5372 acres of land, being Lot 37, Block J to Lots 49 and 50, Block J, CB 4446A, Linkwood Subdivision; NOW THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

Section 1. A subdivision replat has been found to be in substantial conformance and is approved as approximately 0.5372 acres of land, now being new Lot 49 and 50, Block J, CB 4446A, LINKWOOD REVISITED REPLAT.

Section 2. The City staff is hereby authorized to file said replat when all conditions imposed by the City Council as reflected in Replat File No. 2016-460 have been complied with in full.

Section 3. A description of the property is attached hereto and incorporated herein as Exhibit "A".

Section 4. This Ordinance shall become effective immediately upon passage by four (4) or more affirmative votes of the entire City Council; otherwise, said effective date shall be ten (10) days from the date of passage hereof.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 2nd day of August, 2016.

A P P R O V E D

CHRIS RILEY
MAYOR

Attest: **SAUNDRA PASSAILAIGUE, TRMC**
City Secretary

Approved as to Form: **DENISE FREDERICK**
City Attorney

City of Leon Valley City Council

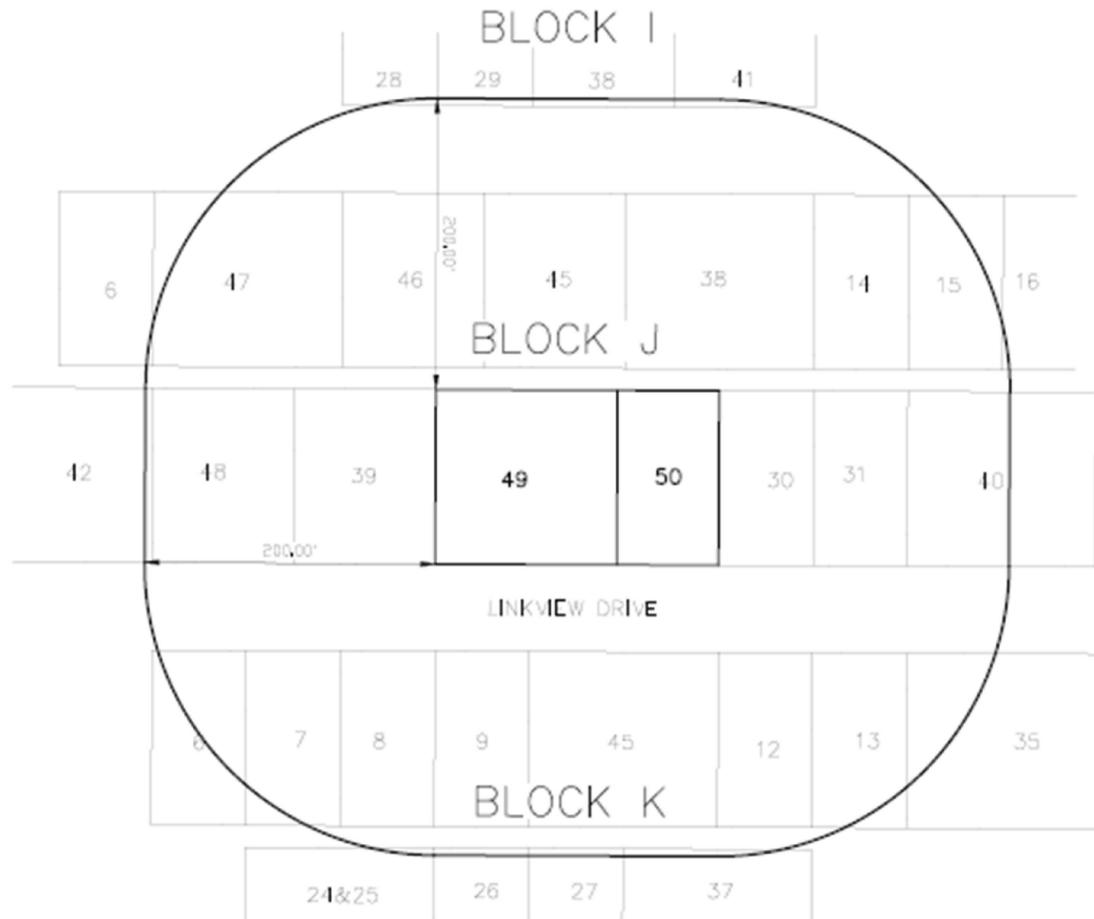
Replat #2016-460
Linkwood Final Replat

August 2, 2016

Purpose

- Approval of the final replat to subdivide lot 37 to be developed as a single family lot.
- The subdivision replat:
 - divides Lot 37 into two Lots 49 and 50
 - adjust acreage accordingly
 - add electrical easement

Notification Area



Notification Process

Notice provided per Chapter 212 of the Texas Local Government Code:

- 30 Letters Sent to adjacent property owners
- 0 Letters in Favor
- 0 Letters in Opposition
- 0 Letters Returned Undeliverable

Fiscal Impact

- The applicant paid \$1,117 for consideration of the request.

Recommendation

- The final replat was found to be in conformance to Leon Valley Code of Ordinance, Chapter 10 Subdivisions and the Texas Local Government Code Chapter 212.

Questions

- Staff
- Maria Hurtado, Applicant

City of Leon Valley City Council

Replat #2016-460
Linkwood Final Replat

August 2, 2016

MAYOR AND COUNCIL COMMUNICATION

DATE: August 2, 2016 **M&C # 2016-08-02-03**

TO: Mayor and Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Kelly Kuenstler, City Manager

SUBJECT: Consider, Discuss and Possible Action to Authorize the City Manager to Enter into a Contract With IDS Engineering Group for the Design, Engineering, and Construction Management for the Reconstruction of the Evers Road Huebner Creek Bridge, and Approve Reallocation of Existing Funds from Stormwater Capital Projects.

PURPOSE

To authorize the City Manager to enter into a contract with IDS Engineering for the design, engineering, and construction management of the Evers Road Huebner Creek bridge, and approve a reallocation of existing funds in the Stormwater Capital Projects line item in the amount of \$80,000.

The City Manager has negotiated a contract with this firm for the engineering portion of this project and is now ready to move forward.

The estimated timeline for this project is as follows:

- | | |
|-------------------------|--|
| • Aug – Sept 2016 | Engineering and design |
| • Oct – Feb 2017 | TxDOT & utility review |
| • March | Final design, TxDOT approval |
| • April | Bid advertisement |
| • May - June | Council approval of bidder, start construction |
| • Construction complete | December/January 2018, weather permitting |

FISCAL IMPACT

- | | |
|----------------------------------|-------------|
| • Engineering, design | \$298,481 |
| • Construction management | \$178,440 |
| • Total engineering | \$476,921 |
| • Amount needed this fiscal year | \$80,000 |
| • Amount needed next fiscal year | \$396,921 |
| • Total Construction cost | \$1,716,000 |
| • City Portion | \$343,200 |

- MPO portion \$1,372,800

In May of this year, the City Council approved a CDBG grant budget adjustment in the amount of \$282,000 for the construction of drainage facilities at Huebner and Timberhill, but because the County Commissioner’s Court just gave final approval of the project last week, staff has been unable to advertise bids for this project until now. The anticipated bid award won’t be until mid-September, so these funds are available to be used for this project and will be reimbursed in the next fiscal year.

STRATEGIC GOALS

The initiative falls under the 2013 – 2014 Strategic Goals, (4) Infrastructure – Capital Plan.

RECOMMENDATION

Authorize the City Manager to enter into a contract with IDS Engineering Group for the purpose of designing, engineering, and construction management of the Evers Road Huebner Creek Bridge; and approve the reallocation of funds in the amount of \$80,000 from the existing Stormwater Capital Improvements line item.

SEE LEON VALLEY

Social Equity – The reconstructed bridge will allow for safer travel on Evers Road for all citizens.

Economic Development – Removing repeated travel interruptions provides additional incentive for businesses to relocate or stay in Leon Valley, as potential customers will not be impeded.

Environmental Stewardship – The reconstructed bridge will address current erosion issues at the base of the bridge, reducing sediment downstream.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Consider Authorizing City Manager to Enter into
Contract with IDS Engineering Group -
Engineering, Design, & Construction Management
Evers Road Huebner Creek Bridge

City Council Meeting
August 2, 2016

Purpose

- To consider authorizing the City Manager to enter into a contract with IDS Engineering for the design, engineering, and construction management of the Evers Road Huebner Creek bridge
- Approve reallocation of existing funds in the Stormwater Capital Projects Line Item

Background

- The City Manager has negotiated a contract with this firm for the engineering portion of this project and is now ready to move forward
- The estimated timeline for this project is as follows:
 - Sept – Oct 2016 Engineering and design
 - Nov – March 2017 TxDOT & utility review
 - April Final design, TxDOT approval
 - May Bid advertisement
 - June Approve bidder, start construction
 - Construction complete December/January 2018, weather permitting

Fiscal Impact

- Engineering, design \$298,481
- Construction management \$178,440
- Total engineering \$476,921

- Amount needed this fiscal year \$80,000
- Amount needed next fiscal year \$396,921

- Total Construction cost \$1,716,000
- City Portion \$343,200
- MPO portion \$1,372,800
 - Construction costs to be included in the FY 2017 budget process

Fiscal Impact

- A budget adjustment in the amount of \$282,000 was approved by City Council in May for the Huebner at Timberhill drainage project
 - CDBG matching grant just now received final approval from Commissioner's Court
 - Can't award bid until mid-September (30 day advertise requirement), so won't be using all of the money in this fiscal year
 - Can use \$80,000 of this budget adjustment towards this project
 - Remaining portion is included in FY 2017 budget and we will reimburse the amount used in this fiscal year

Recommendation

- Authorize the City Manager to enter into a contract with IDS Engineering Group for the design, engineering, and construction management of the Evers Road Huebner Creek Bridge; and
- Approve a reallocation of funds earmarked for the CDBG grant matching funds in the amount of \$80,000 to begin the project in this fiscal year

S.E.E. Statement

- Social Equity – The reconstructed bridge will allow for safer travel on Evers Road for all citizens.
- Economic Development – Removing repeated travel interruptions provides additional incentive for businesses to relocate or stay in Leon Valley, as potential customers will not be impeded.
- Environmental Stewardship – The reconstructed bridge will address current erosion issues at the base of the bridge, reducing sediment downstream.

Consider Authorizing City Manager to Enter into
Contract with IDS Engineering Group -
Engineering, Design, & Construction
Management
Evers Road Huebner Creek Bridge

City Council Meeting
August 2, 2016

BEAUTIFICATION COMMITTEE MEETING
City of Leon Valley

15 June 2016

SUBJECT: Minutes of Meeting

1. **OPENING OF MEETING:** The Chair, Mayor Riley, opened the meeting at 5:07 p.m. on 15 June 2016 at the Leon Valley Fire Department. She introduced new member, Vickie Wallace, who is also the Staff Liaison for the Committee. She holds the position of Finance Director for the City of Leon Valley. Since her hobby is interior design, she has provided much assistance to employees who wanted her help to set up their new offices at City Hall. After providing some personal information, the members gladly welcomed her to the Committee.
2. **ATTENDANCE:**
Members Present: Donna Charles, Lupe Carpio, Carolyn Diaz, Belinda Ealy, Jean Johnson, Shirley Jonas, Lyn Joseph, Carrie Macias, Chris Riley, Vickie Wallace
Members Absent: None
Guests: None
3. **APPROVAL OF MINUTES:** The minutes of the last meeting, 18 May 2016, were approved as distributed by email.
4. **UPDATE ON AGENDA ITEMS:**
 - **Beautification Awards**-The recipients have been invited to the City Council Meeting scheduled for 21 June 2016 at 7 p.m. to be recognized and receive their yard signs. It was agreed to take photos and design a power point presentation listing the recipients and showing photos of properties. These will also be posted on the City's Website. As a result of feedback from the judges, Ms. Charles revised the criteria form for next year, reducing it from seven to five criteria with a maximum total of 50 points and a score of 37.5 as the lowest score to be considered for the award. The process of prejudging the areas by the Committee members was felt to be beneficial to the judges. When properties received tie scores, a second set of judges were asked to review the properties and break the ties. It was suggested that the prejudging for next year be done from mid to late April due to the fact that many plants are not in bloom earlier and property owners have not begun their spring cleaning and pruning. Judging will remain in the month of May. Most of the members of the Forest Oaks Garden Club and the Master Gardeners expressed that they would be willing to serve as judges again next year.
 - **Leon Valley's Neighborhood Renewal Program**-Ms. Ealy reported on the Neighborhood Renewal Program which had been rescheduled from May to June due to the rain. There was much support from Pittsburgh Paints and Home Depot in

providing paint, brushes, stirrers, and employees. City employees from Public Works, the Fire Department, Administration, and City Council as well as volunteers helped with this event. The next event is tentatively set for September, date to be announced. The Chair for this Program is David Dimaline, Public Works Department, who may be reached by either phone contact, 210-681-1232, ext. 201, or by email at d.dimaline@leonvalleytexas.gov. Members questioned how the residence, 6711 Blacksmith, was selected for painting. The response will be provided at the next meeting.

- **Potted Plant Project**-Pots have been selected and purchasing is required prior to the end of August. Ms. Wallace and Ms. Charles will make these arrangements. The businesses to receive them have not been selected as yet.
- **4th of July Events**-The members of the Beautification Committee who have agreed to be involved are Ms. Johnson and Ms. Jonas who will staff a recycling booth and Ms. Carpio and Ms. Charles who will carry the Beautification Banner in the parade.
- **Adopt a Monument**-Ms. Ealy contacted the Commander of the American Legion, Walter Garraghty, who expressed an interest in his members being involved but had concerns about safety, heat, and age of the members. At present, the areas are being mowed and cleaned by Community Service clients under the supervision of Public Works.

5. GENERAL DISCUSSION:

- **Decorative Bunting for the Monuments**-Ms. Wallace presented the idea of purchasing red, white and blue bunting for the monuments to be up prior to the 4th of July. It can be used for other patriotic holidays such as Memorial Day and Veterans Day. The members agreed to the purchase. Ms. Wallace will seek Public Work's help in determining the exact measurements and order the bunting accordingly. The members agreed that the bunting should be placed on all sides of each monument.
- **Beautification Committee Meeting**-The members agreed to a time change for the Committee Meeting, from 5 p.m. to 4:15 p.m. Ms. Jonas will notify the Fire Department of this change. Also, the members agreed to not scheduling a meeting for the month of August and resume in September.
- **Rain Garden in Park**-Ms. Ealy presented the Tree Advisory's idea of designing a Rain Garden and planting Mt. Laurels in Raymond Rimkus Park. There are some concerns that have not been fully addressed.
- **Paperwork Reduction**-Since the City Manager is advocating paperwork reduction, the Committee agreed to continue sending the minutes for approval by email and asking that the members carefully review and send corrections to Ms. Charles. There will be no copies provided at the meeting however verbal approval will be asked for at the meeting. Ms. Charles will copy the Agenda only for the members.

- **Oak Wilt Problem**-Residents are asked to take special precautions when trimming Oak trees as there is an Oak Wilt problem in Leon Valley. Shadow Mist HOA has asked their management company to refrain from sending notices to residents about trimming trees until this problem is no longer a threat.

6. 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	satjean1@earthlink.net
Shirley Jonas	shirleyjonas1961@yahoo.com
Lyn Joseph	lynjille@aol.com
Carolina Macias	macias.carrie@icloud.com
Chris Riley	mayorriley@leonvalleytexas.gov
Vickie Wallace	v.wallace@leonvalleytexas.gov

7. ADJOURNMENT: The meeting adjourned at 6:15 p.m. The next meeting is scheduled for 20 July 2016 at 4:15 p.m. (note change in time) at the Leon Valley Fire Department.


DONNA J. CHARLES
Secretary



**MINUTES OF THE MEETING OF THE
LEON VALLEY ZONING COMMISSION**

May 24, 2016

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, May 24, 2016, in the Council Chambers at City Hall 6400 El Verde Road, Leon Valley, Texas.

I. Poll for Attendance, Determination of a Quorum, Call Meeting to Order

Present were Chairman Olen Yarnell, 1st Vice Chair Phyllis McMillan, 2nd Vice Chair Hal Burnside, Commissioner Larry Proffitt, Alex Jenicek and Alternates Henry Diecker, Richard Blackmore and Jacque Conrad. Absent was Commissioner Pedro Esquivel. Also in attendance were Councilwomen Monica Alcocer, Place Three, Kelly Kuenstler, City Manager, Adam Valenzuela, the applicant and Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

II. Approval of the April 26, 2016 Zoning Commission Minutes

After a brief discussion, 1st Vice Chair Phyllis McMillan made a motion to approve the minutes, and the motion was seconded by Commissioner Greg Price, and passed unanimously.

III. Update on the Leon Valley Zoning Maps.

Ms. Carol provided the Zoning Commission with an update, to the status of the Leon Valley Zoning Maps. At a previous Zoning Commission meeting, the City Manager had advised the Zoning Commission that the Zoning maps needed to be updated, since their last update in 2012 and that she was exploring options to hire a consultant. Since that meeting the Leon Valley Zoning map has been updated and posted onto the City's web page. This was combined effort undertaken by Ms. Kristie Flores and Ms. Carol. Chairman Yarnell noted that each Commissioner needed a full size copy of the Zoning Map and that an updated Zoning map should be displayed in the Council Chambers.

IV. Conduct a public hearing, discussion and consider Zoning Case #2016-553, to rezoning approximately 2.650 acres of land from B-2 (Retail) Commercial Industrial Overlay District to B-3 (Commercial) Commercial

Industrial Overlay District, being lot 3, Block 1, CB 4429B, Cherry Hill Unit 2 Subdivision as recorded in Volume 7000 Page 165, located at 5732 Wurzbach Road (Sunset Plaza) Submitted by Adam Valenzuela.

Staff presented the Zoning Case #2016-553, a request by Mr. Adam Valenzuela, applicant and property owner to rezone approximately 2.650 acres of land, being lot 3, Block 1 CB 4429, of the Cherry Hill, Unit 2 Subdivision, from B-2 (Retail) Sustainability Overlay District to B-3 (Commercial) Commercial Industrial Overlay District, located at 5732 Wurzbach Road. Staff noted the surrounding zoning and the history of the property, which indicated that it had slowly been rezoned from residential to retail. Staff also noted that the 2009 Master Plan, Section 2aCC "Bandera Road/Loop 410 Corridor," addressed the area in general noting that zoning in the area consisted mostly of B-2 (Retail) and B-3 (Commercial). Staff indicated that B-3 (Commercial) zoning is consistent with the adjacent B-2 (Retail) and B-3 (Commercial) zoning which already made up a large area. Engineering and Plan Review have recommended approval, while Public Works and Community Development have recommended denial. The area is platted and developed along Bandera Road and Wurzbach Road. Staff noted that four (4) letters had been mailed to the adjacent property owners within 200-feet and that one (1) letter was received in opposition to the request, and concluded their presentation and remained available for questions.

Commissioner Proffitt questioned the types of uses that would be allowed in a B-3 (Commercial) District that would not be allowed in a B-2 (Retail) District. Staff posted a list of uses that identified some of the different uses between the two districts, and highlighted some of the B-2 uses to include: floral shops, bakery, bank; and pet store. Staff went on to note some of the Land Uses allowed in B-3 to include furniture repair, bait shop, flea market and wholesale. Commissioner Proffitt noted that the B-3 (Commercial) district uses were more intensive and included uses such as vehicle maintenance, flea market, toxic chemicals and wholesale uses. Chairman Yarnell and 2nd Vice Chairman Burnside noted that many of those uses currently exist at the Ancira property, which has been there for a number of years. Commission Alex Jenicek noted that Enterprise Rental also operates on the Ancira property.

Commissioner Jacque Conrad inquired if there would be overnight parking, and Chairman Yarnell noted that overnight parking would require a Specific Use Permit (SUP). Staff noted that the storage of Commercial vehicles was not allowed in B-2 (Retail), however it is allowed in B-3 (Commercial) provided there is adequate screening. Commissioner Diecker expressed concerns about multiple busses parking at the location, and could that be addressed with an SUP. 1st Vice Chair Phyllis McMillan expressed concerns about approving a zoning category with the additional restrictions associated with an SUP for each use. 2nd Vice Chair Hal Burnside questioned the fairness of requiring all future applicants to apply for an SUP on behalf of each project. Audience member and Place Three, Councilwomen Ms. Monica Alcocer, questioned the economic benefit that the proposed use would provide to the community.

The Chairman opened the public hearing at 7:29, and the applicant Mr. Adam Valenzuela spoke in favor of the request. He indicated that in addition to the Zoning Request, he has submitted an application to be considered by the Board of Adjustment. He noted that the passengers would be dropped off at 9:00; they would wait inside until 10:00 and leave on a bus to Houston. The bus would arrive in Houston pick-up passengers and return at 7:00PM. There would be no over-night parking. The Chair closed the public hearing at 7:40.

1st Vice Chair Phyllis McMillan inquired about the buffer of the B-2 (Retail) between Ancira property and the adjacent apartment complex. Staff noted that area might be in the floodplain, as reflected in the meeting minutes from March 2013 meeting. Chairman Yarnell noted that the property was zoned B-3 (Commercial) adjacent to the apartment complex and that this would not be any different. The Chair went on to note that the adjacent apartment complex (Christian Village) did not voice any opposition to the applicant's proposal and that is sufficient reason to support the business community in Leon Valley. 2nd Vice Chair Hal Burnside inquired if the building itself would serve as a buffer to the apartment complex. Staff noted that the Commission is considering the range of B-3 (Commercial) uses on behalf of the entire property, not just the "bus station" and that another business may utilize the rear portion of the property.

Commissioner Greg Price noted that assuming the owner is granted the B-3 (Commercial) district, who is helped and who is harmed. Would this have a negative impact on the existing tenants? Is the only goal to increase the tax base? Commissioner Alex Jenicek noted that he would not want a Flea Market to be at that location, however an SUP could provide that assurance. 1st Vice Chair Phyllis McMillan noted that restriction should not be placed on the entire property. Councilwomen Monica Alcocer, Place Three, recommended that the Zoning Commission consider postponing the item to allow further review.

Commissioner Proffitt made a motion to deny the applicant request, which was seconded by 1st Vice Chair Phyllis McMillan, and the motion passed 5-2.

In Favor of the Motion

Phyllis McMillan, 1st Vice Chair
Hal Burnside, 2nd Vice Chair
Larry Proffitt
Greg Price
Henry Diecker

Against the Motion

Olen Yarnell, Chair
Alex Jenicek

Alternates/not Voting

Richard Blackmore
Jacque Conrad

The Zoning Commission took a short recess at 8:24.

The Zoning Commission meeting reconvened at 8:30.

V. Briefing and discussion on the findings of the May 7th City Council drainage Workshop.

City staff summarized the presentation that was provided by Public Work’s Director Melinda Mortiz, and the Consultant Mr. Nefi Garza at the City Council workshop. Staff noted that the entire presentation was included in the agenda package, but referred to the “Total Financial Impact” to summarize the findings as shown on slide #33.

Location	Total Fiscal Impact	LV Portion
Huebner at Timberhill	\$282,000.00	\$107,000.00
Evers Bridge	\$1,670,000.00	\$813,000.00
Huebner Creek Channel Improvement	Unknown	TBD
Wurzbach Bridge	\$25,000.00	\$25,000.00
Montes Robles	\$1,500,000.00	\$1,500,000.00
Forest Oaks*	\$300,000.00	\$300,000.00
Seneca West	\$1,350,000.00	\$1,350,000.00

*Street Tax

This slide was helpful because it illustrated the funding challenges and possible solutions, such as how the street tax can be used to remill the streets in Forest Oaks, as a tool to remove some of the past overlay. This would allow the existing curbs to properly manage the storm water runoff. Other challenges were noted as surprisingly affordable, such as the needed repairs for the Wurzbach Bridge, however most of the needed repairs are quite extensive, and projected to cost over five million, and will take a number of years to implement. Staff concluded by noting that the Consultant was developing a report to present to Council with their findings, and that the report would also be forwarded to the Zoning Commission.

VI. Update and Discussion of the Master Plan Amendments

City Staff walked the Zoning Commission through the updates to the Master Plan. Starting on the “Acknowledgement” page, staff provided updates to reflect the results of the 2016 elections.

Staff provided a full size picture of the historical marker at the Huebner-Onion Homestead and Stagecoach Stop. Ms. Carol noted that this was an excellent example of the value of a “digital” Master Plan. A reader could click on the image, which would enlarge and allow the audience to read the contents of the Historical Marker. Staff noted that each of the Commissioners and Council members would be provided with a hard copy of the Master Plan, however the document was being prepared in a digital format, which would reduce cost, and improve long-term flexibility.

There were also minor changes made to the section devoted to “Current Issues” to better reflect Leon Valley as a Community of Choice, and to eliminate the “solemn” threat of our limited water supply.

The Zoning Commission noted on page 25 that the Huebner Creek Watershed Mandatory Detention area is “upstream”, instead of “north” of Leon Valley. On page 26, the Commission noted that the Municipal Water Well Project was initiated in 2016. Staff also presented updated demographic information, which reflects a slight shift in the Ethnic Makeup of the community, primarily tied to revised Census policy. The Commission also opted to add unemployment data into the Master Plan, provided that the source was properly noted.

Based on the changing dynamics of Census data, the Zoning Commission opted to streamline the section devoted to Leon Valley Schools, to include eliminating the demographic data on behalf of each school. The Commission noted, that this would be an opportunity to digitally “link” this section directly to the school district’s web page.

The Commission noted that Leon Valley is only ten miles from downtown San Antonio, along Bandera Road. Staff noted that the Zoning Descriptions provided in the Master Plan are consistent with the existing language in the Zoning Code. Staff inquired how the Commission wanted to proceed, and the Commission opted to maintain the consistent language.

VII. Announcements by Commission Members and staff.

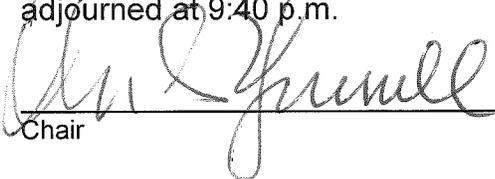
Ms. Carol advised the Zoning Commission of the upcoming Parliamentary Procedures and Open Meeting training session that will be at 9:00 to 12:00 on August 27th in the Leon Valley Conference Center, and attendance is mandatory. Ms. Carol also noted that several of the Commissioners were up for reappointment (2nd Vice Chair Hal Burnside, Commissioner Richard Blackmore, Greg Price, and Larry Proffit) and that she had included copies of the Volunteer Applications in their agenda packet.

Ms. Carol also noted that she would be on vacation in the middle of June and inquired if the Commission wanted to explore alternative meeting dates, or proceed towards the July meeting. The Commission opted to cancel the June meeting, unless a project needed to be considered by the Commission.

Chairman Yarnell noted that he wanted to address a rumor, and advised the Zoning Commission that he is attempting to address one of the goals, identified in the 2009 Leon Valley Master Plan to explore the creation of citizen committee to assist the Council by having additional point of contact for neighborhoods. The Chair also noted that this item may have already been addressed by the creation of a Citizen Police Advisory Commission, and perhaps the board could be expanded to address both issues.

VIII. Adjourn

Commissioner Greg Price made a motion to adjourn, seconded by 2nd Vice Chair Hal Burnside. The motion passed unanimously and the Zoning Commission meeting was adjourned at 9:40 p.m.


Chair


Staff