

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
MAY 17, 2011**

The City Council of the City of Leon Valley, Texas, met on the 17th day of May, 2011 at 7 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

REGULAR CITY COUNCIL MEETING – 7:00 P.M.

1. Call to Order, Determine a Quorum is Present, and Pledge of Allegiance.

Mayor Riley called the Regular City Council Meeting to order at 7:00 p.m. and asked that the minutes reflect the following City Council Members were present: Garcia, Reyna, Baldrige, Dean and Nelson.

The following staff members were present: City Manager Longoria, Assistant City Attorney Onion, City Secretary Willman, Community Development Director Flores, Economic Development Director Ryan, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, Library Director Miller-Trent, and Police Chief Wallace. Also present: City Grant Writer Kathryn Word and City Engineer Sia Sayyadi.

Mayor Riley introduced Boy Scouts from two different troops: Michael Aichler, Patrick Urrutia, Phillip Sanchez, Paul Williams, and Shane Williams, all from Boy Scout Troop 536, Western Hills Church, and Austin Terry, Boy Scout Troop 789, Prince of Peace Church. Mayor Riley shared that the Scouts are all working on their citizenship badge in the community, world, and nation. She introduced the Scouts as future leaders.

The Boy Scouts led the assembly in the Pledge of Allegiance.

Mayor Riley announced that the canvass process will be handled differently this year based on the requirements of the Texas Election Code. She invited everyone back on Monday, May 23 at 5:45 p.m., for the canvass. Mayor Riley announced that the Council will express its appreciation to Councilman Rudy Garcia in addition to canvassing the results of the May 14 General Election and installing newly elected Council Members-Elect Kathy Hill, Irene Baldrige, and Paul Bieber.

2. Recognition of Council Member Cathy Nelson. (Mayor and City Council)

Mayor Riley invited Council Member Nelson in front of the dais for a special recognition. Mayor Riley recalled Council Member Nelson's community involvement and recognized her leadership in terms of not only recognizing problems but bringing forward solutions to problems. Mayor Riley noted Council Member Nelson's work in the community including Trade and Market Days, working community clean-up projects, working with the Boy Scouts, in 2005 nominated through Time Warner as a hometown hero, Council Member Nelson represented the City of Leon Valley. Mayor Riley presented Mrs. Nelson with a clock inscribed with her years of service, 2007 through 2011.

Council Member Nelson thanked everyone for their support during her years on the City Council. She said it has been her honor to be part of the City of Leon Valley. She reiterated her reason for not running for City Council again is based on family considerations. She thanked the Council for its honor in selecting her as Mayor Pro Tem for the last calendar year.

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3. Introduction of City Manager Manuel Longoria, Jr. (Mayor Riley)

Mayor Riley introduced City Manager Manuel Longoria, Jr. and his family. She shared Mr. Longoria's 23 plus years in budget and economic development with the City of San Antonio in addition to his seven year career progression in city management as being key in the Council's selecting him as the City of Leon Valley's newest city manager. She thanked Mr. Longoria for joining the Leon Valley community and emphasized the Council looks forward to working with him.

Mr. Longoria thanked the City Council for its trust and confidence in him by allowing him to come to manage Leon Valley's resources. He shared that most city managers want to come into a city and provide quality management. He shared his commitment to the citizens to quality management. He thanked Interim City Manager Hank Brummett for his patience during what turned out to be a 60 day transition so he could complete his contractual requirements with the City of Shavano Park. He reiterated his commitment to helping the staff do their jobs better and helping the Council move the City forward.

4. Recognition of Interim City Manager Hank Brummett. (Mayor and City Council)

Mayor Riley thanked Mr. Brummett for his experience, knowledge, the manner in which he works with the staff and the City Council. She lauded his extraordinary ability to learn and to listen.

Mr. Brummett shared that he was honored to be asked and to be able to help the City Council keep the City of Leon Valley on the path in terms of management. He said that although he doesn't live in Leon Valley, it is his city. He shared that he has been fortunate to have good city council members during his initial 10 ½ years with the City of Leon Valley. He shared that Leon Valley has good council members, good staff, knowledgeable involved understanding citizens, and volunteers of the community. He shared that it takes all of that to make a small city work because there not sufficient resources to pay to get everything done.

Mayor Riley presented Mr. Brummett with a shadowbox containing a picture published in the Northwest Weekly, a symbol presented to employees for their monthly recognition, a key to the City which symbolizes the key to our hearts. Mayor Riley asked anyone else who would like to come forward to say something in recognition of his service. Rose Ryan, Economic Development Director, came forward to pronounce the staff's love for Mr. Brummett and invited him back any time.

5. Presentation of the Annual Report by the Historical Society of Leon Valley, Darby Riley, President.

Mayor Riley introduced Carol Poss, the memorial trust officer, and Ed Conroy, the consultant, to the Historical Society of Leon Valley. Ms. Poss presented the Annual Report using a media presentation highlighting community involvement, use, and enjoyment of the natural area. Ms. Poss highlighted the educational benefits and instruction that come through using the natural attributes of the area and its rich culture and history. Ms. Poss highlighted different events of the Historical Society of Leon Valley including the Society's recent inaugural run/walk. She pointed out improvements to the southeast trail with the help of the City of Leon Valley Public Works and Mr. Al Uvietta. Mayor Riley pointed out that this report focused on the Huebner-Onion Natural

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area. The Historical Society will report back with an update on the House and the grant and other work towards developing a master plan.

6. Proclamation Declaring the Week of May 16-22, 2011 as Pet Responsibility Week in the City of Leon Valley. (Mayor Riley and Animal Control Officer Ricky Williams)

Mayor Riley presented a proclamation to Kristie Flores, Community Development Director, in recognition of Pet Responsibility Week. Mayor Riley lauded the Community Development staff and volunteers for the recent Pet Parade. Ms. Flores pointed out that Mr. Williams' absence is due to his being at work-related training. She encouraged those in attendance to take good care of their pets.

7. 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 at that meeting. They may direct staff to contact the requestor or request that the issue be placed on a future agenda for discussion by the Council.

Al Uvietta, 6923 Sunlight Drive, came forward to thank the Council for its support of the newest City event, "A Taste of Leon Valley." He indicated it was a huge success and recognized the great turnout. He declared that kudos go out to Rose Ryan and to all who had a hand in getting this event accomplished.

Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council or have been previously discussed and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

Councilman Reyna asked that Consent Agenda Item 10 be pulled for separate consideration.

Motion by Councilman Dean and second by Council Member Baldrige to approve Consent Agenda Items 8 and 9 as presented. Voting Aye: Garcia, Reyna, Baldrige, Dean, and Nelson. Voting Nay: None. Mayor Riley announced the motion carried.

- 8. Consider Approval of the May 3, 2011 Minutes of the Regular City Council Meeting. (Willman)**
- 9. Consider Action on M&C # 05-03-11 Officially Authorizing the City Sponsorship of the Texas Engaged Communities (TEC) Charrette (June 22, 2011). (Word)**
- 10. Consider Action on M&C # 05-04-11 with Attached Memorandum of Understanding Between the San Antonio River Authority (SARA) and the City of Leon Valley for Collaboration on Submittal of a Letter of Map Revision (Regarding Drain 1A) to the Federal Emergency Management Agency (FEMA). (Flores)**

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Councilman Reyna asked if Drain 1A had been moved. Community Development Director Flores responded that Drain 1A has not been moved. Ms. Flores introduced the purpose of the item. The San Antonio River Authority (SARA) contracted with AECOM, an engineering firm, to survey and revise Drain 1A as the result of inquiries by residents on Edinborough Drive in the Seneca West addition. There were Digital Flood Rate Map changes that occurred September 29, 2011, changing their floodplain status. SARA agreed to re-survey the area and found a discrepancy between the FEMA maps and the actual conditions of Drain 1A. Ms. Flores further noted that to date, SARA and AECOM have agreed to submit a Letter of Map Revision to FEMA for consideration. The approval and signature on the Memorandum of Understanding reinforces the City's participation in the Cooperating Technical Partnership and demonstrates to FEMA that the City has no objection to the revision and is participating in the requested change.

Motion by Councilman Reyna and second by Councilman Garcia to approve the Memorandum of Understanding. Voting Aye: Garcia, Reyna, Baldrige, Dean, and Nelson. Voting Nay: None. Mayor Riley announced the motion carried.

Regular Agenda

11. Consider Action on M&C # 05-05-11, Discussion and Selection of Funding Options for Municipal Building Retro-Fit as Presented by TD Industries (TDI) and Approve a Request to Authorize the City Manager or Designee to Negotiate with TDI on the City of Leon Valley's Behalf. (Word)

Grant Writer Kathryn Word introduced this agenda item, and Omar Rahami, engineer with TDI, present to answer technical questions. Ms. Word explained that staff including Sia Sayyadi, City Engineer, Hank Brummett, Interim City Manager, Public Works staff, and TDI worked to develop the list of retro-fit options presented for consideration by City Council.

The Well Retro-fit Project (Option 1) could be funded from the Water Reserve Fund, would cost an estimated net of \$32,330, would pay back over a period of 8.1 years and yield an estimated annual savings of \$10,110.

The Lighting Retro-fit Project (Option 2) could be funded from the Capital Reserve Fund and would cost an estimated net of \$17,561, would pay back over a period of 2.3 years and yield an estimated annual savings of \$7,799.

The Air Conditioning Retro-fit Project could be funded through future capital financing, would cost an estimated \$236,630, would pay back over a period of 10.1 years and yield an estimated annual savings of \$23,316.

The Council questioned the service expectancy of the new well motors. If properly maintained, the new well motors estimated length of service could be 20 years. Council noted that an investment of \$50,000 has been made in the motors on the well pumps.

Motion by Councilman Dean and second by Councilman Reyna to approve Option 2 and authorize the City Manager to negotiate with TDI and pass on Options 1 and 3. Staff will bring back to the June 7 Council Meeting additional information about the amount of money invested on the well pumps currently in use, and if any money can be obtained through re-sale. Voting

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Aye: Garcia, Reyna, Baldrige, Dean, and Nelson. Voting Nay: None. Mayor Riley announced the motion carried.

12. Consider Action on M&C # 05-06-11, with Attached Ordinance Amending Ordinance No. 10-019, Granting an Extension to a Specific Use Permit Case No. 2010-265 for Construction and Operation of a "Soccer Complex." (Flores)

Community Development Director Flores explained the request for the Ordinance amendment extending the Specific Use Permit granted under Case No. 2010-265 to Mr. Guillermo (Memo) Espinosa to allow him an indefinite extension before the time limit stipulating building permit application and designated work to begin within one year would expire if not extended. Ms. Flores explained the Council may grant the indefinite extension as the City has been working with Mr. Espinosa for over ten years in an effort to help him realize his lifelong dream of constructing a soccer complex which has taken extensive personal investment to realize. She explained that the applicant must still address the outstanding building permit and floodplain / floodway related issues as well as requesting that the Board of Adjustment consider granting variances as allowed by law.

Applicant Memo Espinosa came forward to address and request the Council's assistance in this matter. He spoke at length expressing frustration with the lengthy, complex and expensive process. Ms. Flores noted commitment on behalf of the staff, City Manager Longoria, Community Development, and City Engineer Sia Sayyadi, to work with Mr. Espinosa and one of his nephews to work through some of the requirements imposed by the original SUP ordinance.

Motion by Council Member Nelson and second by Councilman Garcia to grant the requested indefinite extension as authorized in the proposed amending ordinance. Voting Aye: Garcia, Reyna, Baldrige, Dean, and Nelson. Voting Nay: None. Mayor Riley announced the motion carried.

Council Member Nelson expressed her gratitude that neither Mr. or Mrs. Espinosa had ever given upon the dream of realizing a soccer complex.

13. Consider Action on M&C # 05-07-11, a Request by Kirk Menczer, Manager of Bandera Plaza I, Ltd, for a Variance to Article 3, "Signs," Section 3.04.14, "Prohibited Signs," to Allow a Portable Sign at 6866 Bandera Road. (Flores)

Ms. Flores explained this item as being a request for a variance by the property manager to continue using a portable sign to be used one day a week on Mondays. The sign measures 32 square feet. The property owner would like to improve the look of the sign.

Motion by Councilman Reyna and second by Council Member Baldrige to grant the variance request. Voting Aye: Garcia, Reyna, Baldrige, Dean, and Nelson. Voting Nay: None. Mayor Riley announced the motion carried.

Discussion Agenda

14. Status of Towing Contract, Progress to Date. (Chief Wallace) Police Chief Wallace explained the delay in bringing back the towing contract was due to the extensive

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reporting requirements the City Council requested at the initial Council Meeting on April 19 during which this agenda item was originally presented. He reported that the last call was received this afternoon at 3 p.m. Council asked if the Police Department's evaluation of the data would include the information received this afternoon. Chief Wallace was also asked if the information would be stack-ranked. Then Council asked that the information be provided in a scoring grid to permit comparative analysis. Chief Wallace replied to the three questions in the affirmative. A question was raised regarding the pricing. Chief Wallace indicated and Assistant City Attorney Onion reiterated that pricing in the bids cannot be changed under State purchasing guidelines. Councilman Reyna asked if the City Attorney can evaluate if it is within or without the scope of the RFP.

15. City Manager's Report. (Longoria)

- A. Informational Issues.** Mr. Longoria announced that we have scheduled the City Council Retreat from 8:30 a.m. to 12:30 p.m. at the Kinman House on Saturday morning, May 28th. A draft agenda was distributed. Any additional topics should be emailed to the City Manager for inclusion.
- B. Departmental Reports.** Passed out on a compact disk the monthly reports for the City Departments. Questions may be directed to the City Manager.
- C. Monthly Finance Report for April 2011.** Finance Director Vickie Wallace presented the April 2011 Monthly Finance Report. Council Member Nelson asked if the City had been notified about Lacks filing for Chapter 11 Bankruptcy protection. Ms. Wallace indicated no official notification has been received by the City of Leon Valley.

- 16. Citizens to be Heard.** Al Baldrige, 6368 Parsley Hill, spoke to the great success and collaborative effort it took to put on the first Taste of Leon Valley. He cited the excellent music and outstanding turnout by the community. He encouraged the Council to keep this event as a yearly event.

17. Announcements by the Mayor and Council Members.

At this time, reports about items of community interest regarding 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 Council or a City official.

Community Events:

- A. May 23, 2011 City of Leon Valley Special Council Meeting to Canvass the Results of the May 14, 2011 Election, 5:45 p.m.**
- B. Swimming Pool Open Houses – Forest Oaks Community Association, May 28-30 and Leon Valley Community Association, May 28-30**

Councilman Garcia thanked everyone who came out to vote during the regular election.

Councilman Reyna congratulated Economic Development Director Rose Ryan on the success of the Taste of Leon Valley. He announced his son graduates from the UT Law School next Saturday.

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Council Member Baldrige agreed on the Taste of Leon Valley success.

Councilman Dean said that Rose did a great job on the Taste of Leon Valley.

Council Member Nelson indicated she saw persons come out who don't normally do so at community events. She indicated she hoped the City could do it more than one time per year. She asked for a report at the next Council Meeting on Poss Road citing the pot hole that developed during the weekend.

Rose Ryan, Economic Development Director, came forward to thank the staff for their support and collaboration in staging the first ever Taste of Leon Valley. She thanked the Council for its support.

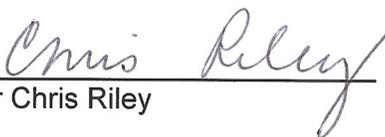
Executive Session

18. Executive Session in Accordance with the Texas Government Code.

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).

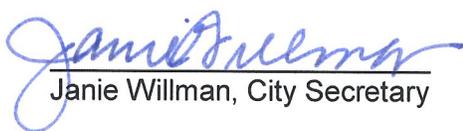
There was no Executive Session held under this agenda item.

19. Adjourn. Motion by Council Member Baldrige and second by Councilman Dean to adjourn the meeting at 8:44 p.m.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

