

**LEON VALLEY CITY COUNCIL
SPECIAL JOINT MEETING WITH LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION
&
REGULAR MEETING**

**TUESDAY, SEPTEMBER 3, 2013
5:30 P.M.**

**LEON VALLEY CITY COUNCIL CHAMBERS
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238**

MINUTES

**SPECIAL JOINT MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL AND
THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC)**

At 5:41 p.m. Mayor Riley convened the City of Leon Valley City Council Special Joint Meeting to Order, and Determined a Quorum of Council and Leon Valley Economic Development Board was present.

City Council Present: Ricardo Ruiz, Art Reyna, Abraham Diaz, Jack Dean, Paul Bieber

Mr. Herman Segovia, Chair of the LVEDC, convened the Joint Meeting, and confirmed a quorum of the Board was present.

LVEDC Board Members Present: Mike McCarley, Georgia Zannaras, Claude Guerra, Dave Gannon, Rudy Garcia; Absent: Stephen Ynostrosa.

Staff Present: Manuel Longoria, Jr., City Manager; Leticia Callanen, Interim City Secretary; Crystal Caldera Human Resources; Claudia Mora, Economic Development Director; Vickie Wallace, Finance Director

At this time, item number 4 was discussed among the members of the LVEDC and the City Council. Discussion took place regarding matters pertaining to pending projects, specifically related to El Sol Bakery, and existing mechanisms to manage grant and funding arrangements to qualified businesses. Concerns were raised about the need for provisions to recoup grant funds in the event a breach in any formal agreement is made with potential businesses.

Discussions ensued regarding members of Council and the LVEDC's concerns on the processes that are currently in place to negotiate with applicants and the possible impact of this current experience on future requests.

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With the arrival of City Attorney Charles Zech at 6:27 p.m., the Leon Valley City Council and the City of Leon Valley Economic Development Corporation Board convened in Joint Executive Session, pursuant to Tex. Gov't Code Ann. Section 551.071 (1)(2), pending litigation consultation with attorney, regarding Larry Little v. LVEDC; Tex. Gov't Code Ann. Section 551.072 Deliberations Regarding Real Property.

At 6:58 the regular joint meeting reconvened with announcements made that no action was taken and no further action was required.

The Special Joint Meeting Adjourned at 7:13 p.m.

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REGULAR CITY COUNCIL MEETING

At 7:14 P.M. Mayor Riley Called the Regular Meeting of City Council to order, determined a Quorum Present, and introduced Mr. Nathan Estrada, a student band member, and President of the John Marshal High School Band to lead the assembly in the Pledge of Allegiance.

Staff Present: Manuel Longoria, Jr., City Manager; Leticia Callanen, Interim City Secretary; Crystal Caldera Human Resources; Claudia Mora, Economic Development Director; Vickie Wallace, Finance Director; Randall Wallace, Police Chief; Melinda Smith, Interim Public Works Director; Fire Chief Luis Valdez, Assistant Fire Chief Bill Lawson

*Item 2. **Citizens to Be Heard and Time for Objections to the Consent Agenda.***

Carolina Macias, requested help with a situation on 6602 Huebner Road. Ms. Macias provided photos to the City Council that illustrated "flooding issue" that has been brought to the City attention.

Lois Murphey, 6333 Sun View, spoke her concerns over any potential plans for Evers Road to be reduced to two lanes.

*Item 3. **Proclamation in recognition of the John Marshall High School Band and Color Guard***

Mayor welcomed the members of the John Marshall Band and the administration represented at the meeting and read a proclamation honoring the Band's achievements and declared September 6, 2013 John Marshal Band and Color Guard Day.

Item 5 Minutes –rev.

School Administration and Members of the Band and Color Guard took the opportunity to thank the Mayor and Council for the recognition and further spoke to the importance of *leadership* and *responsibility* that is being instilled in the students by participating in the Band program.

Item 4. **7:30 TIME CERTAIN ITEM:** Public Hearing and Work Session regarding the architectural schematic representations of preliminary designs for the Municipal Facilities, Police Department Headquarters and Fire Station, presented by OCO Architects.

Mr. Longoria introduced this item as the first opportunity, outside of the Bond Oversight Committee, for the public to see the design plans for the voter approved bond funded new municipal building and fire and police headquarter buildings. Mr. Longoria stressed that this is the preliminary design and the next steps will be to receive public comment.

Mr. Mickey Conrad, of OCO Architects, presented a PowerPoint presentation that illustrated the schematic drawings of the façade designs as well as the interior configuration for the Administrative area, the adjoining Police Headquarters, and the new Fire Station Headquarter building.

City Council discussion ensued and Mr. Conrad addressed question regarding building materials, design elements, and energy efficiency.

After further discussion, direction was given to explore the use of limestone in the building's exterior façade.

Questions were also raised about the budget and projected market prices for materials and construction costs. Mr. Conrad responded to the questions and explained that the next step in this process would be to take the schematics and develop cost options, which will be used to prioritize the features. Mr. Longoria further pointed out that when the project was first budgeted the bond market was in a strong position, however, construction costs have risen by 22%, and to address this increase, he offered suggestions on how to overcome the cost increases by utilizing value engineering.

Mr. Longoria stated that throughout this process there will be additional opportunities for public input.

There being no citizens to speak or further discussion, the public hearing was closed at 8:18 p.m.

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Councilman Biever made a motion to approve the consent agenda. Councilman Reyna seconded the motion. The motion passed by unanimous vote.

CONSENT AGENDA

5. Consider the approval of the August 20, 2013 Regular City Council Meeting Minutes. (Callanen)
6. Consider action on a request by American Legion Post No. 336 for the City of Leon Valley to co-sponsor a Patriot Day Remembrance Ceremony on September 15, 2013 at the Leon Valley Community Center and waive any applicable city facility use fees. **M&C 2013-09-03-6** (Requestor: Walter Geraghty, Commander, American Legion Post No. 336)
7. Consider a resolution (**Resolution 2013R-09-03-1**) authorizing the approval of the proposed design of the Gateway Monuments and requests Texas Department of Transportation (TXDOT) approval of installation of said Gateway Monuments at the proposed State Highway 16 (Bandera Road) Right-Of-Way Locations. **M&C 2013- 09-03-7** (Flores)

REGULAR AGENDA

Item 8. Consider an ordinance authorizing the City Manager to enter into a contract for the purchase of Parcel P-6, abstract 432, CB 4430, an approximately 0.396 acre tract of land in the 6800 block of Poss Road, for the purpose of future Stormwater prevention. **M&C 2013-09-03-8**

Ms. Melinda Smith, Interim Public Works Director, made a PowerPoint presentation outlining the background of the project and the proposed ordinance.

In response to a question raised by Councilman Biever, Ms. Smith, explained that part of cleaning water, it is important to keep as much of the sediment out as possible. Once the properties are acquired the City can enlist an engineer to design measures to stabilize the creek to reduce continued erosion. Further, Ms. Smith explained that the Stormwater Fund can be used for these purposes.

A motion was made by Councilman Dean to approve the ordinance. Councilman Diaz seconded the motion. The motion passed by unanimous vote.

ORDINANCE 2013-09-03-1

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF PARCEL P-6, ABSTRACT 432, CB 4430, AN APPROXIMATELY 0.396 ACRE TRACT OF LAND IN THE 6800 BLOCK OF POSS ROAD, FOR THE PURPOSE OF FUTURE STORMWATER PREVENTION.

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Item 9. Consider the award of the FY 2014 group health insurance bid for employee medical, dental and life insurances and to authorize the City Manager to execute the insurance contract(s) with Aetna. **M&C 2013-09-03-9**

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Ms. Caldera, Human Resources Director, introduced Mr. Matt Steadman, representing Gallagher Benefits, Inc. who proceeded to present a PowerPoint outlining the City's current loss ratio and further discussed aggregate claims experience, medical fee trend at a 5-6% increase and the impact of Health Care Reform on the proposed new benefit costs.

In response to questions raised by City Council, Mr. Steadman discussed the differences in cost between Blue Cross and Aetna, and stated that Blue Cross has lost many of their clients due the steep increase in fees.

In response to a question by Mayor Riley regarding Health Care Reform and the availability of statewide insurance exchange program, Mr. Steadman began to explain the pros and cons of the program and offered to provide additional detailed information to the Mayor.

Councilman Biever made a motion to award the contract for employee group health insurance to Aetna. Councilman Diaz seconded the motion. The motion passed by unanimous vote.

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Item 10. **Public Hearing** on the Proposed 2013 Tax Rate of \$0.582915 per \$100 Valuation which is 4.567560 percent higher than the calculated Effective Tax Rate of \$0.557453 and \$0.008633 higher than last year's Tax Rate of \$0.574282. **M&C 2013-09-03-10**

Ms. Wallace presented a PowerPoint giving an overview of the Proposed 2013 Tax Rate and provided next steps in the process, which includes conducting this public hearing and an additional public hearing to be conducted on September 10th, with final approval with the Budget Adoption on September 17th.

Mayor Riley opened the public hearing at 8:51.

Clarification by staff was given related to the tax increase exemption for anyone over 65.

There being no citizens to speak, Mayor Riley closed the public hearing at 8:52 p.m.

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Item 11. **Presentation on the Proposed Fiscal Year 2014 Budgets, M&C 2013-09-03-11**

City Manager Longoria presented a PowerPoint and responded to questions from City Council on proposed FY 2014 Budget that covered allocations in the following funds:

- a. Water and Sewer Fund
- b. Building Security Fund
- c. Child Safety Fund
- d. Municipal Court Technology Fund

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- e. Debt Service Fund
- f. Police Forfeiture Fund
- g. CPS Energy CIED Fund
- h. Community Center Fund

Mr. Longoria responded to questions regarding scheduled and completed improvements to the Community Center. Mr. Longoria informed the Council that a sound system expert would be consulted prior to purchasing and installing a new PA system. Direction was given to staff to consider costs for renovating the floors in the center.

i. Street Maintenance Sales Tax Fund

Councilman Reyna asked for clarification on what this fund is used for and asked if any of these funds will be used to reduce Evers Road, in reference to a citizen inquiry earlier in the meeting. Mr. Longoria clarified that an engineering firm has been hired to complete a study that will involve a traffic counts for said road, with the final report to be presented at a future City Council Meeting. Brief discussion took place regarding traffic calming measures that have been used similar to the recommended design presented at an earlier related to the Low Impact Design award winner.

j. Employee Benefits and Compensation

Councilman Diaz requested to have staff explore the idea of closing City Hall between Christmas and New Year's Day. Mr. Longoria stated that he would have staff conduct that research and present findings prior to the adoption of the Budget.

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Item 12. Consider an ordinance authorizing the appointment of Luis Valdez as fire chief made through selection by the City Manager of Leon Valley, effective immediately, pursuant to the State Of Texas Local Government Code and Chapter 5 of the City Code. **M&C 2013-09-03-12**

Mr. Longoria explained that the appointment of Fire Chief Valdez requires an ordinance making the action official, as required by State law.

Councilman Biever made a motion to approve the ordinance. Councilman Dean seconded the motion. The motion passed by unanimous vote.

ORDINANCE 2013-09-03-2

AUTHORIZING THE APPOINTMENT OF LUIS VALDEZ AS FIRE CHIEF MADE THROUGH SELECTION BY THE CITY MANAGER OF LEON VALLEY, EFFECTIVE IMMEDIATELY, PURSUANT TO THE STATE OF TEXAS LOCAL GOVERNMENT CODE AND CHAPTER 5 OF THE CITY CODE.

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DISCUSSION AGENDA

13. City Manager's Report

- a. Other announcements related to community events: VIA Metropolitan is conducting a public hearing at 6:00 p.m. related to the BRT expansion, and the public is encouraged to attend. The City's Fall Clean Up September 9th-23rd.
- b. Approved Minutes of City-Affiliated Boards, Committees, and Commissions.
 - Leon Valley Park Commission Board Meeting, July 8, 2013
 - Leon Valley Park Commission Board Meeting, June 10, 2013
- c. Future City Council Agenda Items:
 - September 10, 2013 Second Public Hearing on Proposed Tax Rate
 - September 17, 2013 Street & Building (Facilities) Naming Policy
 - September 17, 2013 Public Hearing & Adoption of the Budget & Formal Adoption of the Tax Rate
 - September 17, 2013 LVEDC Board Appointment
 - September 17, 2013 Consideration of Modification to Council Meeting Procedures
 - September 17, 2013 Consideration of accepting donation from LVEDC
 - September 17, 2013 Consideration of a Contract with Bexar County for Election Services and briefing on Election Information
 - Panhandling Policy
 - Payday Loan regulations

Item 14. Citizens to be Heard.

Mr. Olen Yarnell, 7230 Sulky Lane, expressed concerns over Code Compliance issues at a residence located at the intersection of Evers and Poss Road.

Mr. Al Uvietta, 6923 Sunlight Drive, commented on the proposal presented by the Low Impact Design team, and stated his opposition of any plan to reduce roadway due traffic concerns. Mr. Uviera also stated his concern with hike and bike trails positioned on Evers road due to traffic concerns and elderly and young pedestrians that utilize the walkways.

Ms. Kim Crawford, 7007 Forrest Mont, stated her opposition to idea of reducing the lane size of Evers Road, due to traffic impacts and would like the City to consider alternatives.

Item 15. Item Announcements by the Mayor and Council Members.

Councilman Diaz thanked the Mayor and Council for acknowledgement and encouragement bestowed on the John Marshal Band and Color Guard for their achievements this evening and thanked City Secretary Callanen for her work preparing the proclamation. Councilman Diaz also wished Police Chief Wallace a belated Happy Birthday.

Councilman Ruiz announced the upcoming Grandparents Day concert to be held on September 9th, and announced an upcoming Coffee with State Representative Justin Rodriguez.

Mayor Riley highlighted an event sponsored by CPS Energy to be held Thursday, September 12 at 6:00 p.m. at the conference center, as well as an MPO meeting to be held September 26th.

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Councilman Ruiz announced a senior breakfast being held on the 25th of September, and an event to be held September 11, at Cha Chas, from 6-9 pm.

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Mayor Riley adjourned the meeting at 9:47 p.m.



Chris Riley

Mayor Chris Riley

ATTEST:

Leticia Callanen

Leticia Callanen, Interim City Secretary