NOTICE OF PUBLIC MEETINGS
AGENDA
LEON VALLEY CITY COUNCIL MEETINGS
MONDAY, NOVEMBER 5, 2012, 5:30 P.M.
LEON VALLEY CITY HALL, CITY COUNCIL CHAMBERS
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238

SPECIAL MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 5:30 P.M.

1. Call the City of Leon Valley Special City Council Meeting to Order, and Determine a Quorum is Present. (Mayor Riley)
2. Executive Session in Accordance with the Texas Government Code.
   A. The City Council of the City of Leon Valley Will Convene in Executive Session, Pursuant to Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of a City Attorney as Those Duties and Responsibilities Relate to the Upcoming Contract Negotiations for City Attorney Services, M&C # 11-01-12.
   B. The City Council of the City of Leon Valley Will Convene in Executive Session, Pursuant to Section 551.071, Regarding the Solid Waste Management Contract Negotiations with Waste Management of Texas, Inc. M&C # 11-02-12.
   C. The City Council of the City of Leon Valley Will Reconvene into Open Session and Take Any Possible Actions Resulting from the Executive Session 2.A. or 2.B. Including Providing Direction to the City Manager based on the City Council’s findings in and arising out of Executive Session 2.A. or 2.B.
3. Adjourn.

REGULAR MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 7 P.M.

1. Call the City of Leon Valley Special City Council Meeting to Order, Determine a Quorum is Present, and Pledge of Allegiance. (Mayor Riley)
2. Arbor Day Proclamation. (Mayor Riley)
3. 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.
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].

Consent Agenda

4. Consider Approval of the Meeting Minutes of the Special and Regular City Council Meetings of October 16, 2012. (Willman)

5. Consider Action on M&C # 11-03-12 Appointing Members to the City’s Boards, Committees, and Commissions. This agenda item will allow the City Council to consider making appointments to the City’s Boards, Committees, and Commissions by minute order. (Willman)

6. Consider Action on a Resolution Rescheduling City Council Meetings of January 1, 2013 to January 8, 2013, and from January 15, 2013 to January 22, 2013, M&C # 11-04-12. This agenda item will allow the City Council to consider re-scheduling the first City Council Meetings which will coincide with the New Year Holiday (January 1, 2013) and the second (January 15, 2013) regularly scheduled City Council Meetings to the second and fourth Tuesdays in January instead of the first and third Tuesdays in the month to allow the residents, City staff and City Council full enjoyment of the New Year holiday and to balance the City Council’s meetings within the month. (Willman)

7. Consider Action on a Resolution Authorizing the Mayor to Sign an Interlocal Agreement Appointing and Designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the Local Health Authority for the City Of Leon Valley, M&C # 11-05-12. This agenda item will allow the City Council to consider approving a resolution authorizing the Mayor to sign an Interlocal Agreement and any other statutorily required documentation appointing and designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the Local Health Authority for the City Of Leon Valley. (Willman)

8. Consider Action Rejecting All Bids Submitted for the Leon Valley Public Library Children’s Wing Capital Improvement Project, M&C # 11-06-12. This agenda item will allow the City Council to reject all bids submitted for the Leon Valley Public Library Children’s Wing expansion based on the lowest bid submitted exceeding the anticipated cost of the Project. The project will be re-bid as soon as possible. (Longoria)

Regular Agenda

9. Conduct the First of Two Public Hearings and Readings, and Consider Action on a Resolution Approving a Leon Valley Economic Development Corporation (LVEDC) Project Funding of Up to $10,000 in a Grant and Up to $37,500 in a Loan to Mauricio Romero and El Sol Bakery, Inc., for the Relocation of El Sol Bakery to Leon Valley and Improvements to the Kinman House at 6417 Evers Road, Leon Valley, TX, M&C # 11-07-12. This agenda item will allow the City Council to conduct the first of two required public hearings, and two required readings, and consider action on a resolution approving an LVEDC Project Funding request of up to $10,000 in a grant and up to $37,500 in a loan to Mauricio Romero and El Sol Bakery, Inc., for the relocation of El Sol Bakery to Leon Valley and improvements to the Kinman House
located at 6417 Evers Road in Leon Valley. (Mora)
A. Open Public Hearing.
B. Close Public Hearing.
C. City Council to Consider Action.

10. Consider Action on a Resolution of the City of Leon Valley Authorizing the Filing of an Application with the San Antonio – Bexar County Metropolitan Planning Organization (MPO) FY2013-2016 Transportation Enhancement Program (TEP); Authorizing the City Manager to Act on Behalf of the City of Leon Valley in All Matters Related to the Application; and Pledging That if a Grant is Received the City Of Leon Valley Will Comply with the Grant Requirements, M&C # 11-08-12. This agenda item will allow the City Council to consider action on a resolution authorizing the filing of an application with the San Antonio – Bexar County Metropolitan Planning Organization for Fiscal Years 2013-2016 for consideration in the Transportation Enhancement Program and authorizing the City Manager to act on behalf of the City of Leon Valley in all matters related to said grant application and making a pledge of compliance with all grant requirements should the City’s grant request be selected for funding. (Mora)

11. Discuss and Consider Action on Delivery Methods for the Municipal Facilities Capital Improvement Project, M&C # 11-09-12. This agenda item will allow the City Council to receive a briefing on the types of project construction delivery methods for the Municipal Facilities Improvements Project. (Longoria)

Discussion Agenda

12. City Manager’s Report. (Longoria)
A. Informational updates, as may be required.
B. Children’s Wing Project Update.
C. Monthly Departmental Reports for Month of October 2012.
D. Approved Minutes of City-Affiliated Boards, Committees, and Commissions. This agenda item will allow the City Council to review the work of City-affiliated boards, committees, and commissions through the publication of approved meeting minutes on an ongoing basis.
   (1) Leon Valley Economic Development Corporation Board Meeting Minutes for the August 22, 2012 and September 18, 2012 Meetings.

E. Future Agenda Items
   (2) Executive Session Interviews and Possible Appointment of LVEDC Board Member in Place 6, December 4, 2012.
   (3) Consider Approval of Solid Waste Contract as Authorized by the City Council, December, 2012.
Texas Department of Transportation Presentation on Super Street Model.

Staff Update / Presentation on the Progress of the Sun Setting Process for the City of Leon Valley's Boards, Committees, and Commissions.

13. Citizens to be Heard.

14. 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 condolences, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley Council or a City official.

Tuesday, November 6, Special and General Elections, Various Voting Sites throughout Leon Valley and Bexar County from 7 a.m. to 7 p.m.
Precinct 2049, Delores B. Linton Elementary School, 2103 Oakhill Road, 78238
Precinct 2050, Lawrence Powell Elementary School, 6003 Thunder Drive, 78238
Precincts 2061 & 2143, Leon Valley City Hall, 6400 El Verde Road, 78238
Precincts 2090 & 2140, Timberhill Villas Retirement Center, 5050 Timberhill, 78238
Precinct 2112, Leon Valley Elementary School, 7111 Huebner Road, 78240

Wednesday, November 7, City Staff Thanksgiving Luncheon, Leon Valley City Hall, City Council Chambers, 11:30 a.m. – 1 p.m. for City Staff and City Council. Entry through the Police Department doors; City Hall front doors are secured during the luncheon period.

Saturday, November 10, 4th Annual Arbor Day, 9 a.m. – 12 Noon, Leon Valley Conference Center, 6421 Evers Road

Monday, November 12, Veterans Day, City Offices closed.

Friday, November 16, 3rd Annual Leon Valley Food Drive for the San Antonio Food Bank ends

Saturday, December 1, 8 a.m. – 10:30 a.m., Breakfast with Santa, Leon Valley Community Center

Executive Session

15. 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 of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of other boards, commissions and/or committees of the City, whose members may be in attendance. The members of other city boards, commissions and/or committees may not participate in discussions on the items listed on the agenda, which occur at the meeting, and no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city board, commission or committee subject to the Texas Open Meetings Act. [Attorney General Opinion – No. GA-0957 (2012)]

I hereby certify that the above NOTICE OF PUBLIC MEETINGS AND AGENDA OF THE LEON VALLEY CITY COUNCIL were posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on Thursday, November 1, 2012 by 5:00 p.m., and remained posted until after the meetings hereby posted concluded. This notice was likewise posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours ahead of the meeting. To make arrangements call (210) 684-1391, Ext. 216.

[Signature]

Janie Willman, City Secretary
MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C # 11-01-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: THE CITY COUNCIL OF THE CITY OF LEON VALLEY WILL CONVENE IN EXECUTIVE SESSION, PURSUANT TO SECTION 551.074, PERSONNEL MATTERS, TO DELIBERATE THE DUTIES AND RESPONSIBILITIES OF A CITY ATTORNEY AS THOSE DUTIES AND RESPONSIBILITIES RELATE TO THE UPCOMING CONTRACT NEGOTIATIONS FOR CITY ATTORNEY SERVICES

PURPOSE

The City Council interviewed three principals from three legal firms, in Executive Session on October 16, 2012, that responded to the Request for Proposals. No action was taken arising out of the Executive Session.

This agenda item will allow the City Council to continue deliberating the duties and responsibilities of a city attorney as those duties and responsibilities relate to the upcoming contract negotiations for city attorney services.

FISCAL IMPACT

Not applicable.

RECOMMENDATION

Not applicable.

S.E.E. IMPACT

Social Equity – The process of open and responsive governance is inherent to the City of Leon Valley and its Mayor and City Council. In order to provide for the best city attorney, legal services and support, the City Council through an ad-hoc committee of its own members reviewed the Request for Proposals. The purpose of the city attorney contract is to ensure the practice of due diligence and compliance with the law in all of the City of Leon Valley’s municipal governance processes and documentation. The discharge of the ministerial duty in obtaining a qualified city attorney ensures optimal social equity for the City’s residents, businesses, and community stakeholders.
Economic Development – Responsible city governments that uphold the tradition of good governance do and will provide a diverse and versatile business environment that supports a healthy economy by attracting viable businesses.

Environmental Stewardship – N/A

APPROVED:_______________________ DISAPPROVED:_______________________

APPROVED WITH THE FOLLOWING COMMENTS:______________________________

______________________________________________________________

ATTEST:

Janie Willman, City Secretary
MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C # 11-02-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: THE CITY COUNCIL OF THE CITY OF LEON VALLEY WILL CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, REGARDING THE SOLID WASTE MANAGEMENT CONTRACT NEGOTIATIONS WITH WASTE MANAGEMENT OF TEXAS, INC.

PURPOSE

The City Council authorized the City Manager at its July 17, 2012 Special City Council Meeting to enter into negotiations with the City of Leon Valley’s current waste management provider, Waste Management of Texas, Inc., to continue or extend the City’s current contract for an extended period.

This agenda item will allow the City Manager to update the City Council on business terms related to the continuation or extension of solid waste management collection with Waste Management of Texas, Inc.

FISCAL IMPACT

N/A

S.E.E. IMPACT
Social – To continue providing the best possible services to the City of Leon Valley residents, businesses, and community stakeholders.
Economic – N/A
Environmental – N/A

APPROVED: ___________________________ DISAPPROVED: ___________________________

APPROVED WITH THE FOLLOWING COMMENTS: _______________________________________

___________________________
ATTEST:

___________________________
Janie Willman, City Secretary
A PROCLAMATION

ARBOR DAY 2012

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and trees increase property values in our City, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, the City of Leon Valley has adopted a tree challenge to plant a tree for every citizen in Leon Valley - 10,000 trees by the year 2020.

NOW, THEREFORE, I Chris Riley, Mayor of the City of Leon Valley, Texas, do hereby proclaim November 10, 2012 as ARBOR DAY in the City of Leon Valley and I urge all citizens to celebrate trees in Leon Valley and to support efforts to plant and protect our trees in Leon Valley now and for future generations.

Signed by my hand on this the 5th day of November, 2012.

______________________
Mayor Chris Riley
The City Council of the City of Leon Valley, Texas, met on the 16th of October, 2012 at 4:00 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:

SPECIAL MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 4:00 P.M.

1. Call the City of Leon Valley Special City Council Meeting to Order, and Determine a Quorum is Present. Mayor Riley called the Special City Council Meeting to order at 4:04 p.m. with all the City Council members in attendance: Hill, Reyna, Baldridge, Dean, and Biever.

The following staff members were in attendance: City Manager Longoria, and Human Resource Director Caldera.

2. Executive Session in Accordance with the Texas Government Code.
   A. The City Council of the City of Leon Valley convened in Executive Session at 4:04 p.m., Pursuant to Section 551.074, Personnel Matters, to deliberate the duties and responsibilities of Public Officers and to conduct interviews with prospective City Attorney candidates related to awarding the contract for City Attorney and legal services, M&C # 10-07-12.
      1) Akers & Bouleware-Wells, LLP, Attorneys at Law. Following the interview with attorneys from Akers & Bouleware-Wells, the City Council took a brief break at 4:58 p.m.
      2) Denton, Navarro, Rocha & Bernal, P.C., the City Council reconvened into Executive Session at 5:05 p.m. Following the interview with the attorney from Denton, Navarro, Rocha & Bernal, the City Council took a brief break at 5:56 p.m.
      3) McKamie-Krueger, LLP. The City Council reconvened into Executive Session at 6:04 p.m. Following the interview with the attorney from McKamie –Krueger, the City Council reconvened into Open Session.
   B. The City Council of the City of Leon Valley reconvened into Open Session at 6:50 p.m. and took no action.

3. Adjourn. Motion by Councilman Reyna and second by Councilman Dean to adjourn the meeting at 7:11 p.m. Mayor Riley adjourned the meeting at 7:11 p.m.

REGULAR MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 7 P.M.

1. Call the City of Leon Valley Special City Council Meeting to Order, Determine a Quorum is Present, and Pledge of Allegiance. Mayor Riley called the Regular City Council Meeting to order at 7:11 p.m. with all the City Council members in attendance: Hill, Reyna, Baldridge, Dean, and Biever.

The following staff members were in attendance: City Manager Longoria, City Attorney McKamie, City Secretary Willman, Community Development Director Flores, Economic Development Director Mora, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, and Police Chief Wallace.

Mayor Riley led the assembly in the Pledge of Allegiance.

2. Citizens to be Heard and Time for Objections to the Consent Agenda.
Agenda Item 4

CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
OCTOBER 16, 2012

Ricardo Ruiz, 5616 Bandera Road, Owner/Operator of Cha-Cha’s in Leon Valley, addressed the City Council informing them of his participation as a boxer in a South Texas Hispanic Scholarship event representing north San Antonio and the City of Leon Valley. He cited his fighting name as the “fighting mustache.”

The following citizens addressed the City Council regarding deficiencies that remain to be resolved regarding the Department of Public Safety Center being constructed on Huebner Road. A request was made to withhold issuing a Certificate of Occupancy. Some of the speakers indicated there will probably be some class action suits resulting from bad accidents and/or deaths with the increased traffic. Speakers cited traffic flow problems, traffic signals not working, anticipated parking problems in the surrounding neighborhoods, personal safety concerns, excessive lighting and possible light intrusion, and larger numbers of persons than originally presented based on correspondence received by the City of Leon Valley in February 2012.

Liz Maloy, 7411 Chenal Point.
Judit Lofland, 7314 Ellerby Point.
Louise Malouff, 6514 Fontana Point.
Jeton Kellogg, 6615 Fontana Point.
Virginia Godsey, 6511 Pecan Acres.
Jonathan Godsey, 6511 Pecan Acres.
Carol Smith, 7230 Grass Valley Drive.

Councilman Reyna asked to be excused at 7:40 p.m. regarding a need to leave and check on his father who may have taken too much medication. Mayor Riley acknowledged Councilman Reyna’s request and announced that he was excused.

Consent Agenda

Motion by Councilman Dean and second by Councilwoman Baldridge to approve the Consent Agenda Items 3 through 7 as presented. Voting Aye: Hill, Reyna, Baldridge, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

3. Consider Approval of the Meeting Minutes of the following City Council Meetings:
   A. Special City Council Meeting of September 27, 2012
   B. Special and Regular City Council Meetings of October 1, 2012
   C. Special City Council Meeting of October 2, 2012 (National Night Out Events)

   The City Council approved the minutes of the meetings of September 27, 2012, October 1, 2012, and October 2, 2012.


5. Consider Approval of the Annual Review and Adoption of the City of Leon Valley’s Investment Policy, as Presented, Without Revisions to the Current Policy, M&C # 10-09-12. The City Council reviewed and adopted the City of Leon Valley’s Investment Policy, as presented without revisions in keeping with the Public Investment Act of 1987.

7. **Consider Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, “Fee Schedule,” Article A2.000, “Administrative Fees,” Section A2.004(c), “Community Center Fees-Cleaning Fee,” and Section A2.005(a), “Conference Center Rental Fees-Rental, Cleaning and Security Service Fees Chart,” to Amend the Cleaning Fee for Both Centers, M&C # 10-11-12.** The City Council amended the Leon Valley Code of Ordinances by amending the fee schedule reflecting the increases for cleaning and security services related to rentals of the Conference and Community Centers to allow the City of Leon Valley to pass along increases required and formulated into the adopted current fiscal year budget.


**Regular Agenda**

Councilman Reyna returned to the meeting at 7:59 p.m. noting that all was well with his father.

8. **Consider Authorizing the City Manager, by Ordinance, to Select and to Negotiate the Municipal Facility Design Service Contract with the Architecture Firm of O'Neill Conrad Oppelt Architects, Inc. (OCO Architects), to Provide Services for Projects Identified in the May 2012 Bond Election, M&C # 10-12-12.** The City Council approved an ordinance authorizing the City Manager to select and to negotiate the municipal facility design service contract with an architecture firm, O'Neill Conrad Oppelt Architects, Inc. (OCO Architects), to provide services for the projects identified in the May 2012 Bond Election in ranking order as recommended by the Selection Review Committee, dependent on the outcome of optimal services offered at most advantageous pricing as determined during the negotiation process.

Following a briefing by the City Manager, the City Council took action.

Motion by Councilman Reyna and second by Councilman Biever to approve the ordinance, as amended, authorizing the City Manager to to rank the architects as presented: OCO, Alamo, Kell-Muñoz, and authorizing the City Manager to negotiate in that order. That should the City Manager’s initial contract negotiation efforts require negotiation with Alamo Architects and Kell-Muñoz Architects, in order, that the City Manager inform the City Council before proceeding to the next firm. Voting Aye: Hill, Reyna, Baldridge, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

**Adopted Ordinance 12-032 –** Authorizing The City Manager To Select And To Negotiate A Municipal Facility Design Service Contract With O'Neil Conrad Oppelt
Agenda Item 4

CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
OCTOBER 16, 2012

Architects, Inc. To Provide Architecture Design Services For Projects Identified In The May 2012 Bond Election

9. Consider Authorizing the City Manager, by Ordinance, to Enter into a Development Agreement with SRS Real Estate Partners for the Development of Approximately 13.3 Acres Located at 6300 and 6320 Bandera Road, the Former Fiesta Dodge Property, M&C # 10-13-12. The City Council approved an ordinance authorizing the City Manager to enter into a development agreement with SRS Real Estate Partners for approximately 13.3 acres located at 6300 and 6320 Bandera Road, the former Fiesta Dodge Property.

Following a briefing by the Economic Development Director, the City Council took action. Staff reported that the City had just been notified of a name clarification related to the project / ownership developer of the property. Bandera Road Holdings, LLC, is the owner of the property and SRS Real Estate Partners is the project developer.

Motion by Councilman Dean and second by Councilwoman Baldridge to approve the ordinance, as amended, Authorizing the City Manager to Enter into a Development Agreement with Bandera Road Holdings, LLC, to the Development of Approximately 13.3 Acres Located at 6300 and 6320 Bandera Road, the former Fiesta Dodge Property. Voting Aye: Hill, Reyna, Baldridge, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

Adopted Ordinance No. 12-033 – Authorizing the City Manager to Enter into a Development Agreement with Bandera Road Holdings, LLC,

10. Consider Authorizing the City Manager, by Ordinance, to Amend the Contract for Services with Halff Associates Related to the Enhancement of the Bandera Road Corridor to Include Additional Funding Not to Exceed $49,850 from the Community Infrastructure and Economic Development (CIED) Funds Awarded to the City of Leon Valley by CPS Energy, M&C # 10-14-12. The City Council approved an ordinance authorizing the City Manager to amend the contract for services with Halff Associates related to the enhancement of the Bandera Road Corridor in the City of Leon Valley to include additional funding not to exceed $49,850 from the CIED Funds awarded to the City of Leon Valley by CPS Energy.

Following a briefing by the Community Development Director, the City Council took action. The City Manager noted that in the back-up documentation there is an estimated CIED project budget list which has not been formalized but represents recommendations for project funding. He requested feedback from the City Council regarding the list of recommended projects.

Motion by Councilwoman Baldridge and second by Councilwoman Hill to approve the ordinance as presented. Voting Aye: Hill, Reyna, Baldridge, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

Adopted Ordinance No. 12-034 – Authorizing the City Manager to Amend the Contract for Services with Halff Associates Related to the Enhancement of the Bandera Road Corridor to Include Additional Funding Not to Exceed $49,850 from the Community Infrastructure and Economic Development (CIED) Funds Awarded to the City of Leon Valley by CPS Energy.
11. City Manager’s Report. (Longoria)

A. Informational updates, as may be required. The City Manager noted that in conversations with Texas Department of Transportation, a stakeholder’s meeting has been proposed. Mario Medina of the Texas Department of Transportation requested a list of community stakeholders be provided to them for invitations to be issued. Mr. Longoria noted that staff made some suggestions to a possible list for consideration. Staff is seeking the City Council’s input for persons to be invited to the stakeholder’s meeting. A date for the stakeholder’s meeting is projected in November with a report to be brought back to the City Council in December. The list includes neighborhoods that border Bandera Road and businesses on Bandera Road.

The City Manager updated the City Council on the Department of Public Safety Development Agreement. He noted that based on the rainy summer season that the project is running behind schedule. He indicated that the new tenants will be completing the requirements as indicated in the Development Agreement.

Councilman Reyna asked for clarification if the Development Agreement allows a six month period of time after the facility opens as the check-in time to ensure that traffic assessments and any other requirements are checked and adjustments made. The City Manager responded that was correct. There was some discussion regarding the letter cited by the speakers. The City Manager indicated the City Council will be provided a copy of the correspondence. The City Council asked the City Attorney if the City has immunity against class action suits. City Attorney McKamie indicated the City of Leon Valley has governmental immunity for discretionary acts such as the one the City Council undertook related to the Department of Public Safety. It was noted that traffic lights that are not working need to be serviced now.

B. Attorney General Opinion No. GA-0957 (2012), discussion and update. The City Attorney explained that this ruling was issued in the Summer of 2012. He explained its history and use. Mr. McKamie noted his office would issue an opinion in writing which will serve as an affirmative defense to any challenges as long as the City Council and the City’s boards act in accord with what is written in the opinions and posted agendas resulting therefrom.

C. Monthly Departmental Reports. There were no questions or comments made regarding the monthly departmental reports.

D. Approved Minutes of City-Affiliated Boards, Committees, and Commissions.
Agenda Item 4

CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
OCTOBER 16, 2012

E. Future Agenda Items
(1) Special Joint City Council / Leon Valley Historical Society Meeting, Discussion of City Policy Regarding the Natural Area, Friday, November 2, 2012, at 9:00 a.m., City Council Chambers.
(2) Consideration of Bid Award to Crownhill Builders for the Leon Valley Public Library Children’s Wing, November 5, 2012.
(3) Consider Resolution to Reschedule City Council Meetings in January 2013 from 1st and 3rd Tuesdays to 2nd and 4th Tuesdays due to New Year Holiday and holiday transition, November 5, 2012.
(4) Consider Approval of Solid Waste Contract as Authorized by the City Council, December, 2012.
(5) Executive Session Interviews and Possible Appointment of LVEDC Board Member in Place 6, November - December, 2012.
(7) Texas Department of Transportation Presentation on Super Street Model.
(8) Staff Update / Presentation on the Progress of the Sun Setting Process for the City of Leon Valley’s Boards, Committees, and Commissions.
(9) Economic Development Project Related to El Sol & The Kinman House; Lease Agreement and Consideration of Approving Financial Incentives in Excess of $10,000.

12. Citizens to be Heard. There were no citizens to address the City Council during this agenda item.

13. Announcements by the Mayor and Council Members.

October 19, 2012, 6 – 10 p.m., Leon Valley Historical Society 2012 Pioneer Gala,
October 20, 2012, 2-7 p.m., Founders Day Family Festival
October 31, 2012, 10-11 a.m. Well Dedication Ceremony

The City Attorney noted that he is on the host committee the International Municipal Lawyers Conference is hosting their conference in Texas. He will bring back a report to the City Council.

Councilman Baldridge announced the Leon Valley Historical Society’s annual fundraiser and noted the upcoming commemoration event for the City of Leon Valley’s 60th Anniversary as a City.

Councilwoman Hill thanked the City staff for their help and support in staging the upcoming commemorative events. She announced the raffle of super tickets for a Dallas Cowboy Game. She detailed some of the highlights upcoming commemorative events.

Mayor Riley announced that Raising Cane’s called voicing interest in helping with the dog park at Crystal Hills Park. Raising Cane’s is also interested in assisting with the Breakfast with Santa. Economic Development Director Mora reported that book
donations will be part of the Breakfast with Santa. The target date for the grand opening of Raising Cane’s is Thursday, November 8. It was also noted that the City of Leon Valley Firefighters are conducting a food bank drive and Raising Cane’s will be assisting with that effort.

Mayor Riley announced the Well Dedication Ceremony on Wednesday, October 31 between 10 a.m. and 11 a.m.

Mayor Riley announced the solid waste contract negotiations are underway.

**Executive Session**

14. 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).

No Executive Session was conducted under this agenda item.

15. **Adjourn.** Mayor Riley adjourned the meeting without objection at 9:25 p.m.

_______________________________
Mayor Chris Riley

ATTEST:

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Janie Willman, City Secretary
Agenda Item 5

TO: MAYOR AND CITY COUNCIL

SUBJECT: TO APPOINT MEMBERS TO THE CITY’S BOARDS, COMMITTEES, AND COMMISSIONS: THE COMMUNITY EVENTS COMMITTEE AND THE EARTHWISE LIVING COMMITTEE

PURPOSE
The following applications reflect requests to serve on the City of Leon Valley Boards, Committees, and Commissions.

Community Events Committee:
Lehua Wood
Michael A. Morales

Earthwise Living Committee:
Jason Meza

S.E.E IMPACT
Social Equity – Residents, business owner/operators, and other stakeholders volunteer to actively participate in the decision-making processes affecting City services.

Economic Development – Not applicable.

Environmental Stewardship – Not applicable.

FISCAL IMPACT
Not applicable.

APPROVED: ____________________ DISAPPROVED: ____________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

________________________________________________________________________

ATTEST:

____________________ ____________________
Janie Willman, City Secretary
City of Leon Valley - VOLUNTEERS WANTED!

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Michael A. Morales
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<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Michael A. Morales</td>
<td>5433 Grissom Rd</td>
</tr>
<tr>
<td>Phone Number</td>
<td>E-mail Address</td>
</tr>
<tr>
<td>210-279-4765 (cell)</td>
<td></td>
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<tr>
<td>Alternate Phone Number</td>
<td></td>
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<td>210-521-7933</td>
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Lehua Wood
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Lehua Wood</td>
<td>6005 Forest Shadow</td>
</tr>
<tr>
<td>Phone Number</td>
<td>E-mail Address</td>
</tr>
<tr>
<td>808-277-7799</td>
<td></td>
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<tbody>
<tr>
<td>JASON MEZA</td>
<td>6357 CUANTRO PL. LEON VALLEY 78238</td>
</tr>
<tr>
<td>Phone Number</td>
<td>E-mail Address</td>
</tr>
<tr>
<td>(210) 551-5559</td>
<td></td>
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<tr>
<td>Alternate Phone Number</td>
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<td>(210) 236-5929</td>
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TO: MAYOR AND CITY COUNCIL

SUBJECT: TO CONSIDER ACTION ON A RESOLUTION RESCHEDULING THE CITY COUNCIL MEETINGS OF JANUARY 1, 2013 TO JANUARY 8, 2013 AND FROM JANUARY 15, 2013 TO JANUARY 22, 2013

PURPOSE
This agenda item is being placed to allow the City Council to consider re-scheduling the City Council Meetings in January 2013 from Tuesday, January 1, 2013 to Tuesday, January 8, 2013 and from Tuesday, January 15, 2013 to Tuesday, January 22, 2013, to reflect the staff’s return from the Christmas and New Year holidays.

Any other meetings in conflict with the use of the City Council Chambers by the City Council will be accommodated using other City facilities.

Re-scheduling the meeting dates will allow the City Council to conduct City Council business on dates different from its normally published dates in the month. This kind of change can be accomplished by minute order or by resolution. It has been the tradition for the City of Leon Valley City Council to affect change by resolution. Accordingly, a resolution is submitted for the City Council’s consideration.

S.E.E IMPACT
Social Equity – The City Council by movement of its regular City Council Meetings from Tuesday, January 1, 2013 to Tuesday, January 8, 2013, and from Tuesday, January 15, 2013 to Tuesday, January 22, 2013, allows for full participation of Leon Valley citizens and the City staff in both its governance process and the participation in the two most traditional family holidays; thereby supporting a superior quality of life for our citizens and City staff, alike.

Economic Development – Not applicable.

Environmental Stewardship – Not applicable.

FISCAL IMPACT
Not applicable.

RECOMMENDATION
That the City Council approve the resolution, rescheduling the Regular City Council Meetings of January 1, to January 8, 2013, and from January 15, to January 22, 2013.

APPROVED: ____________________  DISAPPROVED: ____________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

__________________________
Janie Willman, City Secretary

WHEREAS, the City of Leon Valley’s Code of Ordinances, Chapter 2 states that a regular council meeting shall be held on both the first and third Tuesdays of each month beginning at 7:00 p.m.; and,

WHEREAS, the first Tuesday in January 2013 is January 1, 2013, which is the New Year Holiday; and,

WHEREAS, the Leon Valley City Council desires that its citizens and City staff have the opportunity to fully participate in its governance process and participate in two of the most traditional family-related holidays.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Leon Valley, Texas, hereby approves rescheduling the Regular City Council Meetings for the Month of January 2013 to Tuesday, January 8, 2013 and Tuesday, January 22, 2013, respectively.

PASSED and APPROVED this the 5th day of November, 2012.

__________________________________
Mayor Chris Riley

ATTEST:

__________________________________
Janie Willman, City Secretary
Agenda Item 7

MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C # 11-05-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONSIDER ACTION ON A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT APPOINTING AND DESIGNATING DR. THOMAS SCHLENKER, M.D., DIRECTOR OF THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT, AS THE LOCAL HEALTH AUTHORITY FOR THE CITY OF LEON VALLEY

PURPOSE
In the aftermath of 9/11, Bexar County invited the municipalities in Bexar County to participate in appointing the Director of the San Antonio Metropolitan Health District as their local health authority with renewals for two-year periods. With the retirement of Dr. Fernando Guerra, the now retired and former San Antonio Metropolitan Health District Director, and Leon Valley’s Local Health Authority, Bexar County respectfully requests the City’s participation in the ILA appointing Dr. Schlenker as the Local Health Authority for the City of Leon Valley.

This agenda item allows the City Council to consider approving a resolution authorizing the Mayor to sign an Interlocal Agreement (ILA), and any other statutorily required documentation, appointing and designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the Local Health Authority for the City of Leon Valley. The City of Leon Valley has participated in the designation since 2006.

The changes to the Interlocal Agreement from what the City of Leon Valley previously authorized are:

- Automatic renewal, when the following conditions are met:
  - Dr. Schlenker continues to serve as the Director of the District
  - The City of Leon Valley re-appoints Dr. Schlenker in his capacity as the Director of the District
  - He takes the prescribed Oath of Office
  - All appropriate documentation is filed with the State of Texas, as required by law

Additional benefits arising from this designation are the emergency health services within the District with an exceptional facility and staff trained to properly handle emergency events involving chemical, nuclear, or biological agents or a naturally occurring catastrophe.

Furthermore, as the Director of the San Antonio Metropolitan Health District, Dr. Schlenker has the authority to impose control measures such as an area quarantine, which can only be ordered by a properly qualified and appointed health authority after having filed an oath of office and appointment with the Texas Board of Health. Important to note is that before imposing quarantine, the Director must consult with the elected official of the jurisdiction.

With the approval of the ILA, the City benefits from the agreement for the provision of emergency services throughout Bexar County, including the City of Leon Valley, in the event of a catastrophic occurrence. This would allow immediate local response preceding any state or federal involvement.

S.E.E IMPACT
Social Equity – The City Council in order to ensure the public health, safety, and welfare, are
approving provision of immediate local response through the designation of Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the local health authority for the City of Leon Valley and in so doing demonstrate optimal social equity for its citizens, businesses, and community stakeholders.

Economic Development – Not applicable.

Environmental Stewardship – Not applicable.

FISCAL IMPACT
Not applicable at this time.

RECOMMENDATION
That the City Council approve a resolution, authorizing the Mayor to sign an interlocal agreement, and any other statutorily required documentation, appointing and designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the local health authority for the City of Leon Valley.

APPROVED: ____________________________  DISAPPROVED: ____________________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

_____________________________________________________

ATTEST:

______________________________
Janie Willman, City Secretary
RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY
AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT
APPOINTING AND DESIGNATING DR. THOMAS SCHLENKER, M.D., DIRECTOR
OF THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT, AS THE LOCAL
HEALTH AUTHORITY FOR THE CITY OF LEON VALLEY

WHEREAS, the interlocal agreement, Exhibit A, is entered into under the authority of
Government Code Chapter 791 and Health and Safety Code §121.028(c) by and
between the County of Bexar, a political subdivision of the State of Texas, the
City of San Antonio, a Texas Municipal Corporation, acting by and through its
City Manager, and the City of Leon Valley, a Texas Municipal Corporation,
acting by and through its duly elected Mayor; and,

WHEREAS, the City of Leon Valley’s City Council desires to enter into the interlocal
agreement, Exhibit A, for the designation of Dr. Thomas Schlenker, M.D.,
Director of the San Antonio Metropolitan Health District as the City of Leon
Valley’s Local Health Authority in order to ensure the public health, safety, and
welfare; and,

WHEREAS, the City Council of the City of Leon Valley with the adoption of the interlocal
agreement, Exhibit A, desires to participate in a local and regional response to
emergency events involving chemical, nuclear, or biological agents or naturally
occurring catastrophes, including but not limited to infectious diseases

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Leon Valley,
Texas, hereby authorizes the Mayor to sign an interlocal agreement and any other documentation
required by statute, appointing and Designating Dr. Thomas Schlenker, M.D., Director of the San
Antonio Metropolitan Health District, as the local health authority for the City of Leon Valley.

PASSED and APPROVED this the 5th day of November, 2012.

________________________________________
Mayor Chris Riley

ATTEST:

________________________________________
Janie Willman, City Secretary
STATE OF TEXAS § INTERLOCAL AGREEMENT
§ FOR DESIGNATION OF
§ HEALTH AUTHORITY

This Interlocal Agreement (the “Agreement”) is entered into under the authority of Government Code Chapter 791 and Health and Safety Code §121.028(c) by and between the County of Bexar, a political subdivision of the State of Texas (“COUNTY”), the City of San Antonio (“SAN ANTONIO”), a Texas Municipal Corporation, acting by and through its City Manager, and the municipalities that are listed and have signed below, all entirely or partially situated within Bexar County, Texas, through their duly authorized City Managers, Boards of Directors, or other lawfully designated representatives (each municipality shall hereinafter be referred to singularly as a “CITY” and collectively as the “CITIES”).

RE CITALS

COUNTY and SAN ANTONIO are members of the San Antonio Metropolitan Health District (the “District”), a Public Health District under Health and Safety Code Chapter 121, Subchapter E.

The Director of the District, Thomas Schlenker, M.D. (“Dr. Schlenker”), has been designated as the Health Authority to administer state and local laws relating to public health within the jurisdiction of the District, which includes SAN ANTONIO and the unincorporated areas of Bexar County, but does not include the jurisdiction of any of the CITIES.

In order to protect the health and safety of the public throughout Bexar County, to include areas within the jurisdiction of any of the CITIES, each CITY desires to appoint Dr. Schlenker as its Health Authority, in accordance with Government Code Chapter 791.

Accordingly, the parties to this Agreement (collectively, the “Parties”) agree as follows:

ARTICLE I
PURPOSE

1.01 The purpose of this Agreement is to appoint Dr. Schlenker as the Health Authority for each CITY and to describe the terms and conditions under which he will provide assistance to the CITIES.

ARTICLE II
TERM

2.01 This Agreement will begin on the date Dr. Schlenker qualifies as the CITIES’ Health Authority by taking the oath of office and will automatically renew thereafter for as long as Dr. Schlenker continues to serve as the Director of the District.

Health Authority Interlocal Agreement
2012
2.02 Any CITY may terminate this Agreement by giving ninety days written notice to SAN ANTONIO and COUNTY. A termination by a CITY is only effective as to that CITY. A copy of this Agreement will be kept on file in the office of the District.

ARTICLE III
DESIGNATION OF HEALTH AUTHORITY

3.01 The CITIES will appoint Dr. Schlenker to serve as their Health Authority pursuant to Health and Safety Code Chapter 121. The position of Health Authority is a public office to which the holdover provision of the Texas Constitution, Article XVI, Section 17, applies. The terms and conditions under which Dr. Schlenker’s authority is invoked are more fully described in Article IV below. A copy of the Certificate of Appointment for each CITY is attached to this Agreement as Exhibit “A”.

3.02 The CITIES will re-appoint Dr. Schlenker as their Health Authority upon expiration of his two-year term and Dr. Schlenker will qualify to continue serving as the Health Authority for the CITIES by taking the oath of office and by filing all appropriate documentation with the state.

ARTICLE IV
EMERGENCY AND NON-EMERGENCY SERVICES

4.01 In the event of an occurrence anywhere within Bexar County of: a) a chemical, nuclear, or biological agent, or b) a naturally-occurring catastrophe, including but not limited to an infectious disease, (an “Emergency Event”) that, in the sole discretion of Dr. Schlenker or his designee, constitutes a civil emergency and places the health and safety of the residents of Bexar County at risk, then Dr. Schlenker shall be the Health Authority permitted to provide emergency assistance anywhere within Bexar County. Upon the occurrence of an Emergency Event, Dr. Schlenker shall have all powers and duties granted to a Health Authority under Health and Safety Code §121.024, including the authority to impose control measures to prevent the spread of disease in accordance with Health and Safety Code Chapter 81.

4.02 A CITY may consult with Dr. Schlenker regarding the remediation or abatement of a condition that threatens the public health in that CITY but is not an Emergency Event. However, no services shall be performed in that CITY by Dr. Schlenker or the District without prior written authorization from that CITY sent to the address set forth in section 5.01 of this Agreement.

ARTICLE V
COMPENSATION

5.01 If Dr. Schlenker provides services to a CITY in accordance with Article IV Sections 4.01 or 4.02, that CITY shall reimburse SAN ANTONIO on behalf of the District for those services actually rendered in accordance with Government Code Chapter 791.011(e) to the address set forth below:
Compensation for the services shall be payable only out of current revenues available to that CITY.

ARTICLE VI
REPRESENTATIONS

6.01 Each CITY represents that it has, through resolution or other official action, designated Dr. Schlenker as Health Authority and authorized him, or his designee, to provide emergency assistance as described in this Agreement.

ARTICLE VII
SEVERABILITY

7.01 If any provision of this Agreement is found to be invalid, all other provisions will nevertheless remain in effect.

ARTICLE VIII
GOVERNING LAW

8.01 This Agreement will be governed by the laws of the State of Texas, and all obligations of the Parties under this Agreement are performable in Bexar County, Texas. In any legal action arising from this Agreement, the laws of Texas will apply.
ARTICLE IX
MULTIPLE COUNTERPARTS

9.01 For the convenience of the Parties, this Agreement has been executed in counterpart copies, which are in all respects identical and each of which will be deemed to be complete in itself so that any one may be introduced in evidence or used for any other purpose without the production of the other counterparts.

EXECUTED THIS _____ DAY OF _______, 2012.

COUNTY OF BEXAR:

________________________________________
NELSON W. WOLFF
County Judge

Date: ________________________________

ATTEST:

________________________________________
GERARD RICKHOFF
County Clerk

APPROVED AS TO CONTENT:

________________________________________
SUSAN D. REED
Criminal District Attorney
Bexar County, Texas

APPROVED AS TO LEGAL FORM:

BY: ________________________________
KELSEY MENZEL
Assistant Criminal District Attorney
Civil Section
APPROVED AS TO FINANCIAL CONTENT:

SUSAN YEATTS  
County Auditor

DAVID SMITH  
County Manager

HEALTH AUTHORITY:

THOMAS SCHLENKER, M.D.  
Director  
San Antonio Metropolitan Health District

Date: ________________

CITY OF SAN ANTONIO:

ERIK WALSH  
Deputy City Manager

Date: ________________

APPROVED AS TO LEGAL FORM:

MICHAEL D. BERNARD  
City Attorney for the City of San Antonio

Date: ________________
CITY OF LEON VALLEY:

By: ____________________________

Its: ____________________________

Date: ____________________________

Health Authority Interlocal Agreement
2012
CITY OF LEON VALLEY:

By: ________________________________

Its: ________________________________

Date: ________________________________
List of other cities that may participate to select health authority

City of Alamo Heights
City of Balcones Heights
City of Castle Hills
City of China Grove
City of Converse
City of Elmendorf
City of Fair Oaks Ranch
City of Grey Forest
City of Helotes
City of Hill Country Village
City of Hollywood Park
City of Kirby
City of La Coste
City of Live Oak
City of Lytle
City of Olmos Park
City of Schertz
City of Selma
City of Shavano Park
City of Somerset
City of St. Hedwig
City of Terrell Hills
City of Universal City
City of Von Ormy
City of Windcrest
Certificate of Appointment
For a
Local Health Authority

I, Chris Riley, acting in the capacity as a

(Check the appropriate designation below)

___ Non-physician and the Local Health Department Director
X   Mayor or Designee
___ County Judge or Designee
___ Chairperson of the Public Health District

do hereby certify the physician, Dr. Thomas Schlenker, M.D., who is licensed by the Texas Board of Medical Examiners, was duly appointed as the Local Health Authority for Leon Valley, Texas.

Date term of office begins January 1, 2013

Date term of office ends December 31, 2015, unless removed by law.

The Local Health Authority has been appointed and approved by the:

(Check the appropriate designation below)

___ Director, ____________________________________________

X   City Council for the City of Leon Valley

___ Commissioners Court for ____________________________ County

___ Board of Health for the ____________________________ Public Health District

I certify to the above information on this the ___ day of ________________, 2012.

________________________________________
Signature of appointing official
City of Leon Valley

Consider Approving a Resolution Authorizing the Mayor to Sign an Interlocal Agreement Appointing and Designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the Local Health Authority for the City of Leon Valley

November 5, 2012
Purpose

• Consider Approving a Resolution Authorizing the Mayor to sign the Interlocal Agreement and any other statutorily required documentation

• Update the designation of the recently named physician to Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District
Purpose

- ILA facilitates response across geopolitical boundaries
- The Health Authority is an officer whose office and duties are defined by law. (Health and Safety Code 121.021 – 121.029). A local Health Authority has considerable power that allows the Health Authority to investigate suspected incidents and outbreaks of communicable disease
Purpose

• Establishing, maintaining, and enforcing quarantine in the Health Authority’s jurisdiction is one of the local Health Authority’s explicit duties (Health and Safety Code 121.024(c)(1). A major responsibility of Health Authorities is their implementation of “control measures” which may include quarantine.

• Before imposing quarantine, the Director must consult with the elected official of the jurisdiction
Purpose

• Infectious Diseases consist of:
  – M. Tuberculosis
  – Meningitis (Bacterial and Vital)
  – Rabies Exposures
  – Sexually Transmitted Diseases
  – Hepatitis A and B
  – Vaccine-preventable Measles, Pertussis, Mumps
  – And many other reportable diseases
Purpose

• The Communicable Disease Prevention and Control Act is a comprehensive statute – codified as Chapter 81, Texas Health and Safety Code – that provides for numerous control measures to be made available for use in protecting the public health, including detection, restriction, and quarantine.
Purpose

- The Scope of the preparedness has enlarged over the years in response for dealing with:
  - Bioterrorism
  - Hurricane Preparedness and Response
  - Emerging Infectious Diseases
  - Pandemic Influenza
  - Other Major Disasters
Purpose

• Emergency Services
  – Health Authority under Health and Safety Code 121.024 will impose control measures to prevent the spread of disease in accordance with Health and Safety Code Chapter 81

• Chemical, Nuclear, and Biological Agents
• Naturally Occurring Catastrophe, including not limited to infectious disease
Purpose

• ILA also allows for participating cities to consult with the Local Health Authority regarding the remediation or abatement of a condition that threatens the public health in their respective city but that is not an emergency event with the proviso that no services shall be performed without prior written authorization from the city in accordance with the agreement set out in the ILA.
Fiscal Impact

• None at this time
• Fiscal Impact dependent on the cost of the emergency services and personnel required by the event specific scenario
• Actual costs differ as result of the magnitude, type of event, and the number of San Antonio Metropolitan health District employees needed for response
Recommendation

• Pass and approve the resolution authorizing the Mayor to sign an Interlocal Agreement and any other statutorily required documentation appointing and designating Dr. Thomas Schlenker, M.D., Director of the San Antonio Metropolitan Health District, as the Local Health Authority for the City of Leon Valley
Honorable Chris Riley  
Mayor, City of Leon Valley  
6400 El Verde Road  
Leon Valley, Texas  78238-2399

Dear Mayor and City Council:

For the last eleven years, we invited the municipalities located in Bexar County to appointment Dr. Fernando Guerra, director of San Antonio Metropolitan Health District, as their health authority. As you may know, Dr. Guerra recently retired and has been replaced by Dr. Thomas Schlenker; accordingly, we now are requesting that you select Dr. Schlenker as the health authority for City of Leon Valley. We believe that having one health authority for the City, County and surrounding municipalities will insure swift action to prevent the potential spread of communicable or infectious agents and save lives. Through our mutual efforts, we can ensure the safety of our community. Pursuant to Texas Health and Safety Code § 121.023, the appointment of Dr. Schlenker will be effective for two years.

Dr. Thomas Schlenker is well-suited to be the health authority for City of Leon Valley. He currently serves as the local health authority for the Metropolitan Health District, which includes the City and the unincorporated areas of Bexar County. Dr. Schlenker administers state and local laws relating to public health within the district. In addition, he provides emergency health services within the district, and has an exceptional facility and staff trained to properly handle emergency events involving chemical, nuclear, or biological agents or a naturally occurring catastrophe. He also has authority to impose control measures such as an area quarantine. A quarantine can only be ordered by a properly qualified and appointed health authority after having filed an oath of office and appointment with the Texas Board of Health. Before doing so he must consult with the elected official of that jurisdiction. If a health authority is not properly appointed, the duty would fall to State Officials as opposed to a local authority.

Under state law, the Director of the Metropolitan Health District is permitted to serve as health authority for other jurisdictions pursuant to an interlocal agreement. Dr. Schlenker has agreed to provide emergency services throughout Bexar County, including your municipality, in the event of a catastrophic occurrence. This would allow immediate local response preceding any state or federal involvement. This is similar to other interlocal emergency agreements in existence. To
assist you in appointing Schlenker as health authority for emergency purposes, should your jurisdiction choose to do this, we have enclosed an interlocal agreement with two signature pages for City of Leon Valley and a list of other cities we hope will participate. Also, please complete the health authority appointment and return it with the interlocal agreement signature pages. We will file the appointment with the Texas Department of State Health Services.

In order to assure your citizens that their emergency health needs will be met, we strongly encourage you to appoint Dr. Schlenker at your next scheduled meeting. Please feel free to contact us at anytime, or you may also have any of your questions or those raised by your staff answered by contacting Ed Schweninger, Chief of the Civil Section of the Criminal District Attorney’s Office at 335-2139. Please inform us of your decision in relation to this matter. If your City Council approves the interlocal agreement and the appointment of Dr. Schlenker, please sign the enclosed documents and return them to Mr. Schweninger, Bexar County Criminal District Attorney’s Office, 300 Dolorosa, 5th Floor San Antonio, TX 78205. We would appreciate the return of the documents by November 15, 2012.

In order to simplify future reappointments, we have changed the interlocal agreement to automatically renew, if the following conditions are met: Dr. Schlenker continues to serve as the Director of the District, you reappoint him, he takes the oath of office, and all appropriate documentation is filed with the state. We will send you the Certificate of Appointment for your execution every two years.

We look forward to your cooperation in ensuring the protection of the health and safety of all residents of Bexar County. Once we have received signatures on the interlocal agreement from all participating cities, and Bexar County Commissioners Court and San Antonio City Council have approved the agreement, we will send conformed documents to all participants.

Sincerely,

[Signature]
Nelson W. Wolff
Bexar County Judge

[Signature]
Susan D. Reed
Bexar County Criminal District Attorney

Enclosures: Certificate of Appointment
Interlocal Agreement
Signature Pages (2)
List of other cities that may participate

cc: Dr. Thomas Schlenker M.D.
San Antonio Metropolitan Health District
MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C 11-06-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONSIDER ACTION REJECTING ALL BIDS SUBMITTED FOR THE LEON VALLEY PUBLIC LIBRARY CHILDREN'S WING CAPITAL IMPROVEMENT PROJECT

PURPOSE

The City of Leon Valley solicited bids for the Leon Valley Public Library Children’s Wing Capital Improvement Project with an estimated project cost of $550,000. Of the thirteen bids received, $614,000 was the lowest bid submitted. The lowest bid submitted exceeds the budget (estimated project cost); therefore all bids submitted must be rejected. This project will be re-bid as soon as possible.

RECOMMENDATION

That the City Council reject all bids received for the Leon Valley Public Library Children’s Wing Capital Improvement Project.

S.E.E. IMPACT

Social Equity – The City of Leon Valley’s commitment to social equity is demonstrated through its continued efforts to promote a superior quality of life through the provision of quality educational, recreational, cultural amenities, and superb infrastructure. The City Council in order to demonstrate optimal use of tax dollars, must obtain goods and services in a fiscally-responsible manner. With the bids submitted far exceeding the estimated project cost, the City Council must reject all bids.

Economic Development – Cities that promote and attract quality economic development do so with superb infrastructure and superior cultural amenities offered on a cost-effective basis.

Environmental Stewardship – Bids received for the work on the Leon Valley Public Library Children’s Wing Capital Improvement Project will demonstrate the anticipated use of construction processes and materials that are environmentally safe and conservative.

FISCAL IMPACT

None at this time.
APPROVED: ________________  DISAPPROVED: ________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

______________________________

ATTEST:

______________________________

Janie Willman, City Secretary
Agenda Item 9

MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C # 11-07-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONDUCT THE FIRST OF TWO PUBLIC HEARINGS AND READINGS, AND CONSIDER ACTION ON A RESOLUTION APPROVING LVEDC PROJECT FUNDING OF UP TO $10,000 IN A GRANT AND UP TO $37,500 IN A LOAN TO MAURICIO ROMERO AND EL SOL BAKERY, INC. FOR THE RELOCATION OF EL SOL BAKERY TO LEON VALLEY AND IMPROVEMENTS TO THE KINMAN HOUSE AT 6417 EVERS ROAD, LEON VALLEY, TX

PURPOSE

This agenda item is intended to conduct the first of two public hearings and readings of the resolution approving expenditure of LVEDC funding, and receive comment from Leon Valley citizens regarding information provided on LVEDC project applicant, El Sol Bakery, owned by Mauricio Romero.

Article IV Functional Corporate Duties and Requirements, Section 4.5 Expenditure of Corporate Money, Subsection (c) of the Bylaws of the City Leon Valley Economic Development Corporation (LVEDC) requires that projects approved by the LVEDC Board of Directors for project funding in excess of $10,000.00 have at least two separate readings of the approving City Council resolution and two public hearings.

At the October 24, 2012 meeting, the LVEDC Board approved the funding of up to $10,000 in a grant and up to $37,500 in a loan to Mauricio Romero and El Sol Bakery, Inc. The funding will enable El Sol Bakery to establish a bakery and bistro in Leon Valley at the Kinman House, 6417 Evers Road. The total project costs are estimated to be $150,000.

If approved by the City Council, this project will create a new business for Leon Valley, will enhance the City’s sales and ad valorem tax revenues, and will create five (5) full-time jobs and three (3) part-time jobs.

The estimated overall sales tax revenues, based on 2011 sales are $17,956 per year, of which approximately $3,038.63 comes directly to the City of Leon Valley.

This project meets the City’s and the LVEDC’s economic development goals and is consistent with the intent of the LVEDC program.
FISCAL IMPACT

This project would be funded by the FY 2013 LVEDC Budget line item “Project Funding”. Monies for the LVEDC Budget come from the collection of 1/8 of one-cent in sales tax for economic development purposes as authorized by law. The LVEDC is a Type B (formerly 4B) economic development corporation which uses the collected sales tax revenues to promote and conduct economic development in and for Leon Valley.

S.E.E. IMPACT

Social – This business will be open to the public and may be enjoyed by all locals and visitors; thus, helping the City promote a superior quality of life.

Economic – To provide a diverse and versatile business environment that supports a healthy economy by attracting viable businesses.

Environmental – N/A

APPROVED: _______________________     DISAPPROVED: ___________________

APPROVED WITH THE FOLLOWING COMMENTS: ____________________________

______________________________________________________________

ATTEST:

Janie Willman, City Secretary
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY APPROVING THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC) PROJECT FUNDING OF UP TO $10,000 IN A GRANT AND UP TO $37,500 IN A LOAN TO MAURICIO ROMERO AND EL SOL BAKERY, INC. FOR THE RELOCATION OF EL SOL BAKERY TO LEON VALLEY AND IMPROVEMENTS TO THE KINMAN HOUSE AT 6417 EVERS ROAD, LEON VALLEY, TX

WHEREAS, the City Council is required by Texas State law to approve LVEDC projects in excess of $10,000; and

WHEREAS, the City Council has established a Type B (formerly 4B) Economic Development Corporation Board, to review project applications and administer the Type B sales tax receipts specifically earmarked for eligible economic development projects as described in the Official ballot language; and

WHEREAS, the LVEDC Board reviewed and approved the project funding October 24, 2012, for the El Sol Bakery project for a grant in an amount up to $10,000 and a loan in an amount up to $37,500 for improvements to the Kinman House at 6417 Evers Road to establish a bakery and bistro, and generate new sales tax revenue;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS THAT:

1. The City Council approves the expenditure of LVEDC funds up to $10,000 in a grant and up to $37,500 in a loan to Mauricio Romero and El Sol Bakery, Inc. (“Grantee”).

2. The expenditure of funds may be made in one or more disbursements and in the form of a direct grant, a loan, or a combination thereof as approved by the LVEDC Board (“Board”). The Board shall receive in exchange for the grant of funds a security interest in the real property and personal property for which the grant is provided. The Board shall as a condition of the expenditure minimally require an Economic Development Agreement (“Agreement”) setting forth requirements for the creation of a specific number of full time jobs at a “living wage” to be determined by the Board; contractual indemnification to be secured by insurance in an amount acceptable by the Board. The Agreement shall be enforced for a minimum of five (5) years and shall include claw back provisions. Grantee Mauricio Romero and El Sol Bakery shall be jointly and severally liable for the performance of the Agreement and shall provide collateral acceptable to the LVEDC Board to secure any loan portion hereof. Grantee shall execute a
collateralized promissory note at a commercial rate of interest specified by the LVEDC.

3. The final form of the Economic Development Agreement including the commercial terms thereof shall be considered for approval by the LVEDC Board of Directors at a subsequent meeting.

**PASSED AND APPROVED** by the Leon Valley Economic Development Corporation this **5th day of November 2012**.

**ATTEST:**

______________________________  SIGNED:

City Secretary

______________________________  __________________________

Mayor Chris Riley
City of Leon Valley

Leon Valley Economic Development Corporation (LVEDC)

Request for Project Funding Approval for El Sol Bakery Project

Monday, November 5, 2012
LVEDC Project Approval – El Sol Bakery

- Type B (4B) sales tax receipts may be used for business retention, expansion and attraction along with beautification and improvement of the quality of life for Leon Valley citizens
- El Sol Bakery plans to relocate to Leon Valley
- Mauricio Romero, owner, requests assistance in the amount of $47,500 to make improvements to the Kinman House, 6417 Evers Road, to establish a bakery and bistro
LVEDC Project Approval – El Sol Bakery

- Improvements to be made include:
  - Reinforcing floor to support baking and kitchen equipment
  - Interior modifications to accommodate bistro seating
  - Electrical and plumbing upgrades
  - Engineering and architectural support
- Equipment will also be added
- Working capital is part of the funding request
The LVEDC Board approved the project funding of El Sol Bakery on October 24, 2012:

- A grant up to $10,000
- A loan up to $37,500
  - Terms of the loan to be structured by the Economic Development Director and the LVEDC Board Attorney
LVEDC Project Approval – El Sol Bakery

- Project funding is available in the LVEDC FY2013 Budget, Project Funding line item
- The LVEDC seeks approval from City Council as required for Type B project funding over $10,000
- Two (2) public hearings and two (2) readings of the approving resolution are required
- This is the first of two (2) public hearings; next public hearing is December 4, 2012
- LVEDC requests approval of grant and loan not to exceed total of $47,500
City of Leon Valley

Leon Valley Economic Development Corporation (LVEDC)

Request for Project Funding Approval for El Sol Bakery Project

Monday, November 5, 2012
Agenda Item 10

MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C  # 11-08-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONSIDER ACTION ON A RESOLUTION OF THE CITY OF LEON VALLEY AUTHORIZING THE FILING OF AN APPLICATION WITH THE SAN ANTONIO–BEXAR COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO) FY 2013-2016 TRANSPORTATION ENHANCEMENT PROGRAM; (TEP) AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF LEON VALLEY IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF LEON VALLEY WILL COMPLY WITH THE GRANT REQUIREMENTS

PURPOSE

To allow the City Council to consider approving a resolution authorizing the City Manager to file on the City’s behalf, a grant application with the San Antonio–Bexar County Metropolitan Planning Organization (MPO) Fiscal Year (FY) 2013-2016 Transportation Enhancement Program (TEP) funded through the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) Program for consideration for funding. The resolution also pledges the City of Leon Valley will comply with grant requirements, if the grant funding is received.

RECOMMENDATION

That the City Council approves the resolution as captioned above.

S.E.E. IMPACT

Social Equity – The City of Leon Valley’s commitment to social equity is demonstrated through its continued efforts to promote a superior quality of life through the provision of recreational and superb infrastructure. Utilizing public funding for a hike and bike trail linkage would benefit residents and other community members. This will also provide linkage between other infrastructural improvements in the City of Leon Valley and the City of San Antonio’s Leon Creek Greenway Trail System.

Economic Development – The City of Leon Valley’s commitment to exhibiting a distinctive and welcoming identity throughout the community would be greatly enhanced with a hike and bike trail system affording pedestrian friendly and people-powered connectivity.

Environmental Stewardship – Healthy, sustainable, and viable cities plan for multiple means of transportation including opportunities for walking and biking. Obtaining and complying with grant funding for recreational, transportation, and linkage to other jurisdictional trail systems is a demonstration of the City of Leon Valley’s commitment to environmental stewardship.

FISCAL IMPACT

The financial match for the grant application will come from the $125,000 contribution of SRS Real Estate Partners.
APPROVED: ________________              DISAPPROVED: __________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

______________________________

ATTEST:

______________________________

Janie Willman, City Secretary
RESOLUTION

A RESOLUTION OF THE CITY OF LEON VALLEY AUTHORIZING THE FILING OF AN APPLICATION WITH THE SAN ANTONIO-BEXAR COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO) FY 2013-2016 TRANSPORTATION ENHANCEMENT PROGRAM (TEP); AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF LEON VALLEY IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF LEON VALLEY WILL COMPLY WITH THE GRANT REQUIREMENTS.

WHEREAS, The San Antonio-Bexar County Metropolitan Planning Organization (MPO) has issued a call for projects for the FY 2013-2016 Transportation Enhancement Program; and

WHEREAS, the City of Leon Valley is a city with limited financial resources and desires to construct a hike and bike trail along the Huebner Creek corridor to provide access for recreation and transportation and linkage to San Antonio’s Leon Creek Greenway Trail System; and

WHEREAS, the City of Leon Valley is determined to support community development projects that leverage state funds with other public and private resources, including coordinated efforts involving other programs targeting community development; and

WHEREAS, the City of Leon Valley will commit as its local match 20% of the grant awarded. In addition, the City of Leon Valley will comply with the grant requirements and other federal and state law:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

1. The City Manager of the City Leon Valley, Texas is authorized to submit an application with the San Antonio-Bexar County Metropolitan Planning Organization FY 2013-2016 Transportation Enhancement Program that is funded through the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users Program.

2. The City of Leon Valley’s local match will be 20% of the grant amount awarded.

3. The City of Leon Valley will continue its commitment toward strategic community development for the citizens of Leon Valley and the region.

PASSED and APPROVED this 5th day of November, 2012.

__________________________________
Mayor Chris Riley

ATTEST:

______________________________
Janie Willman, City Secretary
Agenda Item 11

MAYOR AND COUNCIL COMMUNICATION

DATE: November 5, 2012
M&C # 11-09-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: DISCUSS AND CONSIDER ACTION ON DELIVERY METHODS FOR THE MUNICIPAL FACILITIES CAPITAL IMPROVEMENT PROJECT

PURPOSE

This agenda item will allow the City Council to receive a briefing by the City Manager on the types of project construction delivery methods for the Municipal Facilities Improvements Project.

S.E.E IMPACT

Social Equity – The City of Leon Valley’s commitment to social equity is demonstrated through its continued efforts to deliver superb infrastructure. The new municipal facilities, as authorized by the $7 Bond Election in May, will greatly enhance the City’s infrastructure and support systems to residents, businesses, and community stakeholders. Making structural improvements in an economically responsible manner ensures social equity for the City’s taxpayers.

Economic Development – Cities that use best practices in their as part of their daily operational models and on project work attract and retain quality economic development.

Environmental Stewardship – Environmental Stewardship will be inherent in the construction methods used and employed.

FISCAL IMPACT

None at this time.

APPROVED: ____________________  DISAPPROVED: ____________________

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

______________________________
Janie Willman, City Secretary
City of Leon Valley
Construction Delivery Methods
Public Improvement Projects

November 5, 2012
Purpose

- Provide briefing on the types of project construction delivery methods for the Municipal Facilities Capital Improvements Project
- Key decision for the project with a variety of options available
- Staff has completed research:
  - Other Cities, School Districts, During Architect Selection Process
Types

1. Design – Bid – Build
2. Competitive Sealed Proposals
3. Design – Build
4. Construction Manager-at-Risk
Project Delivery Method Definition

• A project delivery method is a process used by an agency or owner for the development of structures or facilities.

• In 1995 the Texas legislature passed laws allowing Texas public school districts the ability to utilize alternate delivery methods including Competitive Sealed Proposal, CM-at Risk and Design-Build for the development of their facilities.

• In 1997 public university systems in Texas were given similar authorization.

• In 2001 state agencies, municipalities and river authorities were given similar authorization.
Design-Bid-Build  
(Low Bid)

• An owner develops contract documents with an architect consisting of a set of construction drawings and a detailed specification.

• Bids are solicited from general contractors based on these documents.

• A contract is the awarded to the lowest responsive, responsible and/or qualified bidder.

• Low bid
Design-Bid-Build

Benefits
- Architect is the Owner’s advocate
- Lump sum price

Drawbacks
- Won’t know about budget problems until too late
- Maximum opportunity for change orders
- Adversarial relationship
- High potential for risk
Competitive Sealed Proposals

- General Contractor (GC) Contractor is selected based on qualifications.
- The GC is brought in after Architect completes design and project specifications.
- The GC provides construction services and Architect & owner provide project management.
- Closed book process, where the Owner and Architect do not have access to cost information or input into subcontractor selection.
- Construction is managed by GC where the subcontractors work for the GC and provides a bond for the construction work.
Competitive Sealed Proposals

Benefits

• Architect serves as the Owner’s advocate
• Qualification based selection
• Lump sum price—normally very competitive.
• Maximum opportunity for savings in construction cost.

Drawbacks

• Contractual relationship with multiple parties
• Closed Book Process
• Risk for Change Orders
• Adversarial relationship
• High potential for risk
• Won’t know about budget problems until too late
Design-Build

• An owner develops a conceptual plan and/or program for a project, then solicits proposals from joint ventures or partnerships of architects and builders or design/build contractor for the design and construction of the project.
• The Owner has a single contract with the Design/Build prime.
• The builder and architect work together collaboratively to design and build a facility that meets the program, budget and schedule requirements of the owner.
Design-Build

Benefits
- Single contract
- Qualification based selection
- Collaborative process
- CM brought on early
- Open book process
- Fast track
- Guaranteed maximum price
- Only owner initiated change orders
- Input into subcontractor selection

Drawbacks
- Architect works for the contractor
- Owner must be prepared to make decisions very quickly
Construction Manager-at-Risk

- CM-at-Risk Contractor is selected based on qualifications.
- The Construction Manager is brought on early as a collaborative member of the project team.
- The Construction Manager provides preconstruction services.
- Open book process, where the Owner and Architect have access to all cost information and input into subcontractor selection.
- Construction is performed more like a general contractor where the subcontractors work for the Construction Manager and provides a bond for the construction work.
Construction Manager-at-Risk

**Benefits**
- Architect serves as the Owner’s advocate
- Qualification based selection
- Collaborate process
- CM brought on early
- Open book process
- Fast track
- Guaranteed maximum price
- Reduced risk for change orders

**Drawbacks**
- Contractual relationship with multiple parties
Recommendation

• Staff Recommends Construction Manager-At-Risk
  – Renovation & Phasing Scope of our Project requires a “skilled” contractor with extensive previous experience with similar project

• The Bond Oversight Committee Concurs with Staff Recommendation
Next Steps

• Staff will prepare Request for Qualifications (RFQ)
  – OCO will assist

• Solicitation Period
  – November 12 through December 14

• Evaluation Period
  – Mid-December through January

• Contract Award
  – Early February
Public Works Monthly Report
October 2012

Director’s Report

- Attended all normal Staff meetings, Park Commission and CAG
- Met with SIA Engineer for various projects in progress
- Organized preparations for City 60th Celebration
- Met with Steve Cady, Engineer and M&C Fonseca
- Met with Brad Pierce, Viking Construction
- Organized pick up of surplus supplies at Brooks City Base

Construction Crew Activities

10-01 7034 Grass Valley: Set forms and steel for curb.
10-02 7034 Grass Valley: Mixed, poured and finished concrete for curb.
10-03 6639 Seneca Dr.: Patched sections of asphalt, damaged by flood waters.
10-04 7030-34 Grass Valley: Watered, rolled and oiled base material.
10-05 7030-34 Grass Valley: Laid and compacted 45 tons of Hot Mix asphalt.
10-08 7034 Grass Valley: Spread top soil and laid sod to damaged areas behind curb.
10-09 & 10 7520 Huebner Rd.: Set forms, base material and re-bar for side walk.
10-11 7520 Huebner Rd.: Poured and finished 8cu.yd. of concrete for side walk. (124’)
10-12 7520 Huebner Rd.: Cleaned and reset forms and then spread base material.
10-15 7520 Huebner Rd.: Installed re-bar and chairs.
10-15 6763 Timberhill: Saw cut street and began to set forms for side walk and driveway approach.
10-16 6763 Timberhill: Filled driveway approach with base material until resident moves in.
10-17 7520 Huebner Rd.: Poured and finished 8 cu. yd. of concrete for side walk. (139’)
10-18 & 19 7520 Huebner Rd.: Dressed up entire area with top soil.
10-22 thru 25 6763 Timberhill: Excavated, set forms and steel for driveway approach and loaded spoils to be hauled away.
10-26 6763 Timberhill: Poured and finished 9 cu. yd. of concrete for driveway approach, curbs and sidewalks.
Water/Sewer Department

Water Samples for S.A. Health District 11 Water Samples for Analysis
Disconnect Notices 159
Disconnect Water Service 29
Flush Dead-End Water Mains 26 Flushed

Meter Reading 3 Days
Meter Re-reads 2 Re-reads
Meter Change Out Program 7 Meters changed out
Temporary Meters Installed 0 Installed

Move Outs 8 Closed
Move Ins 10 Activated
Locates 1 Completed

Wells/Tower Sites Cut Grass and Trim
City Wide Fire Hydrant List

Location Work done
Sulky at Halter dug up leak
5915 Forest Ridge put forms and put rebar
7203 Horsewhip put forms and rebar
5915 Forest Ridge poured cement
7203 Horsewhip poured cement
6763 Timberhill pulled rest of the driveway put forms
Shop took trucks to get inspection
7010/14 Sunlight repair service line and replaced curb stop
6747 Poss put forms and poured concrete
Leon Trace Apt. dug around meter and replaced meter
Park marked sprinklers
7011 Sunlight installed speed limit sign
Wells changed air release valve
6502 Halter cut out drive way replace 40ft of water main
7202 Sulky tapped service line
### Maintenance Crew

<table>
<thead>
<tr>
<th>Location</th>
<th>Task Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park</td>
<td>Cut grass and trim</td>
</tr>
<tr>
<td>Park</td>
<td>Delivered BBQ pit key and instructions on use for large pavilion</td>
</tr>
<tr>
<td>Park</td>
<td>Cleaned Park and opened restrooms Monday thru Sunday @7:00am</td>
</tr>
<tr>
<td>Park</td>
<td>Repaired toilets leaking faucets</td>
</tr>
<tr>
<td>Park</td>
<td>Removed fallen trees and branches</td>
</tr>
<tr>
<td>Park</td>
<td>Picked up trash</td>
</tr>
<tr>
<td>Park</td>
<td>Cut and trimmed at playground, added fluff fall zone material</td>
</tr>
<tr>
<td>Park</td>
<td>Maintain restrooms</td>
</tr>
<tr>
<td>Park</td>
<td>Remove graffiti</td>
</tr>
<tr>
<td>Park</td>
<td>Maintain picnic tables and pavilions</td>
</tr>
<tr>
<td>Public Works</td>
<td>Cleaned Trucks, checked equipment</td>
</tr>
<tr>
<td>Public Works</td>
<td>Cleaned and removed brush from Walking Trail behind PW</td>
</tr>
<tr>
<td>Public Works</td>
<td>Cleaned shop, water cage, welding area, repairs as needed</td>
</tr>
<tr>
<td>Conference Center</td>
<td>Set ups and clean ups for events held there</td>
</tr>
<tr>
<td>Conference Center</td>
<td>Mowed complex, repairs as needed</td>
</tr>
<tr>
<td>Community Center</td>
<td>Grounds cut and trimmed, repairs as needed</td>
</tr>
<tr>
<td>Community Center</td>
<td>Wednesday set up for bingo &amp; Thursday cleaned up for seniors</td>
</tr>
<tr>
<td>Community Center</td>
<td>Set up for events</td>
</tr>
<tr>
<td>Library</td>
<td>Grounds cut and trimmed, pick up recyclables</td>
</tr>
<tr>
<td>Library</td>
<td>Repairs as needed</td>
</tr>
<tr>
<td>Library Annex</td>
<td>Clean, mow and trim, repairs as needed</td>
</tr>
<tr>
<td>City Hall</td>
<td>Grounds cut and trimmed, Mondays only, repairs as needed</td>
</tr>
<tr>
<td>City Hall</td>
<td>Pick up recyclables</td>
</tr>
<tr>
<td>City Hall</td>
<td>Completed remodel of restroom</td>
</tr>
<tr>
<td>LVFD</td>
<td>Repairs as needed</td>
</tr>
<tr>
<td>Citywide</td>
<td>Removed graffiti throughout the city</td>
</tr>
<tr>
<td>Citywide</td>
<td>Reinstall fallen stop/street signs</td>
</tr>
<tr>
<td>Citywide</td>
<td>Check surveillance camera and maintain</td>
</tr>
<tr>
<td>Citywide</td>
<td>Removed fallen trees</td>
</tr>
<tr>
<td>Marquee</td>
<td>Marquee updates as they come in</td>
</tr>
<tr>
<td>Service requests</td>
<td>Various requests completed as they come in</td>
</tr>
</tbody>
</table>
MINUTES OF THE MEETING OF THE
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION
August 22, 2012

The regular meeting of the Leon Valley Economic Development Corporation (LVEDC) convened at 6:30 p.m. on Wednesday, August 22, 2012 in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

I. CALL TO ORDER
Present were President Abraham Diaz, Vice President Stephen Ynostrosa, Treasurer Michael McCarley, Secretary Nancy Marin, Board Member Claude Guerra, Board Member Dr. Georgia Zannaras, and Board Member Herman Segovia. Also present were Board Attorney Steven Peña and Economic Development Director Claudia Mora acting as staff support and recording secretary.

II. CITIZENS TO BE HEARD
There were no citizens to be heard.

III. CONSIDER LVEDC MINUTES – July 25, 2012
President Diaz asked for a motion to approve the minutes. Board Member Segovia moved to accept the minutes. Board Member Zannaras seconded the motion. The motion carried.

IV. FINANCIAL REPORT BY LVEDC TREASURER (MICHAEL MCCARLEY) AND CONSIDERATION
Treasurer McCarley reported the balance the checking account at $29,831.60. The August sales tax figure was $21,258.80. To date, we have collected $164,518.95. The Board obligations were reported as being $16,310.45. Board Secretary Marin added that $45 would need to be included for the breakfast meeting she attended earlier in the month. President Diaz asked for a motion to accept the Treasurer’s Financial Report. Board Member Segovia moved to accept the Treasurer’s Financial Report. Board Member Guerra seconded the motion. The motion carried.

V. INFORMATION CONCERNING ACCION TEXAS
Board Secretary Marin shared an email between her and Celina Peña from ACCION. In the email, Ms. Marin asked Ms. Peña to clarify information on how ACCION and the LVEDC can work together. Information on ACCION’s funding source was provided by Ms. Marin as being from five banks. ACCION Texas would partner with the LVEDC to provide loan services and interest rate buy-downs. Ms. Marin also mentioned that other groups have offered similar services but at a cost to the LVEDC, whereas, ACCION would not charge the LVEDC.

VI. DISCUSSION CONSIDERATION OF ACTION WITH ATTACHED RESOLUTION 2012-009, A RESOLUTION OF THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC) APPROVING THE EXPENDITURE OF LVEDC FUNDS UP TO THE AMOUNT OF $80,000 TO MAURICIO ROMERO AND EL SOL BAKERY, INC.
This item was not discussed.
VII. UPDATE ON LVEDC PROGRAM GUIDELINES – FUNDING POLICIES AND APPLICATION
Ms. Mora reported that comments on the draft were received from Board Attorney Peña. She suggested that the Board may want to review the draft to discuss and, possibly adopt in the next two to three regular Board meetings. Ms. Mora suggested a separate work session. President Diaz commented that we work out a schedule for a work session.

Board Secretary Marin commented that a strategic planning session be conducted before a work session on the guidelines so that the Board could set the plan it would follow to carry out its mission. This would help with the review of the guidelines.

Board Member Guerra commented he reviewed draft and thought that some of Ms. Marin’s concerns could be addressed by elements in the current draft, including elements of a strategic plan.

President Diaz asked that staff ask the Board, via email, which Saturday dates in September would be ideal to schedule the work session.

VIII. STAFF REPORT ON 501(c) STATUS
Ms. Mora presented a brief outline of the elements of a 501(c)(3) status versus a 501(c)(6) status, which the LVEDC is currently identified as. Discussion ensued on the topic. The questions of whether it is viable to change the status of the LVEDC and whether there is a sufficient demonstration of an advantage to doing so were discussed. President Diaz offered to send an email to the City Manager and City Attorney if it is viable for LVEDC to change its status from a 501(c)(6) to a 501(c)(3). Board Attorney Peña said he would review the Articles of Incorporation and Bylaws.

IX. FUTURE AGENDA ITEMS
President Diaz asked that item A) Other Policy Guides be removed until after the guidelines and application, and strategic planning items are done.

Board Secretary Marin asked that review and amendments to the Bylaws be included.

Ms. Mora asked that the LVEDC investment policy be included as well.

X. ANNOUNCEMENTS
Board Attorney Peña mentioned he had been contacted by WebQA regarding the contract and addendum.

President Diaz provided information on the deadline for application for Board appointments.

Board Member Guerra thanked the Board for the condolences.

XI. ADJOURN
Board Member Segovia moved to adjourn, seconded by Board Member Guerra. The motion carried by voice vote and the meeting was adjourned at 8:05 p.m.

ABRAHAM DIAZ
BOARD PRESIDENT

CLAUDIA MORA
STAFF LIAISON
MINUTES OF THE MEETING OF THE
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION

SPECIAL JOINT MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL AND THE
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS, 5:30 P.M.

1. Call the City of Leon Valley Special City Council Meeting to Order, and Determine a Quorum is Present. Mayor Riley called the Special Joint City Council Meeting with the LVEDC to order at 5:30 p.m. with the following City Council members in attendance: Hill, Reyna, Baldridge, and Dean. Councilman Biever’s absence was excused due to an out-of-town commitment.

The following staff members were in attendance: City Manager Longoria, City Secretary Willman, and Economic Development Director Mora.

2. Call the City of Leon Valley Economic Development Corporation (LVEDC) Board of Directors Special Joint Meeting to Order, and Determine a Quorum is Present. LVEDC President Abraham Diaz called the Special Joint Meeting LVEDC Meeting to order at 5:30 p.m. with the following LVEDC Board members in attendance: Mr. Claude Guerra, Ms. Nancy Marin, and Mr. Mike McCarley.

3. Quarterly Update and Dialogue Between the City of Leon Valley City Council and the City of Leon Valley Economic Development Corporation Board of Directors, M&C# 09-09-12.

The discussion focused on a number of topics including the revisions to the City of Leon Valley Economic Development Policies and Guidelines for Funding which the LVEDC discussed at its meeting on September 15, 2012. The guidelines were originally developed to establish an administrative review process for making grants and loans using 4b sales tax funds.

LVEDC Board members noted the review process and that City staff would be responsible for applications review based on their expertise (in their respective fields); Economic Development Director Mora and City Manager Longoria, economic development; Vickie Wallace, finance; and Kristie Flores, planning, zoning, and any associated permitting matters. It was noted that upon completion of the process, staff would bring back a recommendation to the LVEDC including all applications meeting and not meeting the program criteria; with the application review process to be completed within 3 weeks including assessment designed to ensure the application is complete before the review is started. The LVEDC noted that at times some financial information is and has been lacking from submitted applications. It was discussed that once the guidelines are streamlined; the process will ensure a people-user friendly guide to applying for loans and grants. It was further noted that the new revised guidelines will require banking or financial institution statements documenting creditworthiness.
The City Council was informed that as a part of the LVEDC’s discussion, the question was raised about whether loans or grants should be extended to businesses that do not generate sales and/or property tax. It was indicated that the LVEDC attorney is reviewing the law to advise the LVEDC Board regarding that consideration. A further consideration or suggestion is that the LVEDC not give outright grants. Some LVEDC Board Members don’t agree that any kind of funding considerations should be removed. The discussion on funding sources (loans versus grants) was meant to ensure that businesses have at least as much at stake as the LVEDC to discourage dependency on outside sources of funding; that dollars invested seek alignment in terms of the revised guidelines with the economic development strategy of the City of Leon Valley through its City Council and LVEDC Board. It was noted that the LVEDC Board’s goal is to get the guideline revisions streamlined and completed by the LVEDC’s next regular meeting on September 26, 2012.

A question was raised if a matrix would be provided regarding the guideline revisions and their use on individual application reviews. As this was a process-related question, Economic Development Director Mora pointed out the review process needs to be more subjective once all the respective reviews are completed; financials, Community Development, fire and safety, and all the quality checks required have been completed.

Finally, a question was raised as to how the new guideline revisions would be communicated to new businesses interested in applying for funding. Ms. Mora indicated the new guidelines would be posted to the City’s website, pushed out using the City’s quarterly newsletter, the Weekly ENews, and using other media outlet opportunities.

There was some brief discussion about future LVEDC projects being considered. It was noted that El Sol will be considered for a combination loan and grant request consisting of $37,500 in a loan, $10,000 in a grant total funding.

Mayor Riley announced that the City Council will conduct an Executive Session on Monday, October 1, during a special called meeting for the purpose of interviewing the three applicants for the LVEDC Board Appointments in Places 2, 4, and 6. Economic Development Director Mora is coordinating the interview times to ensure adequate posting to meet the Texas Open Meetings Act.

Also discussed was signage for the City’s businesses with the LVEDC participating through the establishment or use of LVEDC funding for sign replacement for existing businesses. The two boards discussed the future installation of monument signs and LVEDC funding.

In closing, some City Council members noted that the LVEDC has a healthy bank balance and that the City Council would like to see the funding is spent to increase economic development in Leon Valley.

4. Adjourn.
   A. The Leon Valley City Council adjourned its meeting at 6:49 p.m. without objection.
B. The City of Leon Valley Economic Development Corporation Board of Directors adjourned its meeting at 6:50 p.m. without objection.

Abraham Diaz
President

Claudia Mora
Staff Liaison