

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

The City Council of the City of Leon Valley, Texas, met on the 28th day of January 2012 at 9 a.m. at the Leon Valley Conference Center, at 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

TOWN HALL MEETING – 9:00 A.M. – 12:30 P.M.

1. Call to Order, and Determine a Quorum is Present, and Open Remarks.

Mayor Chris Riley called the Town Hall Meeting to order at 9 a.m. with a quorum and the following City Council Members in attendance: Reyna, Baldrige, and Dean. Council Members Hill and Biever have excused absences. Ms. Hill is with a family member who is very ill and Mr. Biever is out of town.

City Staff in attendance: City Manager Longoria, City Secretary Willman, Administrative Assistant Angela Trejo, Community Development and Interim Economic Development Director Flores, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, Library Director Trent, Police Chief Wallace, Public Works Director Vick, Assistant Public Works Director Stolz, and Stormwater Manager Flores.

Guest speakers included: Mr. Olen Yarnell, Capital Facilities Committee Chairman, Mike Lanford, NCARB, Principal of Alamo Architects, Jim Carrillo, AICP, ASLA, Vice-President of Halff Associates, Andrew Douglas, AIA, President of Douglas Architects, Art Herrera, Project Manager for VIA Metropolitan Transit, and Sia Sayyadi, PE, RPLS, President of Sia Engineering, Inc., and Consulting Engineer for the City of Leon Valley.

Mayor Chris Riley made introductory remarks regarding the Town Hall Meeting. She indicated it is a continuation and outgrowth of the 2011 Town Hall Meeting. Mayor Chris Riley described the three hour meeting as a brainstorming session. She invited input to help determine the direction in which the City needs to proceed. She stated that the City Council will base its decisions on facts and evidence and on what the City can afford.

2. Presentations on the Following;

A. Municipal Facilities Capital Improvements - Mayor Chris Riley introduced Mayor Pro Tem Jack Dean. Mayor Pro Tem Jack Dean introduced Olen Yarnell, Chairman of the Capital Facilities Committee (CFC). Mr. Yarnell provided a brief history of the City Council appointed ad-hoc Committee's work since June 2007. They acknowledged the work of the Committee including Council Member Hill was absent from the meeting.

CFC Committee Chair Olen Yarnell introduced Mike Lanford of Alamo Architects. Mr. Lanford briefed the City Council and the assembly indicating what is being presented represents the consensus of the Committee, it utilizes best practices, and reuses everything that can be reused. He and his staff interviewed all departments and employees and included Police Chief Wallace and Fire Chief Irwin. The Committee met 8 times during the needs assessment process. He reported that although City employees are in tight quarters that all staff is dedicated to doing their work with a positive attitude. The cost is estimated between \$6 to \$7 million. He

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

discussed in detail the dynamics and considerations found through the assessment process.

The following persons spoke on this agenda topic:

Walter Geraghty.
Darby Riley.
Lynn Joseph.
Marcus Semmelman.
Mike Davis, Jr.
Al Baldrige.
Walton Daughtery.

- B. Beautification of Bandera Road & Poss Road** – Mayor Chris Riley introduced Council Member Irene Baldrige. Council Member Baldrige made introductory remarks. Council Member Irene Baldrige introduced Jim Carrillo, of Half Associates. Mr. Carrillo spoke to the challenges presented by Bandera Road as being heavily trafficked and not pedestrian friendly. He briefed the City Council and the assembly on the history of the options determined as beautification opportunities for Bandera Road as the result of the call for projects by the Texas Department of Transportation two years ago.

A key element of the beautification options included looking at entryway features, including monuments in the median and landscaping. It was also suggested that the City's water towers be lighted as they represent an iconic symbol of the City of Leon Valley.

It was announced that \$200,000 would be required to do the entryway monuments. A funding source will be determined. The work on the project is to be completed in 2012.

Council Member Baldrige also introduced Andrew Douglas, President of Douglas Architects. Mr. Douglas commended the City Council for doing the Town Hall Meeting and related projects in the right way by working to obtain public participation and input. He described Poss Road in front of Raymond Rimkus Park as being the heart of the City of Leon Valley. He spoke to the water conveyance issues related to flooding which involves FEMA. Mention was made of utility work which will be done shortly by the San Antonio Water System (SAWS). He discussed some alternatives which will help with flooding from the water tributary. He detailed opportunities for softening the current pathways with landscaping. He indicated it would be a buffer area to give the Park an edge and soften it simultaneously with accent landscaping. He indicated there can be created a master plan and build it or phase it in over time. It would unify what's coming or proposed for Bandera Road.

The following persons spoke on this agenda topic:

Lynn Joseph.
Ruben Robledo.
Rita Burnside.

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

- C. Economic Development in Leon Valley** – Mayor Chris Riley introduced Councilman Art Reyna. Councilman Reyna made introductory remarks. Councilman Reyna introduced City Manager Manuel Longoria, Jr. Mr. Longoria briefed the City Council and the assembly on the topic of Economic Development. He noted that each city defines for itself what Economic Development is and comprises because each city is unique. It is a team sport, including multiple organizations from the City, the Economic Development Corporation, the Chamber, the business community and schools which provide workforce training. Mr. Longoria emphasized that Economic Development is generally defined as activity or projects that bring new revenues to the City including sales tax, property taxes, and bed taxes. Mr. Longoria explained the planning process for determining a roadmap to arrive successfully at Economic Development. He detailed the dynamics and factors involved in setting goals and objectives and establishing a policy and set target program. Important in assessing the Economic Development growth and program are measurement metrics to track actual performance. Examples would be growth in property tax roll, and sales tax, jobs, and specific recruitment of targeted businesses.

The following persons spoke on this agenda topic:

Ruben Robledo.
Tony Flores.
Larry Little
Al Uvietta.
Jim Carrillo.
Al Baldrige.
Roy Horn.
Marcus Semmelman.
Mickey Smith.

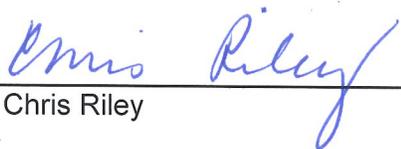
- D. Bus Rapid Transit Leon Valley Primo Line** – Mayor Chris Riley introduced Mr. Art Herrera, Project Manager, VIA Metropolitan Transit. Mr. Herrera made an extensive and detailed presentation on the proposed route for the Primo Line and how it was determined as it comes into the City of Leon Valley. He discussed issues of timing and service as the busses will come from the Fredericksburg Road Corridor. He introduced the use of the most current technology and energy using compressed natural gas (CNG).
- E. Drainage / Flood Control Projects** - Mayor Chris Riley introduced Public Works Director Byron Vick. Mr. Vick introduced Stormwater Manager Marisa Flores. Ms. Flores identified 3 stormwater projects as determined by the City Manager. City Engineer Sia Sayyadi, President of Sia Engineering addressed the City Council and the assembly regarding the impact of the LC – 17 (Huebner Creek) Project being done by Bexar County Flood Control. He indicated that the City will inherit and maintain the property once the project is completed. Bexar County Flood Control is working on Phase I of the Project.

The following persons spoke on this agenda topic:

CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012

Mary Key.
Lynn Joseph.
Matt Hodde.
Daniel Bee.

3. **Closing Remarks and Adjournment.** Motion to adjourn at 12:40 p.m. by Councilman Reyna and second by Councilman Dean. With no further business to come before the City Council, Mayor Riley adjourned the meeting.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

