

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JUNE 19, 2012**

The City Council of the City of Leon Valley, Texas, met on the 19th of June, 2012 at 5:30 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 JOINT MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL AND THE CITY OF LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION BOARD, 5:30 P.M.

1. **Call the City of Leon Valley City Council Special Joint Meeting to Order, and Determine a Quorum is Present.** Mayor Riley called the Special Joint Meeting to order at 5:36 p.m. with all members of the City Council present: Hill, Reyna, Baldrige, Dean, and Bieber.

The following staff members were in attendance: City Manager Longoria, City Attorney McKamie, 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 Board President Abraham Diaz called the Leon Valley Economic Development Corporation Board of Directors Special Joint Meeting to order at 5:36 p.m. with the following LVEDC Board of Directors present: Segovia, Guerra, Marin, McCarley, and Zannaras.
3. **Joint Executive Session in Accordance with the Texas Government Code Regarding the Town Center Project, and Pending Litigation, Larry Little v. City of Leon Valley Economic Development Corporation, Civil Cause No. 2011-CI-17823, M&C # 06-11-12.**
 - A. The City Council of the City of Leon Valley and the City of Leon Valley Economic Development Corporation Board convened in Joint Executive Session at 5:38 p.m. pursuant to Section 551.071(1)(A), Consultation with Attorneys, on pending litigation.
4. **Joint Executive Session in Accordance with the Texas Government Code Regarding the Town Center Project, M&C # 06-12-12.**
 - A. The City Council of the City of Leon Valley and the City of Leon Valley Economic Development Corporation Board convened in Joint Executive Session at 5:38 p.m. Pursuant to Section 551.071, Consultation with Attorneys, Other Pending Litigation-Demand Letter from Larry Little Counsel.
5. The City of Leon Valley Economic Development Corporation Board of Directors reconvened into Open Session at 6:25 p.m.
6. The City of Leon Valley Economic Development Corporation Board of Directors did not take any actions arising out of Executive Session 3.A. or 4.A.
7. The City Council of the City of Leon Valley reconvened into Open Session at 6:25 p.m.
8. The City Council of the City of Leon Valley considered possible actions arising out of Executive Session 3.A. or 4.A. Regarding Executive Session 3.A., Councilman Reyna made a motion that the City Council approve a budget adjustment of \$70,200 to pay for professional services incurred by the Leon Valley Economic Development Corporation. Council Member Hill seconded the motion. The motion carried on unanimous vote of the City Council. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.
9. **Presentation on International Council of Shopping Centers (ICSC) RECON Business Trip, M&C # 06-13-12.**

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Mayor Riley, LVEDC Board President Diaz, and Economic Development Director Mora reported on their experiences at this year's ICSC RECON Business Trip. Ms. Mora made a formal presentation to the City Council and the LVEDC highlighting elements of the ICSC RECON 2012 Plan, including identifying a group of prospective businesses to target for cold calls, preparing and updating the City's community profile, and attending conference seminars of interest or significance to Leon Valley. Ms. Mora indicated a review of the Buxton Retail Site Assessment identified economic segments as retail leakages in Leon Valley. She identified upscale retail establishments as target for recruitment to the area including clothing, shoes, and sporting goods. Thirty contacts were identified at this year's RECON. She concluded the presentation by detailing a number of successes and follow-up action plans.

10. 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 # 06-14-12.

There was a warm exchange of remarks and comments regarding the positive experience of increasingly open dialogue between the Leon Valley City Council and the Leon Valley Economic Development Corporation Board of Directors. Due to the length of the Executive Sessions, members of both the City Council and the LVEDC Board, acknowledged their anticipation towards the next quarterly special joint meeting.

11. Adjourn.

- A. The City of Leon Valley Economic Development Corporation Board of Directors adjourned its meeting at 7 p.m. without objection.
- B. The City of Leon Valley City Council adjourned its meeting at 7 p.m. without objection.

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

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

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, and Police Chief Wallace.

The Pledge of Allegiance was led by a group of Boy Scouts from Troop 110, comprised of students from John Marshall High School and Pat Neff Middle School. Boys Scouts in attendance and leading the assembly in the Pledge of Allegiance: Justin Bustos, Brandon Bustos, and Kyle Cooksey. The Boy Scouts from Troop 110 were accompanied by Michael Cooksey, their Troop Leader, and Mrs. Bustos.

2. Special Presentation by Justin Bustos, Boy Scout, of a Proposed Eagle Scout Project in Raymond Rimkus Park, M&C # 06-15-12. The City Council viewed a

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PowerPoint Presentation by Justin Bustos, Boy Scout, of his proposed Eagle Scout Project in Raymond Rimkus Park.

Justin Bustos addressed the City Council detailing the proposed Eagle Scout Project he presented to the Leon Valley Park Commission. He informed the City Council that he has met on numerous occasions with Public Works staff to ensure communication and that his proposed Project meets the City's requirements. Mr. Bustos' project consists of replacing and repairing 44 picnic table boards and relocating the existing horseshoe pit to a safer location with enhancements.

3. **Citizens to be Heard and Time for Objections to the Consent Agenda.**
No citizens came forward to address the City Council.

Consent Agenda

Motion by Councilman Dean and second by Councilman Reyna to adopt the Consent Agenda Items 4, 5, 6, 7, 8, 9, and 10, as presented. The motion passed on unanimous vote of the City Council. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

4. **Consider Approval of the Meeting Minutes of the June 5, 2012 Leon Valley Regular City Council Meeting.** The City Council approved the minutes of the Leon Valley Regular City Council Meeting of June 5, 2012.
5. **Consider Action on an Ordinance Establishing the Authority and Rights, Structure and Membership, Duties and Responsibilities, and Sunset Provision for a Committee to Oversee the 2012 Bond Project, M&C # 06-16-12.** The City Council established a Bond Capital Facility Oversight Committee, by Ordinance, to carry on with the next phase of the work started by the Capital Facilities Committee following the Bond Election Approval.

Ordinance No. 12-008 – Establishing the Authority and Rights, Structure and Membership, Duties and Responsibilities, and Sunset Provision for a Committee to Oversee the 2012 Bond Project.

6. **Consider Action on Ordinance Appointing a City Prosecutor and Judges for the Leon Valley Municipal Court, M&C # 06-17-12.** The City Council appointed Michelle Lanfear as the City Prosecutor and Lawrence Morales and Edmund Phillips as Leon Valley Municipal Court Judges, by ordinance, with terms co-terminous with the election of the Mayor.

Ordinance No. 12-009 – Appointing a City Prosecutor, and Judges for the Leon Valley Municipal Court.

7. **Consider Adoption of Resolution for Regional Hazardous Mitigation Program, M&C # 06-18-12.** The City Council approved a Resolution Adopting the Alamo Area Council of Governments Regional Multi-Hazard Plan Update to allow the City of Leon Valley to be eligible for FEMA mitigation grant funding.
- Resolution No. 12-008 – For the Adoption of the Hazard Mitigation Plan for the Alamo Area Council of Governments (AACOG) Region.**

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8. **Consider Action on Ordinance Approving Fiscal Year 2012 Budget Adjustment to the Enterprise Fund to Increase the Amount to be Paid for the Edwards Aquifer Authority Management Fee, M&C # 06-19-12.** The City Council amended the Fiscal Year 2012 Budget to Increase the Amount to be Paid to the Edwards Aquifer Authority (EAA) for the EAA Mandated Management Fee as Authorized by the City Council on March 20, 2012 with the adoption of Ordinance 12-003.

Ordinance No. 12-010 – Approving the Fiscal Year 2012 Budget Adjustment to the Enterprise Fund to Increase the Amount to be Paid for the Edwards Aquifer Authority Management Fee.

9. **Consider Plat Case #2011-121, With Attached Ordinance, a Request By Rosin Group, Inc., Agent For The Estate of Virginia L. Murchison, Applicant, to Plat Approximately 5.341 Acres Of Land, Being Parcel 114 And Parcel 114B, Abstract 741, CB 4445, Ginger Subdivision Unit #1, To Lots 3 And 4, Block 1, CD 4445, DPS Subdivision, M&C # 06-20-12.** The City Council, with the adoption of an Ordinance, took two parcels of land and created two separate lots.

Ordinance No. 12-011 – Approving Plat Case # 2011-121, a Request by the Rosin Group, Inc., Agent for the Estate of Virginia L. Murchison, Applicant, to Plat Approximately 5.341 Acres of Land, Being Parcel 114 and Parcel 114B, Abstract 741, CB 4445, Ginger Subdivision Unit # 1, to Lots 3 and 4, Block 1, CD 4445, DPS Subdivision.

10. **Consider Action on Specific Use Permit Case #2012-270, with Attached Ordinance, a Request by Barry Williamson, Applicant and Property Owner, for a Specific Use Permit to Construct and Operate an “Office” Specifically a Department of Public Safety Driver’s License Center Adjacent to an R-1 (Single-Family Dwelling) Zoning District, on a B-2 (Retail) Zoned Property, in the 7400 Block of Huebner Road, Being 3.4 Acres of a 5.3 Acre Tract in the Sustainability Overlay, M&C # 06-21-12.** The City Council approved a Specific Use Permit, with the adoption of an ordinance, in order to remain in conformance with the Zoning Code requirement to obtain a Specific Use Permit prior to issuance of a building permit.

Ordinance No. 12-012 – Granting a Specific Use Permit Case # 2012-270, a Request by Barry Williamson, Applicant and Property Owner, for a Specific Use Permit to Construct and Operate an “Office” Specifically a Department of Public Safety Driver’s License Center Adjacent to an R-1 (Single-Family Dwelling) Zoning District, on a B-2 (Retail) Zoned Property, in the 7400 Block of Huebner Road, Being 3.4 Acres of a 5.3 Acre Tract in the Sustainability Overlay.

Regular Agenda

11. **Consider Action on an Ordinance Appointing Members and a Chairperson to the 2012 Bond Program Oversight Committee, M&C # 06-22-12.** The City Council appointed six of seven members to the newly created 2012 Bond Program Oversight Committee: Mike Davis, Jr., Abraham Diaz, Pedro Esquivel, Bob Tome, Al Uvietta, and Olen Yarnell. The City Council determined it would bring back one more member at the July 17 City Council Meeting. It was also determined to poll the six newly appointed

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Committee Members to determine if someone would volunteer to serve as chairperson. to the Committee, if nominated at the July 17 City Council Meeting.

Motion by Councilman Bieber and second by Council Member Baldrige to adopt the Ordinance appointing the six individuals named. The motion passed on unanimous vote of the City Council. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

Ordinance 12-013 – Appointing Members to the 2012 Bond Program Oversight Committee and Naming a Chairperson for this Committee

12. **Discuss and Consider Action Concerning the City of Leon Valley's 60th Anniversary Celebration and Provide Direction to City Staff to Identify Funding in an Amount of \$10,000 in the Fiscal Year 2012-2013 Budget to Fund Activities Related to the Event, M&C # 06-23-12.** The City Council considered a request for \$10,000 with the source of funding to be identified in the Fiscal Year 2012-2013 Budget to pay for and support the October 20, 2012 community festival in recognition and celebration of the City of Leon Valley's 60th Anniversary of Incorporation and to provide direction to City Staff in accordance with the City Council's determination.

Council Member Hill briefed the City Council on the planning activities to date. She reported there are committees collaborating on all aspects of the commemoration activities.

Motion by Councilman Reyna and second by Councilman Bieber to direct staff to allocate \$10,000 in the Fiscal Year 2012-2013 Budget for the joint commemoration celebration on October 19-20, 2012. The motion passed on unanimous vote of the City Council. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

Discussion Agenda

13. **City Manager's Report. (Longoria)**
A. Informational updates, as may be required. Mr. Longoria reported that Bond Counsel advises that a super majority is needed to pass the ordinance for issuing the General Obligation Bonds. The Special City Council Meeting has been moved to Wednesday, June 27, at 12 Noon to ensure a super majority of the City Council is available to attend the meeting.

The City Manager reported that he and the Finance Director held a conference call with Standard and Poor representatives. The City of Leon Valley is rated AA. It was a very good report; typical of cities our size. Mr. Longoria reported that we are rated the same as Northside Independent School District.

The City Manager reported that he and Mayor Riley met with representatives of the Texas Department of Transportation (TxDOT) and the City of San Antonio (COSA) to discuss traffic congestion on Bandera Road. The groups discussed a short-term project that would involve synchronization of the traffic light system and transfer of ownership of the system to COSA. Cost to implement would amount to \$200,000 with

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the City of Leon Valley paying 20% of the cost. A mid-term project proposed by TxDOT is the super-street project. TxDOT requested that the City of Leon Valley express its interest in the project in the next few months. TxDOT is planning a stakeholders meeting to discuss the super-street proposal sometime this summer. The meeting will include Leon Valley stakeholders.

Mayor Riley noted concerns as a community that obtains 1/3 of its budget in sales tax.

It was reported that there are two Requests for Proposals posted on the City's website; City Attorney Services and Design Consulting Service for the Municipal Facilities Capital Project. Mayor Riley indicated that she and Councilman Reyna will serve on the City Attorney Services Review Committee.

- B. Monthly Departmental Reports.** There were no questions regarding the departmental monthly reports.
- C. Financial Statement for the Month of May 2012. Finance Director Vickie Wallace briefed the City Council on the highlights of the Financial Statement for the Month of May 2012.**

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

- (1) BOMA Meeting Minutes of April 10, 2012.
- (2) Community Event Committee Meeting Minutes of March 21, 2012
- (3) Community Event Committee Meeting Minutes of April 16, 2012
- (4) Park Commission Meeting Minutes of March 12, 2012.

E. Future Agenda Items.

- (1) June 26, 2012, 12 Noon, Special Meeting of the Leon Valley City Council to Consider Action on Ordinance Accepting or Rejecting the Bids Received for Bond Series 2012. Mayor Riley announced that the meeting previously planned to be held on Tuesday, June 26 at 12 Noon would actually be postponed and held on Wednesday, June 27, 2012.
- (2) Reminder that July 3, 2012 City Council Meeting is cancelled.
- (3) July 4th Parade on Wednesday, 9 a.m. City Council Parade participants should be at the Leon Valley Conference Center to line up in the parade between 9 a.m. and 9:30 a.m.
- (4) Presentation of the City Manager's Fiscal Year (FY) 2013 Budget Recommendations, August 7.
- (5) Fiscal Year 2013 Budget Workshops in August, 2012; specific dates to be announced.
- (6) Fiscal Year 2013 Budget Public Hearing, Adoption, and FY2013 Tax Rate set on September 18, 2012.
- (7) City Council Awards City Attorney Contract, September 4, 2012.
- (8) City Council Decision/Selection on Solid Waste Management Services, September 18, 2012.
- (9) City Council Decision/Selection on City Engineering Services Contracts, November 6, 2012.
- (10) Leon Valley Historical Society Requests & Executive Session, July 17, 2012.

- 14. Citizens to be heard.** No citizens came forward to address the City Council.

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15. Announcements by the Mayor and Council Members.

- (1) Ribbon Cutting Ceremony on Saturday, June 16 at Terra Bella Fashion, 6814 Huebner, at 9:45 a.m.
- (2) Reminder - July 3, 2012 City Council Meeting is cancelled.
- (3) July 4th Parade on Wednesday, 10 a.m. Parade route is from the Car-Vel Skate Center headed East on Poss Road, parallel to Raymond Rimkus Park, right onto Evers Road to the entry point between the Leon Valley Public Library and the Kinman House.

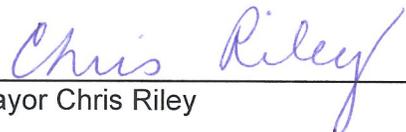
The Mayor, City Council, staff, and assembly sang the Birthday Song to Councilman Jack Dean whose birthday had been the previous Saturday. Councilman Dean was presented with a second Birthday Cake and birthday cards.

Executive Session

- 16.** The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

There was no Executive Session held under this agenda item.

- 17. Adjourn.** Mayor Riley adjourned the meeting without objection at 8:22 p.m.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

