

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JUNE 5, 2012**

The City Council of the City of Leon Valley, Texas, met on the 5th of June, 2012 at 6:30 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:

REGULAR MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 6:30 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 Council Meeting to order at 6:33 p.m. with all of the City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Bieber.

City Staff 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, Police Chief Wallace, and Public Works Director Vick.

Mayor Riley led the assembly in the Pledge of Allegiance.
2. **Issue Certificates of Election to Mayor Riley and Council Members Reyna and Dean following the May 12, 2012 General Election, M&C # 06-01-12.**
Mayor Pro Tem Dean issued a Certificate of Election to Mayor-Elect Riley. Then Mayor Riley issued Certificates of Election to Council Members-Elect Reyna and Dean.
3. **Installation of Officers; Mayor Riley, Council Member Reyna, and Council Member Dean, M&C # 06-02-12.**
The Honorable Judge Larry Noll administered the Oath of Office to Mayor Riley and Council Members Reyna and Dean. [Mayor Riley and Council Members Reyna and Dean had taken the Statement of Appointed Officer before the start of the City Council Meeting.] Mayor Riley and Council Members Reyna and Dean officially took their seats at the dais and began conducting business in their respective new terms of office.

Mayor Riley announced the City Council would take a short recess at 6:43 p.m. and invited the assembly to a short reception honoring the Mayor and City Council Members recently elected. The City Council reconvened at 7:15 p.m. with all members of the City Council present.
4. **Citizens to be Heard and Time for Objections to the Consent Agenda.** There were no citizens to come forward to address the City Council.

Consent Agenda

Motion by Councilman Dean and second by Councilman Reyna to approve the Consent Agenda Items 5 through 10, as presented. The City Council voted unanimously in favor of motion. Mayor Riley announced the motion carried.

5. **Consider Approval of the Meeting Minutes of the May 15, 2012 Leon Valley Special and Regular City Council Meetings.** The City Council approved the minutes of the Leon Valley Special and Regular City Council Meetings of May 15, 2012.

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6. **Consider Approval of the Meeting Minutes of the May 18, 2012 Leon Valley Special City Council Meeting to Canvass the Returns and Declare the Results of the May 12, 2012 Bond Election.** The City Council approved the minutes of the Leon Valley Special City Council Meeting of May 18, 2012 to conduct the canvass of the May 12, 2012 Bond Election.
7. **Consider Approval of the Meeting Minutes of the May 18, 2012 Leon Valley Special City Council Planning Work Session.** The City Council approved the minutes of the Leon Valley Special City Council Planning Work Session of May 18, 2012.
8. **Consider Approval of the Meeting Minutes of the May 22, 2012 Leon Valley Special City Council Meeting to Canvass the Returns and Declare the Results of the May 12, 2012 General Election.** The City Council approved the minutes of the Leon Valley Special City Council Meeting of May 22, 2012 to conduct the canvass of the May 12, 2012 General Election for the purpose of electing a Mayor and Council Members in Places 2 and 4.
9. **Consideration and Approval of a Resolution Granting Authorization to Participate with Bexar County and Have Its Population Included As Part of the County's Population for Its Designation as an Urban County for the Community Development Block Grant Program and Authorizing the Mayor to Execute the Community Development Block Grant Program Cooperative Agreement, M & C # 06-03-12.** The City Council approved Resolution No. 12-005 granting authorization to participate with Bexar County and for the City of Leon Valley to have its population included as part of Bexar County's population for Bexar County's Designation as an Urban County for the Community Development Block Grant Program and to authorize the Mayor to execute the Community Development Block Grant Program Cooperative Agreement.

Resolution No. 12-005 – Authorizing a Continuation of a Partnership with Bexar County in Having Access to CDBG and HOME Funds for the Next Three Years.

Per the CDBG Cooperative Agreement, Mayor Riley was authorized to sign the Agreement for Fiscal Years 2013, 2014, and 2105.

10. **Consideration and Approval of an Ordinance for Budget Adjustments for the Fiscal Year 2012 for the Police Forfeiture Trust Fund for the Purchase of a Digital Video Recorder for a Police Vehicle, M & C # 06-04-12.** The City Council approved Ordinance No. 12-006 authorizing Budget Adjustments for Fiscal Year 2012 for the Police Forfeiture Trust Fund for the Purchase of a digital video recorder for a police vehicle.

Ordinance No. 12-006 – Approving Amendments to the Original Budget of the City of Leon Valley, Texas, for the Fiscal Year of 2012.

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Regular Agenda

11. **Consideration and Approval of a Resolution by the City Council of the City of Leon Valley, Texas Approving the City's Preliminary Official Statement Pertaining to the Sale of Obligations Designated as "City of Leon Valley, Texas General Obligation Bonds, Series 2012" by Competitive Bid; Complying with the Requirements Contained in the United States Securities and Exchange Commission's Rule 15c2-12; and other Matters in Connection Therewith, M&C # 06-05-12.** The City Council approved Resolution No. 12-006 approving the City's Preliminary Official Statement pertaining to the Sale of General Obligation Bonds by competitive bid and to meet all requirements as stipulated by the U.S. Securities and Exchange Commission's Rule 15c2-12 and other matters in connection therewith.

Finance Director Wallace introduced Anne Burger Entrekin, First Southwest, who addressed the City Council regarding this agenda matter. Ms. Burger Entrekin gave a brief synopsis of the process of the series of actions required to allow the City Council to meet the United States Securities and Exchange Commission's Rule 15c2-12 and comply with other matters in connection therewith following the City's successful \$7 Million Bond Election of May 12, 2012.

Motion by Councilman Dean and second by Councilman Reyna to approve the Resolution of the City Council of the City of Leon Valley, Texas Approving the City's Preliminary Official Statement Pertaining to the Sale of Obligations Designated as "City of Leon Valley, Texas General Obligation Bonds, Series 2012" by Competitive Bid; Complying with the Requirements Contained in the United States Securities and Exchange Commission's Rule 15c2-12; and other Matters in Connection Therewith. The City Council voted unanimously in favor of motion. Mayor Riley announced the motion carried.

Resolution No. 12-006 – Approving the City's Preliminary Official Statement Pertaining to the Sale of Obligations Designated as "City of Leon Valley, Texas General Obligation Bonds, Series 2012" by Competitive Bid; Complying with Requirements Contained in the United States Securities and Exchange Commission's Rule 15c2-12; and Other Matters in Connection Therewith.

12. **Consider An Amendment – with Attached Ordinance – To Chapter 14, "Zoning," Appendix 2, "Overlay Boundaries," and Appendix 2A, "Sustainability Overlay," Map Revisions to Remove 7325 Reindeer Trail, Being Lot 6, Block 2, CB 4446EE, North Valley Subdivision Unit # 3, and 7302 through 7372 Reindeer Trail, Being Lot 7, Block 1, CB 4446EE, North Valley Subdivision Unit # 3, B-3 (Commercial) Zoned Properties from the Sustainability Overlay, M&C # 06-06-12.** The City Council approved Ordinance No. 12-007 removing specific commercially zoned property from the Sustainability Overlay.

Community Development Director Flores briefed the City Council on this agenda matter. Ms. Flores cited that in the usability and implementation of the sustainability overlay, an area was found that is not fitting into the overlay. Ms. Flores indicated Planner Jim Carrillo cited three key factors in supporting the boundary change; first, the tracts do not front on Bandera Road or any other major roads in Leon Valley, such as Grissom, Evers, Eckert, Poss or Huebner, second, the tracts are surrounded by other office warehouse

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and storage uses; and third, the properties already incorporate good design principles such as side loading areas, landscaping, green area setbacks and masonry construction. Mr. Claude Guerra, Zoning Commission Chair, addressed the City Council. Mr. Guerra indicated the Zoning Commission asked if there were any administrative processes that could be used in order to keep from having to amend the sustainability overlay. The Zoning Commission was informed there were no administrative processes available to remedy the situation. Mr. Guerra informed the City Council that the Zoning Commission voted for the change by a vote of 7 to 0.

Motion by Councilman Reyna and second by Council Member Baldrige to approve the Ordinance amending Chapter 14, "Zoning," Appendix 2, "Overlay Boundaries," and Appendix 2A, "Sustainability Overlay," Map Revisions and removing 7325 Reindeer Trail, Being Lot 6, Block 2, CB 4446EE, North Valley Subdivision Unit # 3, and 7302 through 7372 Reindeer Trail, Being Lot 7, Block 1, CB 4446EE, North Valley Subdivision Unit # 3, B-3 (Commercial) Zoned Properties from the Sustainability Overlay. The City Council voted unanimously in favor of motion. Mayor Riley announced the motion carried.

Ordinance No. 12-007 – Amending Chapter 14, "Zoning," Chapter 14, "Zoning" Appendix 2, "Overlay Boundaries," and Appendix 2A, "Sustainability Overlay" and Providing a Penalty of up to Two Thousand Dollars (\$2,000).

13. **Election of Mayor Pro Tem, M&C # 06-07-12.** The City Council elected a Mayor Pro Tem to serve for a one year period beginning June 6, 2012 from amongst the City Council.

Motion by Council Member Baldrige and second by Councilman Dean to elect Council Member Kathy Hill as Mayor Pro Tem. The City Council voted unanimously in favor of motion. Mayor Riley announced the motion carried.

14. **Consider Approval of a Resolution to Cancel the July 3, 2012 Regular City Council Meeting, M&C # 06-08-12.** The City Council approved Resolution No. 12-007 cancelling the first regularly scheduled City Council Meeting scheduled for July 3, 2012 as it is immediately prior to the July 4, 2012 Independence Day Holiday.

City Manager Longoria briefed the City Council on this agenda matter, indicating that because most of the City Staff will be involved in working the City's July 4 Independence Day Holiday, canceling the meeting would allow Staff time to focus on the Independence Day Parade without the additional preparation work required for a City Council meeting.

Motion by Councilman Reyna and second by Councilman Biever to approve the Resolution canceling the July 3, 2012 Regular City Council Meeting. The City Council voted unanimously in favor of motion. Mayor Riley announced the motion carried.

Resolution No. 12-007 – Cancelling the First Regular Council Meeting of July 2012; July 3, 2012.

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Discussion Agenda

15. **Discuss the Authority and Rights, Structure and Membership, Duties and Responsibilities, and Sunset Provision for a Committee to Oversee the 2012 Bond Project.** The City Council discussed establishing, by ordinance, a Bond Capital Facility Oversight Committee to carry on with the next phase of the work started by the Capital Facilities Committee following the Bond Election Approval, including the appointment of members, detailing its charge from the City Council, and setting a sunset provision for the Committee upon the completion of its work and final report to the City Council. M&C # 06-09-12.

City Manager Longoria briefed the City Council on this agenda matter. He indicated that with the successful passage of the \$7,000,000 Bond Issue, for specific public improvements earmarked for a new Public Safety and Support Services Complex to house police, fire, municipal court, and City administration service departments, that there would be significant work project work required. With the Leon Valley City Council desiring citizen input and oversight on the effective, efficient, and lawful use of the 2012 Bond proceeds, there would be need for the creation of the 2012 Bond Program Oversight Committee to establish a mechanism for greater accountability. The Committee's charge will be to monitor the construction projects funded by the 2012 Bond proceeds and help interested resident of Leon Valley stay informed about construction and renovation projects funded by the 2012 Bonds.

The Committee will be an independent citizens Committee that is responsible to the Mayor and City Council of Leon Valley and to the general public. Its purpose will be to monitor performance in order to confirm that the City of Leon Valley implements the 2012 Bond Program work in conformance with the program approved by the voters. The Committee will counsel and provide input to the Mayor and City Council, but will not have management or policy-setting responsibilities.

The authority and rights of the Committee will be set forth in the "2012 Bond Program Oversight Committee Charter".

In order to ensure continuity of the work and project as envisioned by the Capital Facilities Committee, the following persons were recommended for membership of the new proposed 2012 Bond Oversight Committee: Mr. Olen Yarnell, Mr. Al Uvietta, Mr. Pedro Esquivel, Mr. Mike Davis, Jr., Mr. Abraham Diaz, and Mr. Bob Tome. The City Council still has to determine one more member to complete the complement of 7 members as proposed in the draft Ordinance language. It was noted that the Fire Chief, Police Chief, and City Manager would be part of the membership make-up. Council Member / Mayor Pro Tem-elect Hill and Council Member Dean would be the Council Liaisons to the Committee. This agenda matter will be taken up by the City Council at its June 19 meeting.

16. **Presentation of the Bandera Road Beautification Project, M&C # 06-10-12.** The City Council received a staff presentation on the Bandera Road Beautification Project, including establishing periodic mowing and maintenance, the preview of City boundary monument signs, and a timeline in which the project work will be done. Planner Jim Carrillo of Halff Associates updated the City Council on the progress of the

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proposed Bandera Road Beautification project. This project includes regular maintenance of the median on Bandera Road by the City and installation of monuments and landscaping in the median on Bandera Road from Grass Hill to Eckherth Road. The preliminary cost estimate is \$520,000. Mr. Carrillo identified safety considerations as primary considerations to TXDoT.

Mr. Longoria indicated that TXDoT shared a complicating factor and issue to be resolved through this year's budgetary process is to maintain the monument areas and the entire Bandera corridor in the City of Leon Valley. Former CIED fund money could be used for funding the one time capital enhancements. The corridor maintenance would be funded out of the City's operating budget.

17. **City Manager's Report.**

A. Informational updates, as may be required. City Manager Longoria informed the City Council about a completed high priority stormwater project at the intersection of Timberhill and Huebner for 2012. The site was chosen to mitigate flooding issues at three homes as well as catch floatables and pollutants being transferred by high velocity runoff into a catch basin that drains into Leon Creek. The immediate drainage plan required the installation of six grate inlets and four 20 foot sections of storm pipe. Total construction, including materials and labor was \$36,500. Construction was completed May 24, 2012. Mr. Longoria summarized the success of the project reporting that during the last rain, the three homes in the indicated area no longer flooded into the interior living space.

Mr. Longoria reported during the Council/Manager Retreat, a strategy was identified for Evers Road which will be requiring significant street maintenance. The City Manager indicated he met with Councilman Dean and Councilman Reyna to discuss a strategy for seeking legislative relief in the 2013 Texas Legislative Session for a localized bill to allow the City to have a referendum for funding to make Evers Road a second main street through the City. He reported that the period of filing bills for the 2013 Texas Legislative Session is coming up very quickly. The legislation would allow the City to leverage the funding necessary for the reconstruction and maintenance of Evers Road.

Mr. Reyna discussed part of the TML Legislative Committee meeting he attended at which bills such as the one being discussed were being prepared. He indicated that TML will no longer be considering the extension of the Street Maintenance Sales and Use Tax.

Economic Development Director Mora briefed the City Council on the recent trip to the Las Vegas ReCon by Mayor Riley, Leon Valley Economic Development Corporation Board President Diaz, and herself during which contacts were made during the Annual International Counsel of Shopping Centers Real Estate Convention known as ReCon. Ms. Mora indicated she would provide a more in-depth presentation at the June 19 Special Joint City Council and LVEDC Meeting.

B. 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

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minutes on an ongoing basis. There were no board minutes presented on the agenda.

C. Future Agenda Items.

- (1) Appointment of Municipal Court Judges and Municipal Court Prosecutor, June 19.
- (2) Re-appointment of Board, Committee, and Commission Members Following City Council Elections, June 19.
- (3) DPS Facility Plat, June 19.
- (4) DPS SUP, June 19.
- (5) Special Joint Meeting, Including Executive Session, with LVEDC Board of Directors, June 19, 5:30 p.m.
- (6) Consider the Leon Valley Historical Society request, June 19.

18. Citizens to be heard. There were no citizens to come forward to address the City Council.

19. Announcements by the Mayor and Council Members.

The City Manager shared he had a successful triathlon endeavor.

Councilman Reyna indicated the legislative process is affected by persons coming to support legislative actions.

Mr. McKamie indicated McKamie-Krueger is receiving a Municipal Certificate of Merit from the Texas City Attorneys at the Texas City Attorneys' Conference.

Patty Manea was recognized for outstanding service to her patients at the Cancer Care Centers of South Texas, in the San Antonio Business Journal, the week of June 1 – 8. Ms. Manea was recognized as a Health Care Hero honoree.

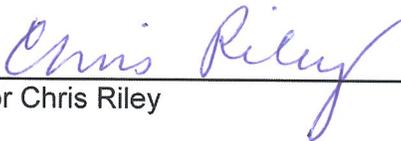
Executive Session

20. 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.

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21. **Adjourn.** Mayor Riley adjourned the meeting without objection at 9:30 p.m.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

