

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
MARCH 6, 2012**

The City Council of the City of Leon Valley, Texas, met on the 6th of March, 2012 at 6:00 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 JOINT MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL AND
THE CITY OF LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION BOARD
AT 6 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 City Council Meeting to order at 6:04 p.m. with all City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Bieber. It was noted that the Leon Valley Economic Development Corporation (LVEDC) Board did not have a quorum. Mayor Riley announced the City Council was in recess at 6:05 p.m. The City Council reconvened at 6:07 p.m. when the LVEDC obtained a quorum of its Board of Directors.

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.** Abraham Diaz, LVEDC Board Vice-President, called the LVEDC Special Joint Meeting to order at 6:07 p.m.

4.
 - A. **Introduction of New LVEDC Board Members and City Staff.** Mayor Riley introduced the newest LVEDC Board Director Herman Segovia. Mr. Segovia made a few remarks expressing his gratitude for being appointed to the LVEDC Board of Directors. City Manager Longoria introduced Ms. Claudia Mora, the City's Economic Development Director. Mr. Longoria also thanked Kristie Flores for serving as Interim Economic Development Director and doing a wonderful job in this capacity. Ms. Mora made a few remarks expressing her appreciation for the opportunity to be of service to the City of Leon Valley.
 - B. **Discussion on Joint Initiatives Between the City of Leon Valley and the LVEDC.** There was some general discussion of examples of what could comprise a joint initiative between the City of Leon Valley and the LVEDC.

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 # 03-01-12.**
 - 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 6:33 p.m., Pursuant to Section 551.071 (1)(A), Consultation with Attorneys, McKamie-Krueger, and Steven Peña, Davidson Troilo Ream & Garza, on Pending Litigation. (Mayor Riley; Abraham Diaz)
 - B. The City Council of the City of Leon Valley reconvened into Joint Open Session at 7:11 p.m. No actions were taken resulting from the Executive Session.
 - C. The City of Leon Valley Economic Development Corporation Board of Directors reconvened into Joint Open Session at 7:11 p.m. No actions were taken resulting from the Executive Session.

5. **Adjourn.**

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- A. LVEDC Board Vice-President Abraham Diaz adjourned the LVEDC meeting at 7:12 p.m.
 - B. Mayor Riley adjourned the City Council meeting at 7:12 p.m.
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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 Council Meeting to order at 7:25 p.m. with all City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Biever.

City Staff in attendance: City Manager Longoria, Assistant City Attorney Adolfo Ruiz, City Secretary Willman, Community Development Director Flores, Economic Development Director Mora, Fire Chief Irwin, Human Resources Director Caldera, Police Chief Wallace, and Public Works Director Vick.

Councilman Reyna led the assembly in the Pledge of Allegiance.

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

Al Uvietta, 6923 Sunlight Drive, Leon Valley, complimented the City's new website. He indicated it is great; really super. He said he hopes everything else goes in the right direction as it has.

Motion by Councilman Dean and second by Councilman Reyna to approve Consent Agenda Items 3, 4, and 5. The motion carried on unanimous vote of the City Council. There were no votes against and no abstentions. Mayor Riley announced the motion carried.

Consent Agenda

- 3. Consider Approval of the Meeting Minutes of the February 15, 2012 Special City Council Meeting.** The City Council approved the draft minutes of the Special City Council Meeting of February 15, 2012.
- 4. Consider Approval of the Meeting Minutes of the February 21, 2012 Regular City Council Meeting.** The City Council approved the draft minutes of the Regular City Council Meeting of February 21, 2012.
- 5. Consider Approval of the Meeting Minutes of the February 27, 2012 Special City Council Meeting.** The City Council approved the draft minutes of the Special City Council Meeting of February 27, 2012.

Public Hearing Agenda

- 6. Conduct a Public Hearing to Consider Replat #2011-120 – with Attached M&C # 03-02-12, a Request by Michelle Debs of Crossbranch Surveying on Behalf of Manuel Rubio, Applicant, to Replat Approximately 58.04 Feet of Lot 65, Being Added to Lot 63, Block 3, CB 5784, Leon Valley-Greenway Park Subdivision at the Corner of Grissom Road and Poss Road. (Flores)**

Community Development Director Flores briefed the City Council on this agenda item.

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- A. Discussion by the City Council. There were no questions raised by the City Council.
- B. Open Public Hearing. Mayor Riley opened the Public Hearing at 7:29 p.m. There were no speakers to come forward during the Public Hearing.
- C. Close Public Hearing. Mayor Riley closed the Public Hearing at 7:29 p.m.
- D. City Council to Consider Action.

Motion by Councilman Reyna and second by Council Member Baldrige to approve the Replat Request of approximately 58.04 feet of Lot 65, being added to Lot 63, Block 3, CB 5784, Leon Valley-Greenway Park Subdivision at the corner of Grissom Road and Poss Road. The motion carried on unanimous vote of the City Council. There were no votes against and no abstentions. Mayor Riley announced the motion carried.

Regular Agenda

7. **Discuss The Taste of Leon Valley and Provide Staff with Any Required Input, M&C 03-03-12.** The City Council received a Staff Report on the progress of The Taste of Leon Valley scheduled for Sunday, May 20, 2012 at the Leon Valley Community and Conference Centers, 6421 & 6427 Evers Road, Leon Valley, 78238.

Community Development Director Flores briefed the City Council on this agenda item. Ms. Flores introduced an updated logo for the event. Ms. Flores previewed one of the performing groups for the City Council via YouTube. The City Council asked questions about the budget for this year's event as well as the progress of obtaining vendor participants. It was noted that the budget for this year's event is \$5,000 not including a monetary sponsorship by Ancira Dealership. The \$5,000 budget will be adhered to and will reflect the monetary sponsorship by the Ancira Dealership. Questions were raised about the cost for admission. In keeping with the initial set-up, participants are admitted for free with the only cost being for the food sampling. City staff and the Community Events Committee will be involved in staging the event.

8. **Discuss the Proposed 2012 Street Maintenance Program funded by the Sales and Use Tax and Provide Staff with Any Required Input, M&C 03-04-12.** The City Council received a Staff Report on the Street Maintenance Sales and Use Tax reauthorized by City of Leon Valley voters on the November 8, 2011 General Election Ballot and reviewed the plan of work using the revenues generated by the re-authorized sales and use tax for street and sidewalk maintenance.

Public Works Director Vick briefed the City Council on this agenda item. After speaking about the general program of street maintenance, Mr. Vick emphasized the need to completely resurface Evers Road from Forest Dell to Huebner within the next couple of years. A question was raised about traffic calming devices on Evers Road. It was noted that one suggestion included reducing the traffic to one lane each way. Mr. Vick indicated that VIA will continue to run its bus routes on Evers Road as long as there are two open active traffic lanes for use each way because two traffic lanes in each direction minimize traffic back-ups and accidents.

Staff discussions have noted the need to incorporate a traffic survey for data comparisons in the event that the Department of Public Safety location is approved for

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installation. Questions were raised about the use of the Street Maintenance and Sales Tax Use Funds. Staff responded that the funds can be used for street maintenance, sidewalk maintenance, and replacement of traffic signs that are in the right-of-way. It was noted that if the DPS location is approved, the DPS will take care of any needs related to the project on a priority basis at no cost to the City of Leon Valley.

A question arose regarding water runoff because of the street conditions. It was noted that the funding for those repairs come from the Stormwater Fund and some funding comes from the Street Maintenance Sales Tax and Use Fund depending on the actual impact of the work to either the streets or funneling water back into the Huebner Creek.

9. **Discuss the Plan for the Operation of the City Swimming Pool for the 2012 Summer Season and Provide Staff with Any Required Input, M&C 03-05-12.** The City Council received a Staff Report on the Grass Valley (City) Community Pool for the operation year of 2012-2013.

Mr. Vick discussed the maintenance preparation of the City's swimming pool located on Grass Valley. City Council was informed that the City met with a group of persons who are interested in operating the swimming pool for the next swim season operational cycle. City Manager Longoria noted that staff has had difficulty in making contact with the prospective operators for the City's pool on Grass Valley Drive. There was some discussion about the potential interested parties. The City Manager indicated a need to communicate with the Mayor to ensure staff is making contact with the correct persons who have expressed an interest in operating the pool. Staff was asked if the City Council will receive a copy of the written report on last year's income and expenditures from the current pool operators, the Leon Valley Community Association. The report will be provided along with a contract for the City Council's consideration.

Discussion Agenda

10. **City Manager's Report. (Longoria)**
- A. **Informational Issues, including:**
- (1) Virtual Open House Tour of City Hall Facilities. The City Manager indicated that the City's website was launched the day before. Positive feedback has been received along with changes which are a part of the launch process. He informed the City Council that a virtual open house has been placed on the City's website including a tab for Bond Election information. He noted that in the coming days, a fact sheet will be loaded onto the website so voters may inform themselves of issues pertinent to the Bond Election. He indicated that the City's new website has a Facebook and Twitter component on the City's new website.
 - (2) Change in Date for Conduct of Spring Clean-Up to March 26 – April 6. Collection starts on March 26. Residents can start setting out items on March 19. Based on residential feedback, Mr. Longoria spoke with Albert Perez of Waste Management who worked to move the date to an earlier start time for the Spring Clean-up.
 - (3) Los Leones, March 31. Mr. Longoria spoke about the partnership with Northside Independent School District (NISD) via the Los Leones Student Arts Festival. Mayor Riley asked the City Council if they think there

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should be some recognition of Dr. Folks for his support during his tenure as part of the NISD partnership with the City of Leon Valley. There were some favorable remarks about the suggestion.

- (4) City of Leon Valley Fire Department Participation in the Tower Run. Mr. Longoria noted that the City of Leon Valley does not have a wellness program. However, the City Manager noted that the City's firefighters engage in maintaining physical fitness. He informed that the City Council that five firefighters participated in a fundraising event in San Antonio that benefits the Cystic Fibrosis Foundation. The five firefighters were: Luis Valdez, Andy Patterson, Will Ripps, Rick Lopez, and Kory Paulini. The five firefighters raised \$425 as part of the requirement to participate.

Councilman Biever asked if the City of Leon Valley has received or developed a wellness program resulting from the new benefits program offered to City employees in 2011. It was noted that there were some wellness programs explored but there was going to be an associated cost. It was further noted that City employees can purchase physical fitness memberships at cost from local fitness clubs. However, the City cannot reimburse employees nor can it sponsor employees working out due to risk management issues arising from injuries being recognized as workman compensation claims. Councilman Biever indicated that employees could be encouraged to walk for free. The Assistant City Attorney was asked if waivers served to minimize the City's liability. Mr. Ruiz indicated that waivers were not considered to be useful in minimizing the City's liability. Mr. Ruiz indicated that if discounted rates are offered to the City and as long as there is not a defined program, there should not be a liability to the City as long as each employee pays for their own membership.

- (5) Discuss Possibility of Partnering with Campus Life Students from John Marshall High School and Pat Neff Middle School to help clean-up or fix-up homes in Leon Valley. The City has been approached by a Campus Life representative. The program presents a possibility of having volunteers help persons who may not be able to maintain the upkeep of their home based on disability or income factors.
- (6) Other informational updates, as may be required. No other updates were provided.

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

- (1) Leon Valley Economic Development Corporation Board Meeting Minutes of November 30, 2011.
- (2) Leon Valley Park Commission Meeting Minutes of September 12, 2011.
- (3) Earthwise Living Committee Meeting Minutes of January 11, 2012.

C. Future Agenda Items.

- (1) Agreement with CPS Energy regarding use of the Community Improvement Economic Development (CIED) Funds. Mr. Longoria indicated that the City is in negotiations with CPS Energy. He briefly detailed the history of the franchise agreement with the City of Leon Valley and three other cities. He detailed the history of the development

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of the CIED Funds and the limiting criteria for the use of the CIED Funds. The City's balance has grown and because of the strict use of the funds, the CIED Funds use has become a point of contention. Through negotiations, it has been decided that CPS Energy will convey the CIED Fund monies back to the City. He noted that Mayor Riley was instrumental in helping that to happen. The transfer of the CIED Fund monies will not affect the City's franchise fees. The City Manager indicated the target to have the CPS Energy CIED Funds Transfer come to the City Council may be the first meeting in April based on the need to allow thorough attorney review of the funding mechanism through CPS Energy. The franchise agreement continues as the negotiations continue through the number of cities growing that are involved.

- (2) **Towing Contract.** Mr. Longoria indicated that staff has completed its work and the item will be brought to the City Council with a recommendation.

11. **Citizens to be Heard.** Walter Geraghty, 7315 Ellerby Point, Leon Valley, addressed the City Council regarding a number of topics including a suggestion that Dr. John Folks be made an honorary citizen of Leon Valley, announcing that American Legion Post No. 336 is Posting the Colors at a San Antonio Spurs game on March 21, as part of a ceremony welcoming home Persian Gulf War Veterans. He invited the City Council to participate. Mr. Geraghty mentioned a mailer he received from the San Antonio Board of Realtors and that he didn't like it. Mr. Geraghty noted there is a problem with the street light on El Verde and Bandera Road; it is out. He asked that the light at City Hall erected to light the American Flag be replaced.

12. **Announcements by the Mayor and Council Members.
Community Events:**

- March 10: Breakfast with the Leon Valley Police Department, 8:30 a.m. - 12:30 p.m. Contact is Police Chief Randall Wallace, (210) 684-3215.
March 15: Forest Oaks Garden Club, 6222 Forest Grove (FOCA Clubhouse), Leon Valley, 78240, 8:30 a.m.-4:00 p.m.

Council Member Baldrige mentioned that there are many good items for sale.

- March 24: Public Safety and Support Services Open House Tour, 6400 El Verde Road, Leon Valley, 78238, 9:00 a.m.-1:00 p.m.
March 31: 17th Annual Los Leones Student Arts Festival, Leon Valley Community & Conference Centers, 6427 Evers Road, Leon Valley, 78238, 8:30 a.m.-2:00 p.m.
April 7: Next Quarterly Walk with the Mayor, re-scheduled from March 31 due to conflict with Los Leones. Meet at Tellez, 6501 Bandera Road, at 8:30 a.m. The walk will wind through Seneca Estates (Seneca I).
April 14: Pet Vaccination Clinic, 10 a.m. – 12 Noon, Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78238.

Councilman Biever expressed his thanks to Community Development Director Flores for all the extra work she was asked to do while acting in the capacity of Interim Economic Development Director.

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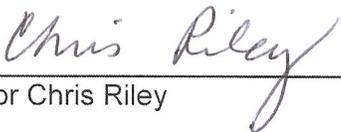
Councilman Bieber expressed his thanks to Community Development Director Flores for all the extra work she was asked to do while acting in the capacity of Interim Economic Development Director.

Executive Session

13. 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.

14. **Adjourn.** Motion for adjournment at 8:26 p.m. by Councilman Dean and second by Councilman Reyna. There being no other business to come before the City Council, Mayor Riley adjourned the meeting.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

