

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
FEBRUARY 7, 2012**

The City Council of the City of Leon Valley, Texas, met on the 7th day of February 2012 at 5:15 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 CITY COUNCIL MEETING – 5:15 P.M.

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

Mayor Riley called the Special City Council Meeting to order at 6:04 p.m. with the following City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Bieber.

The City Council Meeting was called to order at 6:04 p.m. due to an emergency which involved the toppling of an electric transmission tower near City Hall with electrical wires extending across Bandera Road and City Hall not being accessible due to the closure of Bandera Road.

City Staff in attendance: City Manager Longoria, Assistant City Attorneys Adolfo Ruiz and Brian Smith, and City Secretary Willman.

2. Executive Sessions in Accordance with the Texas Government Code.

- A. The City Council of the City of Leon Valley convened in Executive Session at 6:06 p.m., Pursuant to Section 551.087, Deliberation Regarding Economic Development Negotiations (1) to Discuss or Deliberate Regarding Commercial or Financial Information that the Governmental Body Seeks to Have Locate, Stay, or Expand in or Near the Territory of the Governmental Body and with Which the Governmental Body is Conducting Economic Development Negotiations; or (2) to Deliberate the Offer of a Financial or Other Incentive to a Business Prospect Described by Subdivision (1), Regarding the Town Center Project, M&C # 02-01-12.
- B. The City Council of the City of Leon Valley convened in Executive Session immediately following the Executive Session at 6:06 p.m. without reconvening into Open Session, Pursuant to Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the City of Leon Valley Economic Development Corporation, M&C # 02-02-12.
- C. The City Council of the City of Leon Valley reconvened into Open Session at 7:02 p.m.

Motion by Councilman Reyna and second by Councilman Dean on Agenda Item 2A to authorize or direct the City Manager to instruct the counsel for the Leon Valley Economic Development Corporation to proceed as the City Council discussed in Executive Session concerning the Town Center project. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

- D. Consider Action on M&C # 02-03-12 with attached Ordinance Appointing Members to the City of Leon Valley Economic Development Corporation Board in Places 1, 3, 5, and 7 with Terms to Expire on September 30, 2013.

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Motion by Council Member Baldrige and second by Councilman Biever for the adoption of Ordinance 12-001 appointing Herman Segovia in Place 1, Claude Guerra III in Place 3, Mike McCarley in Place 5, and Dr. Georgia Zannaras in Place 7, with terms of service to expire on September 30, 2013. Voting Aye: Reyna, Baldrige, Dean, and Biever. Voting Nay: None. Abstaining: Hill. Mayor Riley announced the motion carried.

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.

Citizens to be Heard: Duane Smith, 7230 Grass Valley Drive, indicated his neighbor Eldon Hunt addressed the City Council at the January 24 Regular City Council Meeting regarding drainage issues following City street and alleyway improvements. As a result of the new grading in both the street and alleyway, Mr. Smith informed the City Council that water flowed into both homes (7230 and 7231 Grass Valley Drive). He asked the City to return Grass Valley restored to its previous grade and the alley returned to its preconstruction grade and topped with soil. Mr. Smith was asked to get with the City Manager regarding the situation he described.

Motion by Councilman Reyna and second by Council Member Hill to approve Consent Agenda Items 4 and 5. Voting Aye: Hill, Reyna, Baldrige, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council or have been previously discussed in Open Session and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

- 4. Consider Approval of the Meeting Minutes of the January 24, 2012 Special and Regular City Council Meetings. (Willman)** The City Council approved the minutes of the special and regular City Council Meetings of January 24, 2012.
- 5. Consider Approval of the Meeting Minutes of the January 28, 2012 Special City Council Town Hall Meeting. (Willman)** The City Council approved the minutes of the special City Council Town Hall Meeting of January 28, 2012.

Discussion Agenda

- 6. City Manager's Report. (Longoria)**

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A. Informational Issues. City Manager Longoria indicated he had four items on which to report. He asked Police Chief Randall Wallace to report on the earlier emergency situation. Police Chief Wallace reported that about 4:30 p.m., a contractor that was hired by CPS to pull lines, had a tower collapse. There were live electrical lines down across Bandera Road. The tower east of Bandera Road was shored up and crews cut the remaining lines. The dead lines were removed from across the live lines. CPS representatives were present. Electrical power was restored. Then traffic flow was restored to each side of Bandera Road. Fire Chief Stan Irwin detailed how the City's new bucket and ladder truck was used to move a member of the construction crew up over the wiring to work on the wiring and complete the emergency work sooner.

City Manager Longoria informed the City Council on the water line replacement following the 12 inch water main break at 6400 El Verde Road two weeks earlier. He reported that the contractor will replace the road pavement from Bandera Road to almost where the Fire Station is following the water main replacement, weather permitting. It may be between two weeks and one month before the work is completed and El Verde Road is re-opened.

Regarding the Proposed Property Maintenance Code Ordinance, Mr. Longoria reported that City staff has been inundated with emails with regard to the Property Maintenance Code Ordinance based on publicity and concerns on both sides of the issue.

City Manager Longoria recommended to the City Council that staff be allowed time to regroup to craft an ordinance that is more structured to the City of Leon Valley following study of other cities' ordinances. Then once that process is completed, the ordinance would be brought back in a Town Hall Meeting format to get citizen input. The City Manager asked for the City Council's direction.

The City Council asked that the newly crafted language be placed on the City's website so residents can see the new language and be prepared to comment on what the actual language to be presented at the Town Hall Meeting to be scheduled. Another suggestion was that the sections of the newly crafted language be summarized and categorized into sections so as to be easier to reference.

There will be a work session during tonight's Regular Meeting on the Municipal Facility Open House. Staff received phone calls from persons who could not get to the City Hall based on Bandera Road being closed due to the earlier electrical transmission tower emergency. For that reason, the City Manager recommended scheduling a Special City Council Meeting on Wednesday, February 15 at 7 p.m. for the sole purpose of having another work session to discuss and gain public input on the Capital Facilities Needs Assessment Report and Proposed Public Safety & Administration Support Facility. Mr. Longoria informed the City Council and the public of the Open House Tours on February 11 and February 25.

B. Future Agenda Items.

- (1) Consider Ordering the May 12, 2012 General Officers Election, February - March 5, 2012.

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- (2) Municipal Facilities Open House, Saturday, February 11 from 10 a.m. to 2 p.m., Tour the Municipal Facilities located at 6400 El Verde Road, Leon Valley, 78238. This is an opportunity to tour the Municipal Facilities in anticipation of a plan to expand and renovate the Leon Valley Police, Fire/EMS, and Support Services facilities. This event will be the first of several open house events. The times and dates for other open house events will be announced later.
- (3) Second Public Workshop to Receive Citizen Input on Capital Facilities Needs Assessment Report and Proposed Public Safety & Administration Support Facility. Time Certain – 7:30 p.m. February 21, 2012.
- (4) Municipal Facilities Open House, Saturday, February 25 from 10 a.m. to 2 p.m., Tour the Municipal Facilities located at 6400 El Verde Road, Leon Valley, 78238. This is an opportunity to tour the Municipal Facilities in anticipation of a plan to expand and renovate the Leon Valley Police, Fire/EMS, and Support Services facilities. This event will be the first of several open house events. The times and dates for other open house events will be announced later.

7. **Citizens to be Heard.** There were no citizens to be heard during this agenda item.

8. **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 condolence, 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.

Community Events:

02-13-12 MPO Public Meeting for Transportation Improvement Program, February 13th, 6 p.m. to 8 p.m., Leon Valley Conference Center, 6421 Evers Road, Leon Valley, 78238.

02-25-12 23rd Anniversary Earthwise Living Day, 10 a.m. – 2 p.m., Leon Valley Community Center, 6427 Evers Road, Leon Valley, 78238.

03-24-12 Pet Rabies Vaccination Clinic, 10 a.m. – 12 Noon, at the Leon Valley Conference Center at 6421 Evers Road, Leon Valley, 78238.

Mayor Riley led the assembly in singing the Birthday Song to Council Member Hill. Council Member Hill was presented with a birthday cake.

Executive Session

9. 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),

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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.

10. **Adjourn.** Motion to adjourn at 7:20 p.m. by Councilman Reyna and second by Councilman Dean. There being no other business to come before the City Council, Mayor Riley adjourned the Special City Council Meeting.

REGULAR CITY COUNCIL MEETING – 7:00 P.M.

1. **Call to Order, Determine a Quorum is Present, and Pledge of Allegiance.**
Mayor Riley called the Regular City Council Meeting to order at 7:20 p.m. with the following City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Biever.

City Staff in attendance: City Manager Longoria, Assistant City Attorneys Adolfo Ruiz and Brian Smith, City Secretary Willman, Fire Chief Irwin, Finance Director Wallace, Human Resources Director Caldera, and Police Chief Wallace.

Mayor Riley led the assembly in the Pledge of Allegiance.

2. **Citizens to be Heard.** Joseph Gonzalez, 6838 Conestoga Street, came forward to report an unhygienic situation behind the strip center behind the Hobby Lobby on Bandera Road. He indicated his wife took pictures. It looks like a dump. He asked the City Council to have the owner do something about the situation. He also commented on the Property Maintenance Code. He remarked on the restrictions of the proposed Property Maintenance Code and voiced concerns about restrictions on flags in the proposed Code language.

City Manager Longoria clarified that there is nothing in the Proposed Property Maintenance Code about flags. He noted that there was misinformation distributed regarding flags.

Lyn Joseph, 6423 Trotter Lane, is for cleaning up the City of Leon Valley but she indicated that the City shouldn't get carried away with new regulations. She said she is proud of living in Leon Valley.

Ruben Robledo, 7823 Stebbins Drive, would like to see signage for whatever is being built on Evers and Huebner informing the public what is to be constructed there. He asked if the same rules apply to apartment complexes as individual residences. He voiced his hope that the new property maintenance ordinance will apply to apartment complexes and residences alike.

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Public Workshop

- 3. Conduct a Public Workshop to Receive Citizen Input on the Capital Facilities Needs Assessment Report and Proposed Public Safety & Support Services Facility, M&C # 02-04-12. Time Certain – 7:00 p.m.** This agenda item will allow the City Council to receive citizen input on the Capital Facilities Needs Assessment Report issued by the City Council ad-hoc Capital Facilities Committee regarding improvements to the City Fire, Police, and Administration facilities. **(Yarnell, Dean, Hill, Lanford)**

Councilman Dean introduced this agenda item briefing those present on the history of this policy initiative. Mr. Dean introduced the members of the ad-hoc committee including Mr. Al Uvietta, Mr. Mike Davis, Jr., Mr. Pedro Esquivel, Mr. Olen Yarnell, Fire Chief Stan Irwin, Police Chief Randall Wallace, City Manager Longoria, Council Member Kathy Hill, and himself. He indicated there was quite a bit of work done coming forward through the Summer months up to this date. He introduced Mr. Yarnell. Mr. Yarnell reported on the Committee's insistence on transparency. He informed those present of the tours taken of other cities where public safety facilities had been recently built.

Mr. Yarnell introduced Alamo Architect Mike Lanford. Mr. Lanford thanked the Committee for their hard work. He thanked both chiefs and the City's administration and their staffs for their participation. Mr. Lanford briefed the assembly on the process and made the formal presentation of the assessment and process. As he went through the process, Mr. Lanford detailed the challenges of the current structures and opportunities for improvement.

Mr. Longoria introduced the City's financial advisor from First Southwest, Randy Moshier. Mr. Moshier indicated his presentation was an update on the municipal market and get into a few of the financial scenarios that the City staff has been looking at. He indicated that rates have been significantly volatile. As recently as the former week, there was a 45 year low in the municipal market. He indicated that it is a good time to be borrowing for cities with good credit like the City of Leon Valley.

Council Member Hill indicated there are surveys to be completed if those persons who are interested will complete the survey that it would be helpful. She indicated the survey will be mailed to registered voters in the community.

Mr. Robert Harrison, 6308 El Verde Road, asked about zoning changes that would impact his property. Mr. Longoria indicated the zoning would only be changed to the appropriate use for the City's property where changes would be made. Later, Mr. Harrison asked about a parking lot next to his property.

Ms. Sharon Brimhall, 7410 High Stepper Lane, came forward to ask about the growth of the City, the number of firefighters, any land added to the City.

Ms. Guadalupe Conchas, 6205 El Verde, came forward with concerns. She asked if other properties were considered. She asked if it was part of the objective to keep all City offices together. Councilman Dean indicated that other property was considered. However, he indicated that the City can save \$1 million on the land because it will be free once the land is conveyed to the City by Bexar Flood Control.

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She asked if there will be a flooding impact on her property once the new buildings are constructed. She said there is a concern about the noise level from being right across from a new fire station. She asked if the street will remain closed or if it would be opened to traffic. She indicated she would like to attend further meetings.

There were additional questions about the widening of the road and lighting from a new fire station.

Mr. Ruben Robledo, 7823 Stebbins, indicated there may need to be another egress.

Ms. Lyn Josph, 6423 Trotter Lane, asked about how green the new buildings will be. Mr. Longoria indicated that some of the new LEEDS standards will be included as part of the bidding process. Depending on the budget, there may be some consideration given to the LEEDS standards in an alternative bid.

Mr. Javier Gamboa, 6703 Blacksmith Lane, asked about any additional distance affecting response times. Mr. Longoria explained that the circulation will be improved with the new suggested improvements.

There were questions asking about the tax rate and the effect of a new bond on the tax rate. Mr. Longoria spoke to the effect on the City's tax rate.

A question was also raised about the effect of a new bond on the tax rate paid by senior citizens. First Southwest Analyst Randy Moshier responded that there would not be a change in the rate paid by that segment of the tax base.

There was some discussion on the revenues that the City of San Antonio gets that other cities do not get including revenues from CPS Energy. For that reason, the City of Leon Valley's tax rate is not truly comparable to the City of San Antonio's tax rate. A truer comparison is Universal City. There was also an additional comment that the focus needs to be on the needs of Leon Valley rather than speculating on what other cities pay in terms of taxes as it is difficult to predict what other cities might be doing in the next two years in terms of expansion.

Mayor Riley thanked the ad-hoc Committee, the architect, and the staff for their work.

4. **Citizens to be Heard.** There were no citizens to come forward to speak during this presentation.

Executive Session

5. 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).

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There was no Executive Session held under this agenda item.

6. **Adjourn.** Motion to adjourn by Councilman Reyna and second by Council Member Baldrige at 8:50 p.m. With no other business to come before the City Council, the Mayor adjourned the Regular Meeting.



Mayor Chris Riley

ATTEST:



Janie Willman, City Secretary

