

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

The City Council of the City of Leon Valley, Texas, met on the 17<sup>th</sup> of July, 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 MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 5:30 P.M.**

- 1. Call the City of Leon Valley Special City Council Meeting to Order, and Determine a Quorum is Present.** Mayor Riley called the Special City Council Meeting to order at 5:34 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, Assistant City Attorney Ruiz, City Secretary Willman, Community Development Director Flores, Economic Development Director Mora, Finance Director Wallace, Human Resources Director Caldera, and Police Chief Wallace.

- 2. Executive Session in Accordance with the Texas Government Code. The City Council of the City of Leon Valley will Convene in Executive Session Regarding the Fiesta Dodge Property, M&C # 07-01-12.**

A. The City Council of the City of Leon Valley convened in Executive Session at 5:35 p.m. pursuant to Section 551.071, Consultation with Attorney, and

B. 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.

- 3. Executive Session in Accordance with the Texas Government Code Regarding the Solid Waste Management Contractual Agreement with Waste Management of Texas, Inc., M&C # 07-02-12.**

A. The City Council of the City of Leon Valley convened in Executive Session at 5:35 p.m., immediately following the conclusion of the Executive Session Items 2.A. and 2.B., pursuant to Section 551.071, Consultation with Attorney.

- 4. The City Council of the City of Leon Valley reconvened into Open Session at 7:00 p.m. and considered possible actions arising out of Executive Sessions 2.A., 2.B., or 3.A. as follows:**

Agenda Items 2.A. and 2.B., No actions were taken.

Agenda Item 3.A. Motion by Councilman Reyna and second by Councilman Dean that the the City Council direct the City Manager to enter into negotiations with the City of Leon Valley's current waste management provider, Waste Management of Texas, Inc., to continue or extend the City's current contract for an extended period. 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.

- 5. Adjourn.** Mayor Riley adjourned the meeting at 7:02 p.m. without objection. She announced that following a two minute break, the City Council would convene its Regular Meeting.
-

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

**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 7:05 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, Assistant City Attorney Ruiz, City Secretary Willman, Community Development Director Flores, Economic Development Director Mora, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, and Police Chief Wallace.

The Pledge of Allegiance was led by Assistant City Attorney Adolfo Ruiz.

2. **Presentation of Service Awards to Employees of the City of Leon Valley, M&C # 07-03-12.** Mayor Riley presented gold watches engraved with the City of Leon Valley and their respective dates of service to Wade Clapper, David Ricks, and Jan Schulz, in recognition of 25 years of devoted service. Each employee in turn made a few remarks.
3. **Presentation of Good Neighbor Award to the Community Events Committee in Recognition of the July 4, 2012 Independence Day Parade and Celebration, M&C # 07-04-12.** Mayor Riley presented a Good Neighbor Award to the Community Events Committee, on behalf of the City Council, expressing appreciation and thanks for the Committee's efforts and work on the City of Leon Valley July 4, 2012 Independence Day Parade and community celebration. The assembly viewed a brief slideshow of photos from the events of July 4.
4. **Presentation of the Huebner-Onion Homestead Preliminary Design and Renovation Plan by Architects Sue Ann Pemberton, Mainstreet Architects, Inc., and Allison Chambers, Ford, Powell & Carson, Architects and Planners, Inc., M&C # 07-05-12.** Following introductory remarks by Leon Valley Historical Society President Darby Riley, the City Council viewed a presentation by architects Sue Ann Pemberton and Allison Chambers. Ms. Pemberton and Ms. Chambers are professional architects working with the Leon Valley Historical Society in the development of the preliminary design and renovation plan for the Historic Huebner-Onion Homestead. The architects discussed the philosophy of using a historic context to highlight the property's historic significance. Both architects discussed and highlighted aspects of the development of the property through its three distinct construction stages. The plan highlighted proposed changes to improve access to and from the property from Bandera Road via a parking lot which would be constructed of natural materials to encourage access by the public, schools, and educational groups. Questions were raised regarding the need to balance programmatic and functional needs. The City Council asked about the involvement of the City's Park Commission regarding the proposed changes and indicated that the Homestead and natural park area needs to be more inviting with improved signage. Questions were raised regarding whether the programming would include a museum with exhibits. The architects indicated that the design would include a museum with exhibits and amenities. The Council asked about the parking area in the park, entrances, and entrance ramps.

The City Manager indicated that there would have to be an election in order to allow the City's voters to determine what can be done with the natural area which is now classified as public park land. City Manager Longoria and Leon Valley Historical President Darby

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

Riley spoke to probable solutions the details of which have to be worked out jointly between the Leon Valley Historical Society and the City of Leon Valley. The City Council provided input preferring that the area not be characterized or described as ranch land because it is wildlife area and the concept of a city park needs to be maintained. A question was raised about the amount of land being sought for a parking lot.

Mr. Riley indicated that the presentation is still in its conceptual stage. He indicated that the plan proposes to restore the structure to its 1930 status to operate as a museum. City Council asked to see an actual representation of the intended footprint with an accurate description of the amount of property needed for the proposed changes. City Council Member Baldrige, who is also Vice-President of the Leon Valley Historical Society, spoke to wanting to see a solution to provide a safer entry for school children to be able to participate. A question was raised as to the timeline proposed for delivery of a more detailed presentation of the Master Plan. The Historical Society and its partner architects hope to return by the end of August 2012 with a more defined concept which will serve as a springboard for fundraising activities. Ed Conroy, consultant, working with the Historical Society informed the City Council that the Historical Society had met as recently as the Thursday evening before tonight's City Council Meeting to expand its bylaws to strengthen the Historic Society's ability to engage the corporate and philanthropic communities as part of its strategic plan for continued and expanded development. He described the need to form a private-public partnership.

- 5. Citizens to be Heard and Time for Objections to the Consent Agenda.** Councilman Reyna asked that Consent Agenda Item 10 be pulled for further consideration. Mayor Riley asked that Consent Agenda Item 9 be pulled for further consideration.

Walter Geraghty, 7315 Ellerby Point, addressed the City Council regarding the increased population of the City of Leon Valley based on the 2010 Decennial Census and the need to remunerate City Council Members at the rate of \$20 per month and the Mayor at the rate of \$50 per month to offset expenses related to service on the City Council beginning in January 2016. He urged the City Council to begin thinking about enacting such changes in order to encourage others to public service. Mr. Geraghty informed the City Council of the American Legion Post No. 336's September 11 Remembrance Ceremony including the donation of a tree honoring Stephen Perez, the first serviceman from Leon Valley to die in September 2006 in the war on terrorism. Mr. Geraghty congratulated the City on a very fine Independence Day parade and event. He concluded by suggesting that the City do what it can to publicize next year's July 4<sup>th</sup> events more to increase participation. City Manager Longoria informed the City Council that the City is appealing to get the City of Leon Valley's population numbers corrected to include persons attributed to the City of San Antonio. He concluded following the adjustment to correct the City's population, the City of Leon Valley will comply with any new statutes regulating Type A General Law cities our size.

**Consent Agenda**

Motion by Councilman Reyna and second by Council Member Hill to adopt Consent Agenda Items 6, 7, and 8, as presented. The motion passed on unanimous vote of the City Council.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

6. **Consider Approval of the Meeting Minutes of the June 19, 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 June 19, 2012.
7. **Consider Approval of the Meeting Minutes of the June 27, 2012 Leon Valley Special City Council Meeting.** The City Council approved the minutes of the Leon Valley Special City Council Meeting of June 27, 2012.
8. **Consider Action on M&C # 07-06-12, Approving Quarterly Investment Report for April 1, 2012 through June 30, 2012.** The City Council received and approved the Quarterly Investment Report for the period of April 1, 2012 through June 30, 2012.
9. **Consider Action on an Ordinance, Appointing Members and Alternates to the Bandera Road Site – Community Advisory Group (CAG), the Board of Adjustment, the Commemoration Committee, the Community Events Committee, the Earthwise Living Committee, the Leon Valley Public Library Board of Trustees, the Park Commission, the Storm Water Management Program, the Tree Advisory Board, and the Zoning Commission, M&C # 07-07-12.** The City Council adopted an ordinance appointing members and alternate members to the City Council's Boards, Committees, and Commissions, following the May 2012 Elections; with such appointments to be effective immediately and the terms to be co-terminus with the Mayor's Term of Office.

Mayor Riley introduced the agenda item and informed the City Council that the City staff confirmed appointments until after the normal agenda deadline in order to seat as many new members as possible to optimize the functions of the boards, committees, and commissions. City Secretary Willman highlighted the changes in the ordinance presented this evening for the City Council's consideration.

**Adopted Ordinance No. 12-015** – Appointing Scott J. Baird, John Hoyt, Gail Nelson, Darby Riley, Bob Tome, Frank Zavala, and Carole-Anne Randolph-Oviedo to the Bandera Road Site – Community Advisory Group (CAG); appointed Renee Baird, Lupita Carpio, Liz Maloy, Lucinda Mandujano, Don Modrick, Ray Olvera, Vivian Pankey, Sharon Wyeth to the Board of Adjustment (BOA); appointed Linda Tarin, Linda Brewster Meffert and Greg Meffert to the Commemoration Committee; appointed Bobbie Schaeff, Larry Schaeff, Carlos Vera, Darcy Vera, Betty Jean Robledo and Evelyn Scarborough to the Community Events Committee; appointed Erica Almaraz, Thomas Benavides, Rita Burnside, Jean Johnson, Sandra Keller, Mary Key, Gene Marck, Shirley Owen, Marty Tome, Sharon Wyeth, Carole-Anne Randolph-Oviedo to the Earthwise Living Committee; appointed Tom Bellows, Barbara Owens, Carol Poss, Susan Priesand, and Horace Staph to the Leon Valley Public Library Board of Trustees; appointed Scott Baird, Benay Cacciatore, Bill Cooper, Rachel Felkner, Susan Fraser, Tom Fraser, Carole-Anne Randolph-Oviedo, Linda Tarin, Bert Thomas, and John Stanley to the Park Commission; appointed David Clarke, Bill Clemenson, Walter Geraghty, John Hoyt, and Bob Tome to the Storm Water Management Program; appointed Thomas Benavides, Denise Berger, Melinda Dawson, Mary Key, Diana Sarfin, Rich Sarfin, and Paul Johnson to the Tree Advisory Board; re-appointed Hal Burnside, Mike K. Davis, Jr., and Phyllis McMillan to the Zoning Commission.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

Motion by Councilman Reyna and second by Councilman Bieber to consider Consent Agenda Item 10 with Discussion Agenda Item 14. 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 No. 12-015 - Appointing Members and Alternates to the Bandera Road Site – Community Advisory Group (CAG), the Board of Adjustment, the Commemoration Committee, the Community Events Committee, the Earthwise Living Committee, the Leon Valley Public Library Board of Trustees, the Park Commission, the Storm Water Management Program, the Tree Advisory Board, and the Zoning Commission.**

**Regular Agenda**

11. **Consider Action on an Ordinance Appointing a Member and a Chairperson to the 2012 Bond Program Oversight Committee, M&C # 07-09-12.** The City Council adopted an ordinance appointing a member and appointing a chairperson to the 2012 Bond Program Oversight Committee.

Motion by Councilman Dean and second by Councilman Reyna to appoint Christopher (Chris) Gover as a member and appoint Abraham Diaz as chairperson of the 2012 Bond Program Oversight Committee. 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 No. 12-016 – Appointing a Member to the 2012 Bond Program Oversight Committee and Naming a Chairperson for this Committee.**

12. **Consider a Request by Kevin Smotherman of WALLCO Retaining Walls, Incorporated, Applicant on Behalf of Tarantino Properties, Incorporated, Property Owner, with Attached Ordinance, to Grant a Variance Allowing a Retaining Wall to Remain in the City’s Right-of-Way at 6300 Rue Marielyne and Authorize the City Manager to Sign an Agreement, M&C # 07-10-12.** The City Council adopted an Ordinance granting the request for a variance to allow a retaining wall to remain in the City’s right-of-way and to authorize the City Manager to sign an Agreement.

Motion by Councilman Reyna and second by Councilman Bieber to adopt the Ordinance granting the variance request and authorizing the City Manager to sign an Agreement. 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 No. 12-017 – Granting a Variance to Kevin Smotherman of WALLCO Retaining Walls Incorporated, Applicant on Behalf of Tarantino Properties Incorporated, Property Owner, to Allow a Retaining Wall to Remain on City Right-of-Way at 6300 Rue Marielyne.**

**Discussion Agenda**

13. **Discuss the Need, Criteria, and Process for Sunsetting City Council Boards, Committees, and Commissions and Provide Staff Direction, M&C # 07-11-12.** The

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

City Council discussed the process regarding the need for, identifying criteria and processes for Sunsetting City Council Boards, Committees, and Commissions following a briefing by City Manager Longoria. Mr. Longoria indicated there have been problems with some of the City's boards not being able to make meeting quorums to conduct business. He recommended that all of the City's boards, committees, and commissions be taken through an objective sunseting review process based on specific criteria. Following City Council discussion of how other boards and ad-hoc committees have sunsetted and the changing dynamics of various boards, the City Council reached a consensus for the City Manager to work with the City's staff liaisons to do the preliminary work and bring factual information on which to base recommendations to the entire City Council.

10. **Consider Action on a Resolution Rescheduling the City Council Meeting of October 2, 2012 to October 1, 2012, to Allow the City Council, Community, and City Staff to Participate in National Night Out, M&C # 07-08-12.** This agenda item will allow the City Council to consider rescheduling the Tuesday, October 1, 2012 City Council Meeting to Monday, October 1, 2012 to allow for full community participation in National Night Out in the City of Leon Valley on Tuesday, October 2, 2012.

Motion by Councilman Reyna and second by Councilman Dean to adopt the Resolution 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.

**Resolution No. 12-009 – Resolution of the City Council of the City of Leon Valley to Reschedule the Regular City Council Meeting(s) of Tuesday, October 2, 2012 to Monday, October 1, 2012.**

14. **Discuss the Texas Municipal League 100<sup>th</sup> Annual Conference and Exhibition in Grapevine, Texas, November 13-16, 2012; Anticipated Attendance by Mayor and City Council; and Provide Direction to Staff Regarding City Council Meeting of November 20, 2012, Tuesday, Preceding Thanksgiving Holidays, M&C # 07-12-12.** The City Council directed the City Manager to bring an agenda item placed on the Consent Agenda at the next City Council Meeting to cancel, by resolution, the November 20, 2012 City Council Meeting(s) based on the City Council and City Manager's anticipated attendance at the 100<sup>th</sup> Annual Conference and Exhibition of the Texas Municipal League in Grapevine, Texas, Tuesday through Friday, November 13-16, during the normal agenda preparation week for November 20 and the actual date of the second City Council Meeting in November; November 20<sup>th</sup>, the Tuesday preceding the Thanksgiving Holidays.
15. **City Manager's Report.**
  - A. **Informational updates, as may be required.** City Manager Longoria reported on the very successful attendance of the pre-proposal Request for Qualification meeting for the Municipal Facility Design Services related to the \$7 Million Bond Program. Mr. Longoria reported 50 individuals attended representing 35 firms.

Mr. Longoria indicated that Architect Richard Mogas completed the construction drawings for the Leon Valley Public Library Children's Wing Expansion Project. He indicated the City will go through the process of bidding the project out to try to determine if the project can be built for the current funding considering savings which

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

may be obtained based on the current economic conditions. Mr. Longoria indicated the entire bidding process may take 45 days.

Mr. Longoria noted that Raising Cane's is close to completing its permitting process. He stated that there will be a formal groundbreaking ceremony on Friday, July 27. The entire City Council is invited to participate. The location is next to Whataburger on Bandera Road.

Mr. Longoria announced that Assistant Public Works Director Fred Stolz will be retiring September 5. Mr. Longoria indicated there will be a formal recognition before September for Mr. Stolz before the City Council.

- B. Monthly Departmental Reports.** There were no questions nor remarks regarding the monthly departmental reports.
- C. Financial Statement for the Month of June 2012.** Finance Director Vickie Wallace briefed the City Council on the City's Financial Statement for the Month of June 2012.
- D. Approved Minutes of City-Affiliated Boards, Committees, and Commissions.**
  - (1) Leon Valley Public Library Board of Trustees Approved Meeting Minutes for September 12, 2011, October 10, 2011, November 14, 2011, January 9, 2012, March 12, 2012, April 9, 2012, May 14, 2012; quorum not met. No meeting in December, 2011, due to Breakfast with Santa Event.
- E. Future Agenda Items.**
  - (1) Presentation of the City Manager's Fiscal Year (FY) 2013 Budget Recommendations, August 7.
  - (2) Review Request for Qualifications for Municipal Facility Design Services Related to the \$7 Million Bond Program, August 21.
  - (3) Fiscal Year 2013 Budget Workshops in August, 2012; specific dates to be announced.
  - (4) Fiscal Year 2013 Budget Public Hearing, Adoption, and FY2013 Tax Rate set on September 18, 2012.
  - (5) City Council Awards City Attorney Contract, September 4, 2012.
  - (6) City Council Decision/Selection on Solid Waste Management Services, September 18, 2012.
  - (7) City Council Decision/Selection on City Engineering Services Contracts, November 6, 2012.

**16. Citizens to be heard.** No citizen came forward to address the City Council.

**17. Announcements by the Mayor and Council Members.**

Councilman Biever indicated he participated in a parade in the Pocono Mountains with his grandchildren and that was the reason for his absence from this year's Independence Day Parade. Mr. Biever indicated he appreciated the employee's luncheon following the Independence Day holiday.

Council Member Baldrige thought this year's Independence Day Parade was wonderful. She expressed all the effort by the volunteers and staff in pulling the annual event together.

Council Member Hill invited the assembly to the next Commemoration Committee

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
JULY 17, 2012**

meeting on Saturday at 10 a.m. at the Jim's Restaurant on Bandera Road at Loop 410.

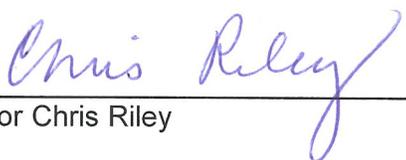
Mayor Riley reiterated her appreciation for the July 4<sup>th</sup> events and for the City's volunteers that work so hard to make such events a success.

**Executive Session**

18. 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.

19. **Adjourn.** Mayor Riley adjourned the meeting without objection at 9:10 p.m.

  
\_\_\_\_\_  
Mayor Chris Riley

ATTEST:

  
\_\_\_\_\_  
Janie Willman, City Secretary

