

**NOTICE OF PUBLIC MEETING
LEON VALLEY CITY COUNCIL
SPECIAL MEETING**

TUESDAY, AUGUST 20, 2013

5:45 P.M.

**LEON VALLEY CITY COUNCIL CHAMBERS
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238**

MINUTES

The City of Leon Valley City Council met on the 20th day of August, 2013 at 5:45 p.m. at the City Council Chambers, located at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to wit:

Mayor Riley called the Special Meeting to order at 5:51 p.m. with the following City Council Members in attendance: Ruiz, Reyna, Diaz, Dean and Bieber.

City staff in attendance: City Manager Longoria, City Attorney Zech, Interim City Secretary Callanen, Community Development Director Flores, Economic Development Director Mora, Finance Director V. Wallace, Human Resources Director Caldera, Police Chief R. Wallace, Interim Public Works Director Smith, Fire Chief Valdez, Assistant Fire Chief Lawson.

Item 1 A workshop was conducted on the Proposed Fiscal Year 2014 Budgets, at which time City Manager Longoria presented a PowerPoint presentation on the following Proposed Fiscal Year 2014 Budgets:

- General Fund Revenue
- General Fund Departmental Budgets (Expenditures)
 - a. Administration
 - b. Police
 - c. Fire
 - d. Public Works
 - e. Development Services
 - f. Economic Development
 - g. Special Events
 - h. Parks
 - i. Library

In response to a question from Mayor Riley, Mr. Longoria clarified the change in the budget for Community Development was due to the organizational change that moved Code Compliance and Animal Control under the Police Department.

(At approximately 6:09 pm Councilman Ruiz joined the meeting.)

Discussion took place related to the Economic Development Budget, which is primarily funded by the Economic Development Corporation budget, and the proposed vehicle purchase. Discussion ensued regarding the benefits of purchasing a standard car compared to an electric model.

In response to Council, Ms. Smith, Public Works Director, stated that at the current time the Library is on scheduled to be completed by September 12.

In response to Councilman Biever, Mr. Longoria discussed the funds in the amount of \$100,000 which have been set aside for refurbishing the park, and that all proposed plans will come before the Park Commission and the City Council at a future date.

Mayor Riley conveyed her request that the budget for park improvements include better crosswalk signage, and urged the consideration of adding surface signs in the middle of the street to define it as a crosswalk, similar to the mid-block pedestrian crossing in front of City of San Antonio City Hall.

There being no further Council discussion, Mayor Riley thanked the City Manager and staff for the presentation on the proposed budget.

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The Special Work session was adjourned at 6:30 pm.

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TEMPOARY LEON VALLEY CRIME CONTROL AND PREVENTION DISTRICT MEETING

AUGUST 20, 2013

At 6:45 the meeting of the Temporary Leon Valley Crime Control and Prevention District Meeting was called to order, with an established quorum present.

Members in attendance: Chris Riley, Ricardo Ruiz, Art Reyna, Abraham Diaz, Jack Dean, Paul Biever, and Pedro Esquivel.

Item 1 Consider the adoption of rules of procedures for adopting a Leon Valley Crime Control and Prevention District two-year crime control plan and two-year budget plan.

City Manager Longoria introduced the item and explained the reason for adopting a set of procedures that would align with the City's budget cycle.

City Attorney Zech further clarified the procedural nature of the action that is required in advance of the presentation of the proposed two-year crime control plan and budget.

There being no further discussion, Mr. Esquivel made a motion to adopt the proposed procedures. Mr. Dean seconded the motion. The motion carried by unanimous vote.

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Item 2 Public Hearing and Consideration of a proposed Crime Control and Prevention District two-year Crime Control Plan and two-year Budget Plan.

At this time a public hearing was opened for the purpose of hearing discussion and comments regarding a proposed Crime Control and Prevention District two-year Crime Control Plan and two-year Budget Plan.

Police Chief Wallace presented a PowerPoint, which outlined the process used to create the District and outlined the budget and the plan for utilizing the sales and use tax. The two-year Crime Control Plan focuses Community Resource Officer and Criminal Investigation Detectives to participate in Neighborhood Watch, Crime Awareness activities, and general crime prevention activities within the City of Leon Valley. Additionally, allocation for equipment, training, and overtime are requested within the budget plan.

The first year sales and use tax collection is estimated to be \$221,800 with expenditures projected at \$221,800. The second year sales and use tax collection is estimated to be \$221,800 with expenditures projected at \$221,800.

In reply to questions from Council related to officer salaries and personnel complements, Mr. Longoria discussed the investment in police for professional development, overtime pay, and in effect balancing the funds utilized for operations and management. Police Chief Wallace further clarified that funds generated through the tax could cover crime awareness activities and equipment purchases.

At this time, the public hearing was closed. A motion was made by Mr. Dean to approve the proposed two-year Crime Control Plan and Budget Plan. The Motion was seconded by Mr. Esquivel. The motion passed by unanimous vote.

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Item 3 A Resolution of the temporary directors of the proposed Leon Valley Crime Control and Prevention District, ordering a Special Election to be held on November 5, 2013 in the City of Leon Valley for the purpose of submitting to the voters a proposition relating to the creation of the Leon Valley Crime Control and Prevention District and the adoption of a local sales and use tax at a rate of one-eighth (1/8) of one percent (.00125) pursuant to Chapter 363 of the Texas Local Government Code.

Considerar una Resolución de los directores provisionales del Distrito de Control y Prevención del Crimen de Leon Valley, que se propone, que ordene que se lleven a cabo Elecciones Especiales el día 5 de noviembre del 2013 en la Ciudad de Leon Valley, con el fin de presentar ante los electores una propuesta concerniente a la creación del Distrito de Control y Prevención del Crimen de Leon Valley, así como la adopción de un impuesto local sobre las ventas y uso a una tasa de un octavo (1/8) de un por ciento (.00125), conforme al Capítulo 363 del Código de Gobierno Local de Texas.

Police Chief Wallace presented a PowerPoint describing the process to call for an election by the Temporary Crime Control and Prevention Board of Directors.

Mr. Esquivel made a motion to approve a resolution calling for an election for the creation of a Crime Control and Prevention District and the adoption of a one-eighth (1/8) of one percent local sales and use tax. Mr. Reyna seconded the motion. The motion passed by unanimous vote.

Resolution 2013R-08-20-01

A Resolution of the temporary directors of the proposed Leon Valley Crime Control and Prevention District, ordering a Special Election to be held on November 5, 2013 in the City of Leon Valley for the purpose of submitting to the voters a proposition relating to the creation of the Leon Valley Crime Control and Prevention District and the adoption of a local sales and use tax at a rate of one-eighth (1/8) of one percent (.00125) pursuant to Chapter 363 of the Texas Local Government Code.

Resolución 2013R-08-20-01

Una resolución que ordene que se lleven a cabo Elecciones Especiales el día 5 de noviembre de 2013 en la Ciudad de Leon Valley, con el fin de presentar ante los electores una propuesta concerniente a la creación del Distrito de Control y Prevención del Crimen de Leon Valley, así como la adopción de un impuesto local sobre las ventas y uso a una tasa de un octavo de un por ciento, conforme al Capítulo 363 del Código de Gobierno Local de Texas.

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The meeting of the Temporary Crime Control and Prevention District adjourned at 7:05 p.m.

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**LEON VALLEY CITY COUNCIL
REGULAR MEETING**

At 7:06, Mayor Riley called the Regular Meeting of the City Council to order with the following City Council Members in attendance: Ruiz, Reyna, Diaz, Dean and Bieber.

City staff in attendance: City Manager Longoria, City Attorney Zech, Finance Director V. Wallace, Interim City Secretary Callanen, Community Development Director Flores, Economic Development Director Mora, Human Resources Director Caldera, Police Chief R. Wallace, Interim Public Works Director Smith, Fire Chief Valdez, Assistant Fire Chief Lawson.

Mayor Riley requested that Councilman Bieber lead the assembly in the Pledge of Allegiance.

On a point of personal privilege, Mayor Riley and members of the City Council wished Happy Birthday to Councilman Bieber.

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Item 2 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. Council may direct staff to contact the requestor or request that the issue be placed on a future agenda for discussion by the Council.

Ms. Brenda Tellez, Tellez Tamales, spoke to her concerns about the presence of panhandlers and how that impacts her business and other neighboring businesses in the area. Ms. Tellez utilized a PowerPoint presentation with photographs of the business areas of concern.

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Item 3 Presentation on the San Antonio Low Impact Design (LID) Roadway Design Competition on Evers Road by the winning team- M&C 2013-08-20-03

Mayor Riley provided a brief background to this presentation by explaining that a competition was held to develop designs that reduce stormwater runoff from low-impact development.

Mr. Longoria stated that the competition was sponsored by San Antonio River Authority and Evers Road was selected because they wanted to take a look at a suburban roadway that has already been developed. The competition focused on studying the road's potential, with the winning group receiving a \$15,000 award.

Mr. Mehmet Boz, representing the team comprised of the firms GeoSolutions Inc., MIG Inc and URS Corp. provided a PowerPoint presentation describing the design that was developed for Evers Road. The design was based on low impact development techniques that will improve the land while improving the natural and social environments, with the ultimate goal of creating a sense of place.

Questions by Council were raised related to opportunities to use recycled materials, traffic impact studies, and flood water runoff issues. Discussion ensued among the representative members of the design team, City Council, and City Manager Longoria.

Mr. Longoria reiterated that the presentation before the City Council today is conceptual and will require additional study to identify traffic impact issues.

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Item 4 Discussion and Presentation on the Waste Management Pilot Recycling Program at the Ridge Subdivision. M&C 2013-08-20-04

City Manager Longoria introduced Ms. Nicole Monsibais, President of the Board of Directors for the Ridge Homeowners Association, who then presented results from a survey conducted to gauge residents' reaction to a recycling pilot program in their neighborhood.

Ms. Monsibais provided general demographic information for the Ridge neighborhood, describing them as younger professionals with small children. The results of the informal survey revealed that of the respondents the majority was pleased with the pilot program and the added recycle program that includes larger roller carts for collection.

Mr. Albert Perez, representing Waste Management, was present and addressed the City Council to discuss the contractual arrangements made with the City in regard to current solid waste disposal and the pilot program, and what the potential arrangements could be done to extend the program citywide.

In response to a question raised by Councilman Reyna, Ms. Monsibais explained that the survey was developed to ensure a high response rate, which limited the amount of discreet demographic information that could be acquired on a small postcard sized survey.

After discussion regarding the validity of the survey and its ability to provide a larger cross section of the pilot program participants, City Manager Longoria stated that he would work with staff and the neighborhood to produce a survey tool that could provide a better demographic portrait of the respondents.

Councilman Diaz spoke to his experience in waste collection, and suggested that Waste Management provide an enhanced educational campaign to help residents identify what materials can be recycled.

Councilman Ruiz discussed his personal experience in the program as a Ridge homeowner.

Direction to staff was given to bring this item back to City Council for further discussion at the meeting of September 17th.

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Consent Agenda

Motion made by Councilman Reyna and seconded by Councilman Ruiz to approve the consent agenda. Motion passed by unanimous vote.

Item 5 Approval of the August 6, 2013 Regular City Council Meeting Minutes.

Item 6 An **Ordinance 2013-08-20-06** to consider an agreement between the City of Leon Valley and the San Antonio District Office of the Federal Department of Justice Drug Enforcement Administration (DEA) to allow Leon Valley Police Department participation in the State and Local Task Force fighting illegal narcotics in the region. M&C 2013-08-20-06

Item 7 Approval of the City of Leon Valley Quarterly Investment Report. M&C 2013-08-20-07

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Item 8 **Public Hearing** to Consider Zoning Case #2013-391, with Attached Ordinance, the Rezoning of Approximately 4.26 acres of Land Generally Located at 6217 Grissom Road, and 6645 and 6655 Poss Road, from the Sustainability Overlay (SO) to the Commercial/Industrial Overlay (CIO). M&C 2013-08-20-08

At this time, Mayor Riley opened the public hearing on the proposed zoning overlay change.

Ms. Flores, Director of Community Development, presented a PowerPoint presentation outlining the steps taken by the applicant to request this zoning change, and added that the Zoning Commission recommends approval.

Mr. Claude Guerra, Zoning Commission Chairman, briefly discussed how the recommendation was achieved and stated no letters against the proposal were received. He further discussed the standards that apply to sustainability would also apply in commercial overlay.

Ms. Flores discussed the pattern in the overlay that are typically taken in groups of properties, and further stated that she advised the applicant to approach business neighbors who were supportive of joining in the sustainability overlay, which he did.

Mr. Rubio, the applicant, addressed the Mayor and Council and discussed his business which is in its 29th year in Leon Valley. In response to Mayor Riley, Mr. Rubio stated that while the City doesn't receive tax on labor, they do receive tax on auto part sales.

There being no other parties wishing to address City Council, the public hearing was closed.

A Motion was made by Councilman Biever to approve the zoning request. Councilman Diaz seconded the motion. The motion passed by unanimous vote.

AN ORDINANCE 2013-08-20-01

REZONING CERTAIN PROPERTY FROM THE SUSTAINABILITY OVERLAY ZONING DISTRICT TO THE COMMERCIAL/INDUSTRIAL OVERLAY ZONING DISTRICT UPON APPLICATION BY MANUEL RUBIO, APPLICANT.

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Item 9

Consider an Ordinance Ordering a Special Election in the City of Leon Valley, Texas, to be held Jointly with Bexar County for the Joint, General, and Other Elections on the 5th day of November, 2013, for the Amendment, General, Special and Bond Election for the Purposes of Voting For or Against the Reauthorization of the Local Sales and Use Tax in the City of Leon Valley at the Rate of One-Fourth(1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. The tax expires on the 10th anniversary of the date of this election unless the imposition of the tax is reauthorized. M&C 2013-08-20-09

Considerar una ordenanza que ordene que se lleven a cabo elecciones especiales el día 5 de noviembre de 2013, en la Ciudad de Leon Valley, Texas, junto con las del Condado de Bexar, en relación con las Elecciones conjuntas, generales y de otro tipo, relativas a elecciones generales, especiales y sobre enmienda y bonos, con el fin de votar a favor o en contra de volver a autorizar el impuesto local sobre las ventas y uso en la Ciudad de Leon Valley, a una tasa de un cuarto (1/4) de un por ciento (0.0025000), a fin de seguir generando rentas para el mantenimiento y la reparación de las calles municipales. El impuesto se vence en el 10° (décimo) aniversario de la fecha de estas elecciones, a menos que se vuelva a autorizar el impuesto. M&C 2013-08-20-08

City Manager Longoria discussed the proposed ordinance calling an election for the reauthorization of the local sales and use tax for street maintenance, in that recently legislation was adopted allowing the City to reauthorize the tax for a term of ten years as opposed to the current four years.

Councilman Dean made a motion to approve the proposed ordinance. Councilman Reyna seconded the motion. The motion passed by unanimous vote.

ORDINANCE 2013-08-20-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD JOINTLY WITH BEXAR COUNTY ON THE 5th DAY OF NOVEMBER 2013 ON THE PROPOSITION OF THE REAUTHORIZATION OF A SALES AND USE TAX IN THE CITY OF LEON VALLEY FOR STREET MAINTENANCE AT A RATE OF ONE-FOURTH OF ONE PERCENT TO CONTINUE TO PROVIDE REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION.

ORDENANZA 2013-08-20-02

UNA ORDENANZA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE LEON VALLEY, TEXAS, QUE ORDENA QUE SE LLEVEN A CABO ELECCIONES ESPECIALES EL DÍA 5 DE NOVIEMBRE DE 2013, JUNTO CON LAS DEL CONDADO DE BEXAR, SOBRE LA PROPUESTA DE VOLVER A AUTORIZAR EL IMPUESTO SOBRE LAS VENTAS Y USO EN LA CIUDAD DE LEON VALLEY PARA EL MANTENIMIENTO DE CALLES, A UNA TASA DE UN CUARTO DE UN POR CIENTO, A FIN DE SEGUIR GENERANDO RENTAS PARA EL MANTENIMIENTO Y LA REPARACIÓN DE LAS CALLES MUNICIPALES Y RESOLVER OTROS ASUNTOS INHERENTES Y RELACIONADOS CON DICHAS ELECCIONES.

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Item 10

An ordinance of the City Council of the City of Leon Valley, Texas, authorizing the City Manager to enter into a Memorandum of Understanding (MOU) for election services with the Bexar County Elections Administrator to share the costs of said election services on a fair and equitable basis, for the conduct of the November 5, 2013 Amendment, General, Special and Bond election. M&C 2013-08-20-10 (Longoria)

City Manager Longoria provided information on the purpose of entering into a memorandum of understanding with the Bexar County Elections Administrator for election services for the November 5, 2013 Amendment, General, Special and Bond election.

Mr. Longoria further explained that an item will be brought back to City Council authorizing a contract in an amount that will be determined once all participating entities call their own election to be held jointly with the November 5th election.

Councilman Biever made a motion to approve the proposed ordinance. Councilman Diaz seconded the motion. The motion passed by unanimous vote.

ORDINANCE 2013-08-20-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) FOR ELECTION SERVICES WITH THE BEXAR COUNTY ELECTIONS ADMINISTRATOR TO SHARE THE COSTS OF SAID ELECTION SERVICES ON A FAIR AND EQUITABLE BASIS, FOR THE CONDUCT OF THE NOVEMBER 5, 2013 AMENDMENT, GENERAL, SPECIAL AND BOND ELECTION.

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Item 11 An item calling for a vote of the City Council for the placement of a proposal to adopt the City's 2013 Tax Rate to fund the FY 2014 Budget on the agenda of September 17, 2013 City Council Meeting at a rate of \$0.582915/\$100 valuation which is \$0.008633 higher than last year's tax rate of \$0.574282 and 4.567560% higher than the effective tax rate of \$0.557453. M&C 2013-08-20-11 (V. Wallace)

Ms. Wallace, Director of Finance, presented a PowerPoint outlining the steps in adopting a tax rate imposition. Ms. Wallace responded to City Council questions regarding the tax roll back and explained that the debt in question can be attributed to bonds related to the municipal facilities improvement.

Councilman Reyna made a motion to approve the proposed action. Councilman Dean seconded the motion. The motion passed by a roll call vote taken by Mayor Riley, with members voting Aye: Ruiz, Reyna, Diaz, Dean, and Biever. Voting Nay: None.

Item 12 Consideration by the City Council to call two public hearings on the proposed 2013 tax rate of \$0.582915 per \$100 valuation, which is \$0.008633 higher than last year's tax rate of \$0.574282 and 4.567560% higher than the effective tax rate of \$0.557453. The first public hearing will be on September 3, 2013 and the second public hearing will be on September 10, 2013, at 7:00 p.m. in the City Council Chambers. M&C 2013-08-20-12 (V. Wallace)

Ms. Wallace, Director of Finance, presented a PowerPoint outlining the next steps necessary to in adopting a tax rate imposition.

A motion was made by Councilman Reyna and seconded by Councilman Diaz. The motion passed by unanimous vote.

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DISCUSSION AGENDA

Item 13 City Manager's Report

a. Employee Announcements/Promotions

City Manager Longoria announced his selection of Mr. Luis Valdez as Fire Chief, and informed the Council that an ordinance ratifying his appointment will be brought to Council at a future City Council Meeting in September.

Mr. Longoria also announced the appointment of Billy Lawson as Assistant Fire Chief, which was Chief Valdez's first official action. Mr. Longoria spoke to the positive direction of the Fire Department under Chief Valdez' leadership and spoke to his confidence that both gentlemen have proven themselves capable to continue moving the Fire Department forward.

Mr. Longoria discussed a letter of praise received by a local resident that recounted her experiences with then *Interim* Chief Valdez and how he handled a fire that was contained at the home of the resident's mother. She spoke to how Fire Chief Valdez called a day after the fire to check on her mother.

b. DPS Center Traffic Improvements Status Report

Mr. Longoria discussed the progress made in getting DPS to agree to a signage program to direct traffic onsite and offsite on Huebner, with installations to be rolled out soon. Mr. Longoria also stated that the City has decided to put additional delineators in on Friday, to address some recommendations made in a study performed by Mr. John German, P.E.

Mr. Longoria spoke to the great customer service provided at the DPS center and how having a facility such as this in our City is good for our community.

In response to Council, Mr. Longoria discussed plans for a new light at Evers and Huebner, which will require coordination with TXDoT.

c. Coffee with the Mayor and Council – Longoria

Mr. Longoria requested direction regarding a date to hold the first Coffee with the Mayor and Council Event. Council directed staff to coordinate the first event on September 21st from 9:00 to 11 a.m.

Mr. Longoria stated that staff will use this information to develop recommendations for a location to host the event.

d. Report on Bus Rapid Transit (BRT) Expansion into Leon Valley –

Mr. Longoria announced a public meeting coming up on September 5th at 6:00 p.m. at the Community Center, hosted by VIA Metropolitan.

e. Monthly Financial Report – No discussion.

f. Other announcements related to community events:

Mr. Longoria discussed the upcoming fall clean up event from September 9th through September 21st, with more information to be forthcoming in his weekly report.

g. Monthly Departmental Reports-No Discussion

h. Future City Council Agenda Items:

- i. September 3, 2013, City Council Budget Workshop & First Public Hearing on Proposed Tax Rate
- ii. September 3, 2013, Public Hearing & Presentation by Architect Mickey Conrad on proposed Schematic Designs for the new Fire Station, Police Department and Municipal City Hall Renovations.
- iii. Special Joint Meeting with LVEDC, September 3, 2013.
- iv. September 10, 2013 Second Public Hearing On Proposed Tax Rate
- v. September 17, 2013 Public Hearing & Adoption of the Budget & Formal Adoption of the Tax Rate

Item 14 Citizens to be Heard.

Mr. Smith, 7230 Grass Valley Drive, provided his concerns with the intersection at Huebner and Evers Road, in front of the DPS center. He made a suggestion to add additional delineators further toward the intersection to prevent unlawful u-turns.

Item 15 Announcements by the Mayor and Council Members. At this time, reports about items of community interest, 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 City Council or a City official.

Councilman Biever thanked his colleagues for recognizing his birthday.

Councilman Diaz congratulated the new Fire Chief Valdez and Assistant Chief Lawson on their promotion. He also requested that a future agenda item be brought forward to discuss the panhandler issue.

Councilman Reyna congratulated the Fire Chief and Assistant Fire Chief and offered well wishes to Councilman Biever on his birthday.

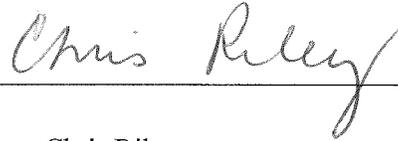
Councilman Ruiz wished Councilman Biever a happy birthday and spoke to the Leon Valley Area Chamber of Commerce Gala that was held in support of our Police and Fire Departments. He also invited his colleagues to a tax seminar to be held Thursday at 11:30 at Cha Cha's. He also spoke of a Chamber sponsored event, which will focus on the topic of the impact of affordable health, at 11:30 to 1:00 p.m. at Conference Center. He briefly spoke to the panhandler issue.

Mayor Riley spoke to a family commitment which prevented her attendance at the Gala.

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At 9:25 p.m. the meeting adjourned.

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Mayor Chris Riley

ATTEST:



Leticia Callanen, Interim City Secretary

