

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

The City Council of the City of Leon Valley, Texas, met on the 4th of December, 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 5:30 p.m. with all members of the City Council present: Hill, Reyna, Baldrige, Dean, and Bieber.

City Staff present: City Manager Longoria and City Secretary Willman.

2. **Executive Session in Accordance with the Texas Government Code.**
 - A. The City Council convened in Executive Session at 5:31 p.m., pursuant to Texas Government Code Section 551.074, Personnel Matters, to conduct interviews with prospective board candidates, for the Economic Development Corporation, M&C # 12-01-12.
 - B. The City Council reconvened into Open Session at 7:02 p.m. and considered action on an Ordinance regarding the appointment of a member to the Leon Valley Economic Development Corporation (LVEDC), M&C # 12-02-12.

Motion by Councilman Reyna and second by Councilman Dean to approve and adopt the ordinance re-appointing Mr. Stephen Ynostrosa to the LVEDC Board of Directors in Place 6. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

Adopted **Ordinance No. 12-036** – An ordinance of the City Council of the City of Leon Valley Providing for the appointment of members to the Board of Directors of the Leon Valley Economic Development Corporation (LVEDC) [in Place 6 – Stephen Ynostrosa, appointment to expire September 30, 2014.]

3. **Adjourn.** Mayor Riley adjourned the Special City Council Meeting at 7:03 p.m. without objection.
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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 Meeting to order at 7:03 p.m. with all members of the City Council present: Hill, Reyna, Baldrige, Dean, and Bieber.

City Staff present: City Manager Longoria, City Attorney Charles E. Zech, City Secretary Willman, Economic Development Director Mora, Human Resources Director Caldera, and Police Chief Wallace.

City Attorney Zech led the assembly in the Pledge of Allegiance.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

2. **Introduction of New City Attorney, Charles E. Zech, of Denton, Navarro, Rocha & Bernal, P.C., M&C # 12-03-12.** Mayor Riley thanked the firm of McKamie-Krueger for their service to the City of Leon Valley for their five years of service.

She introduced the City's new attorney, Mr. Charles E. Zech, of Denton, Navarro, Rocha & Bernal (DNRB) with a short biographical background on Mr. Zech's accomplishments.

City Manager Longoria reported the key elements of the new city attorney services contract being: \$3,000 flat fee per month including 10 hours per month of legal review of the agenda and supporting documentation, attendance at two meetings, and Mr. Zech's attendance at 70 percent of City Council meetings. Mr. Longoria indicated that DNRB is a full service municipal legal firm with a full complement of attorneys that can assist with other municipal issues that may arise. He noted serving with Mr. Zech at other cities.

Mayor Riley introduced an associate DNRB attorney, Ms. Jameene Banks.

3. **Volunteer Recognition of Those Persons Involved in the Huebner-Onion House 150th and the City of Leon Valley 60th Anniversary Commemoration Events.** Mayor Riley, Council Members Hill and Baldrige joined the volunteers who assisted with the Commemoration Events on October 20-21, 2012 at the front of the dais and presented Good Neighbor Certificates for the devoted services of the volunteers who met since December 2011. Certificates were issued to: Barbara Fryer, Betty Wolfshohl, Carlos Vera, Carol Poss, Carol Reed, Darby Riley, Ed Conroy, Greg Meffert, Jennifer Hsu, Jim Wolfshohl, Linda Dozier, Mark Eisenhauer, Olen Yarnell, Patty Manea, Raymond Diaz, Robert Dons, Rosie Schaeffer, Shirley Owen, Walter Reed, Wanda Phelps, and Wendy Phelps.

Council Member Hill noted special thanks to all of the Event sponsors, and City staff, in particular, Marisa Flores and Sylvia Gomez. There was a brief presentation of photos from the Commemoration and Evers School Water Well Events. Mayor Riley thanked Councilwoman Hill and Councilwoman Baldrige for their leadership over the course of the year in planning and staging the Commemoration Events.

4. **Texas State Senate Proclamation 1416 Issued by Senator Leticia Van de Putte Recognizing the Preservation of the Evers School Water Well and on the Placing of a Historical Plaque.** Mayor Riley read the Texas State Senate Proclamation 1416 which had been issued by Texas Senator Leticia Van de Putte. The Proclamation was issued in recognition of the preservation of the Evers School Water Well and placing of a historical plaque on October 30, 2012, culminating the City's Commemoration Events in October, 2012.
5. **Introduction of New City Staff, M&C # 12-04-12.** Police Chief Randall Wallace introduced the new Code Enforcement Officers; Ms. Annette Rodriguez, formerly of the City of San Antonio, and Mr. Jonathan Diaz. Chief Wallace also introduced new members of the City's Police and Police Reserves; John Cozad, Chuck Brewton, Jesse Medina, Carl Barrella, Hal Adams, and Johnny Vasquez. Chief Wallace noted all the officers meet the same peace officer standards as does he. The savings demonstrated with maintaining a strong complement of reserve officers is between \$3,000 an \$10,000 per month, depending on the number of reserve hours worked.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

Council Member Hill asked for a point of personal of privilege. She announced that **Mayor Riley's** recently celebrated a birthday. She presented the Mayor with a cake and birthday cards. The assembly sang the Birthday Song. The Mayor thanked the City Council for their good wishes.

6. **Citizens to be Heard and Time for Objections to the Consent Agenda.** Mayor Riley called for objections to the Consent Agenda. Councilman Reyna asked that Agenda item 7 be pulled for separate consideration.

Daniel Ramos, 6722 Forest Bend North, addressed the City Council regarding the lack of speed limit signs from the blinking sign at the stop sign at Evers Road to Wurzbach. It seems like the sign was taken down because there is a post there but not sign.

Consent Agenda

Motion by Councilman Reyna and second by Councilman Biever to approve Consent Agenda Items, 8, 9, and 10. Voting Aye: Hill, Reyna, Baldrige, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

8. **Consider Approval of the Meeting Minutes of the Special and Regular City Council Meetings of November 5, 2012.** Approved the Meeting Minutes of the November 5, 2012 City Council Meetings, as presented.
9. **Consider Approval of the Meeting Minutes of the Special City Council Meeting of November 12, 2012.** Approved the Meeting Minutes of the November 12, 2012 City Council Meeting, as presented.
10. **Consider Action on Continuation of Agreement with the San Antonio Police Department for the (High Intensity Drug Trafficking Area) HIDTA Program, M&C # 12-05-12.** The City Council approved and continued an agreement with the San Antonio Police Department related to the High Density Drug Trafficking Area Program for one more year.

Motion by Councilman Reyna and second by Councilman Biever to approve the Meeting Minutes of the November 2, 2012 City Council Meeting, as corrected. Voting Aye: Hill, Reyna, Baldrige, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

7. **Consider Approval of the Meeting Minutes of the Special Joint City Council and Leon Valley Historical Society Meeting of November 2, 2012.** Councilman Reyna noted the need for a correction to the November 2 meeting minutes; the addition of a notation indicating he left the meeting at 11:50 a.m.

Motion by Councilman Reyna and second by Councilman Biever to approve the minutes as amended. Voting Aye: Hill, Reyna, Baldrige, Dean, and Biever. Voting Nay: None. Mayor Riley announced the motion carried.

Regular Agenda

11. **Discuss and Consider Action on an Ordinance Authorizing the City Manager to**

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

Execute a Municipal Maintenance Agreement with the Texas Department of Transportation, for Maintenance and Operation of State Highway 16, M&C # 12-06-12.

Following the City Manager's briefing, the Council considered action. The City Council noted it was timely and would be a good thing to inform Leon Valley residents because there have been presenters who have come to voice concerns about the maintenance of Bandera Road corridor.

Motion by Councilwoman Hill and second by Councilwoman Baldrige to approve and adopt an Ordinance authorizing the Municipal Maintenance Agreement with the Texas Department of Transportation. Voting Aye: Hill, Reyna, Baldrige, Dean, and Bieber. Voting Nay: None. Mayor Riley announced the motion carried.

Adopted **Ordinance No. 12-037** – An Ordinance Approving the Agreement Dated December 4, 2012, Between the State of Texas and the City of Leon Valley for the Maintenance, Control, Supervision, and Regulation of Certain State Highways and/or Portions of State Highways in the City of Leon Valley and Providing for the Execution of Said Agreement; and Declaring an Emergency.

Discussion Agenda

- 12. Discuss Proposed CIED Fund Budget, M&C # 12-07-12.** The City Council discussed a list of proposed projects to be paid for with the proceeds of the CIED Fund. Mayor Riley reported that the CIED (Community Infrastructure Economic Development) Fund had accumulated about \$1.5 million. The City had its funds returned from CPS Energy. The Mayor noted that the City had just received the second of four installments with the remainder to be received within the next year. Mayor Riley indicated that the City Council had just generally discussed how it might be spent.

Mr. Longoria reported that CPS Energy had a formula that was difficult to be able to use the money. This resulted in projects often not being funded and the funds grew over a number of years. He noted that the cities negotiated to have the money returned to be able to use the funds that had accumulated over a number of years. The money was returned with no strings attached other than the funds should be used for economic development. The City Manager detailed the most usual recipients of CIED funds being those cities with industrial parks and industrial economic development. With Leon Valley's economic strength being retail, the City's funds had not been used when the CIED funds were still under control of CPS Energy.

Mr. Longoria continued reporting about the details involved in the proposed list of projects to be used with the CIED Fund money now under the City's control.

Mr. Longoria referenced a chart of projects identified. Mr. Longoria indicated he would like to prepare a budget for the CIED Fund money. Mayor Riley noted she would like to see the floor at the Leon Valley Community Center re-done. She reported that the City Manager would like to apply for Bexar County CDBG funding to redo the Community Center flooring as the floor in its present condition may represent a safety issue.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

Councilwoman Hill asked about the contribution the Friends of the Library are making. She asked if the Friends' contribution was to the bricks and mortar (building) fund of the Children's Wing Expansion Project or if the Friends were contributing to books. The City Manager reported that almost one-half of the Children's Wing Expansion Project is being funded by the Friends of the Library; almost \$185,000. He indicated he would confirm the exact amount with the Finance Director. Mayor Riley noted that Librarian Joyce Trent indicated she may receive grant funding for furniture and fixtures for the Project.

Mayor Riley indicated that the CPS Energy franchise fees need to be negotiated a higher rate than the proposed 3 percent, which represents no change from what was negotiated about 20 years ago. CPS Energy gets 14 percent and the suburban cities get 3 percent. She indicated the suburban cities may be a point where they need to obtain legal representation regarding negotiating a larger increase fee. City Manager Longoria noted that in North Texas and in other parts of the State, cities negotiate their franchise agreements through a unified effort. The cities in North Texas get together to pay for contracted legal services to hire experts in the area of franchise utilities.

Councilwoman Baldrige asked about an email that was received from the City of Helotes. Mr. Longoria noted that a member of the Public Utility Commission is from San Antonio and that individual has offered to help. He reported the meeting had already taken place and he expected to hear about the results soon. The question was raised as to whether it would be appropriate to set aside some of the CIED Fund money for contributing to hire an attorney to work on the franchise fee increase. It was suggested that the City Council should find out if that is legal to use the funds to sue the utility provider that is paying the franchise fee.

Councilman Reyna indicated there is similarly a need to present a unified front in negotiating with the San Antonio Water System (SAWS). He suggested that the City Council not just get legal guidance from the City Attorney but that connections with other cities may be made through the City's attorneys. Councilwoman Baldrige noted that perhaps the new City Attorney might provide some guidance. City Attorney Zech informed the City Council that he has negotiated many franchise agreements. He noted there are things the City Council can do to obtain leverage, if the City Council is willing to engage in the process.

Councilman Reyna asked if City Manager Longoria would be formalizing the CIED Fund Projects into a formal proposal with the City Council taking action at a future date. Mayor Riley responded affirmatively. Councilwoman Hill observed that the City Council might get some future direction at the January 26 Town Hall Meeting as part of the discussion on economic development as one possible use to allow the City to benefit from the remaining portion of the CIED Fund money.

- 13. Discuss January 26, 2013 Town Hall Meeting Agenda Topics and Provide Direction to the City Manager, M&C # 12-08-12.** The City Council discussed agenda topics and details pertinent to the January 26, 2013 Town Hall Meeting:

Capital Facilities Update including status on architect planning and meeting for citizen input, construction manager-at-risk, bond money, and expected timeline.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

Waste Management service options and survey.

Economic Development status of strategic plan and overall funding of projects; annual festival (Taste of Leon Valley and music venue together?); branding of City.

Huebner-Onion Homestead presentation by architects of draft Master Plan and Site Assessment, discussion of Triangle Park, Natural Area and capital campaign.

Economic Development Use of the last ⅛ cent of sales tax.

Bandera Road Beautification Share the details of what has been discussed in City Council Meetings so citizens may know the proposed scheduling and help 'spread the word' as an incentive for established businesses to increase business and homeowners should see their property values increase.

Solid Waste Collection Services Discuss new garbage collection services as authorized in the contract to be considered by the City Council on December 18.

Introduce New City Code Officers and other new City staff members so those persons attending the Town Hall Meeting learn who the new City employees are.

Economic Development Discuss manner of getting property owners involved in supporting Leon Valley businesses to improve Leon Valley's business and property values. Leon Valley's new businesses really stand out and should be.

The City Council discussed expanding the Town Hall Meeting to an all-day session. It was noted that some citizens may not have one entire day to devote to a town hall meeting. The discussion then moved to the possibility of having one town hall meeting per quarter. It was suggested that for the January Town Hall Meeting, consideration be given to having one session on Friday afternoon for the City Council and staff, and one session for the public component on Saturday morning. Mayor Riley and Councilwoman Hill committed to meeting before the December 18 City Council Meeting to design the card mailer sufficiently early for printing production and timely mailout to the City's residents and businesses. The consensus of the City Council was to continue this discussion on December 18 with a Town Hall Meeting draft agenda. The City Manager was directed to pull a draft agenda together for the December 18 Town Hall Meeting discussion.

14. City Manager's Report. (Longoria)

A. Informational updates, as may be required.

B. Monthly Departmental Reports for Month of October 2012. There were no questions or comments about the monthly reports.

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

- (1) Leon Valley Economic Development Corporation, September 26, 2012 and October 24, 2012
- (2) Leon Valley Park Commission, September 10, 2012, and October 8, 2012
- (3) Leon Valley Public Library Board of Trustees, August 13, 2012, and October 8, 2012

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

- (4) Leon Valley Zoning Commission, August 28, 2012, September, No Meeting, and October 23, 2012

D. Future Agenda Items

- (1) Conduct the Second of Two Public Hearings and Readings and Consider Action on a Resolution Approving a Leon Valley Economic Development Corporation (LVEDC) Project Funding of Up to \$10,000 in a Grant and Up to \$37,500 in a Loan to Mauricio Romero and El Sol Bakery, Inc. for the Relocation of El Sol Bakery to Leon Valley and Improvements to the Kinman House at 6417 Evers Road, Leon Valley, TX, December - January
- (2) Consider Action on a Resolution Authorizing the City Manager to Execute a Lease with Mauricio Romero for the Kinman House at 6417 Evers Road, Leon Valley, TX, December - January
- (3) Consider Renewal of Support Services Contract with LVEDC, December 18, 2012.
- (2) Consider Approval of the Architectural Services Contract with OCO Architects for Professional Services Related to the Municipal Facilities Improvement Project as Authorized in the 2012 Municipal Bond Election, December 18, 2012.
- (3) Consider Approving the Solid Waste Contract, December 18, 2012.
- (4) Consider a Request to Allow a Light Emitting Diode (LED) Sign, Measuring 24 Square Feet at 6421 Bandera Road, December 18, 2012.
- (5) LVCC & LVEDC Quarterly Joint Meeting, January 2013.
- (6) Consideration of a Service Provider for Construction Manager at Risk for the Municipal Facilities Improvement Project, January, 2013.
- (7) Conduct Annual Town Hall Meeting, Saturday, January 26, 2013.
- (8) Texas Department of Transportation Presentation on Super Street Model.
- (9) Staff Update / Presentation on the Progress of the Sun Setting Process for the City of Leon Valley's Boards, Committees, and Commissions.

15. **Citizens to be Heard.** Olen Yarnell, 7230 Sulky Lane, addressed the City Council asking if having the City become Wi-Fi enabled could be considered economic development. Another idea he presented for the use of the CIED Fund money are sidewalks. He noted that the Zoning Commission has received feedback from residents from the different neighborhoods as the Zoning Commission conducts its current review of the City's Master Plan update regarding the need to replace broken sidewalks. He suggested having two town hall meetings instead of one per quarter.

Al Uvietta, 6923 Sunlight Drive, asked that the City Council as it plans the January 26 Town Hall to consider the participants' perspective and not use breakout groups. He observed that had been a problem in previous town hall meetings because that limits persons who want to participate in all of the discussions to only those breakout sessions, they can sit in on while other breakout sessions are being conducted simultaneously.

Daniel Ramos, 6722 Forest Bend North, addressed the City Council voicing concern about the soil erosion around the tree roots at Raymond Rimkus Park along the drainage channel. He asked if anything is in the planning stages to address that situation. He was asked to leave his phone number with the City Secretary so City staff can provide an answer to him.

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
DECEMBER 4, 2012**

16. Announcements by the Mayor and Council Members.

Holiday Concert, December 9, 2:30 p.m. – 4:30 p.m., Beethoven Concert Band Performing, Leon Valley Community Center, 6427 Evers Road, Leon Valley, 78238

Councilman Biever thanked everyone for their concern. He attended the Christmas Tree Lighting the evening before and it was a wonderful community event.

Councilwoman Baldrige thanked everyone for their concerns for her family. She expressed her regrets at not being able to attend the Christmas Tree Lighting event.

Councilman Reyna thanked everyone for their concern for his father who has been ill. He reported that his father came home on Thanksgiving weekend.

Councilwoman Hill reported that the Texas Municipal League (TML) Conference was so helpful in terms of what other cities are doing related to city services.

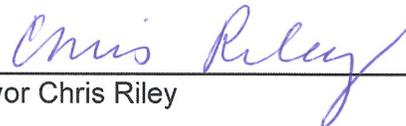
Mayor Riley noted she also enjoyed the TML Conference and learned a lot about social media and much from many of the other sessions she attended. Mayor Riley thanked the Community Events Committee for its work on the Christmas Tree Lighting. She thanked the staff for their contributions to the successful staging.

Executive Session

17. 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 conducted under this agenda item.

18. **Adjourn.** Mayor Riley adjourned the meeting without objection at 8:38 p.m.



Mayor Chris Riley

ATTEST:



City Secretary Janie Willman

