NOTICE OF PUBLIC MEETING
AGENDA

LEON VALLEY SPECIAL CITY COUNCIL MEETING

WEDNESDAY, FEBRUARY 15, 2012, 7 P.M.
LEON VALLEY CITY COUNCIL CHAMBERS
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238

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

2. Citizens to be Heard.

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 # 02-05-12. Time Certain – 7:00 p.m. This agenda item will allow the City Council to continue 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 Support Services facilities. The City Council conducted a public workshop during its Regular Meeting on February 7, 2012 to receive citizen input. (Yarnell, Dean, Hill, Lanford, First Southwest)

4. Citizens to be Heard.

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).

6. Adjourn.

I hereby certify that the above NOTICE OF PUBLIC MEETING AND AGENDA OF THE LEON VALLEY CITY COUNCIL MEETING were posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on February 11, 2012 by 2:30 p.m. and remained posted until after the meeting hereby posted concluded. This notice was likewise posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours ahead of the meeting. To make arrangements call (210) 684-1391, Ext. 216.

[Signature]
Janie Willman, City Secretary
TO: MAYOR AND CITY COUNCIL

SUBJECT: CONDUCT A PUBLIC WORKSHOP TO RECEIVE CITIZEN INPUT ON THE CAPITAL FACILITIES NEEDS ASSESSMENT REPORT AND PROPOSED PUBLIC SAFETY & SUPPORT SERVICES FACILITY

PURPOSE
This is the second public workshop to receive citizen input on the Capital Facilities Needs Assessment Report and Proposed Public Safety & Support Service Facility.

The first public workshop was conducted on February 7, 2012 during the City Council’s Regular Meeting. The City Council initially previewed the Assessment Report and Proposed Municipal Facilities recommendations at its Town Hall Meeting on January 28, 2012.

Speakers for this agenda item are Capital Facilities Committee Chair Olen Yarnell, City Councilman Jack Dean, and Architect Mike Lanford from Alamo Architects and Financial Analyst Randy Moshier from First Southwest.

The City Council appointed an ad-hoc committee in June of 2011. The committee is composed of community volunteers Olen Yarnell (committee chair), Mike Davis Jr., Pedro Esquivel and Al Uvietta, LV Fire Chief, Stan Irwin, LV Police Chief, Randall Wallace, LV City Manager, Manny Longoria, and City Council members Jack Dean and Kathy Hill.

The Committee was tasked with assessing the City’s capital facility needs for the City of Leon Valley based on feedback from the City Council’s January 2011 Town Hall Meeting.

FISCAL IMPACT
None at this time.

RECOMMENDATION
To allow the residents, business owners, and other community stakeholders to view and give their input on the Assessment Report and Proposed Facility recommendations.

S.E.E IMPACT STATEMENT
Social Equity – The City will promote a superior quality of life by providing outstanding public safety services and superb infrastructure. The City will encourage collaborative participation by its residents, businesses, and stakeholders. Cities that provide outstanding public safety services and preserve superb infrastructure demonstrate social equity among its residents, businesses, and stakeholders. Cities that welcome collaborative participation by its residents, businesses, and stakeholders demonstrate and embrace social equity.
Agenda Item 3

Environmental Stewardship – Cities that reuse available materials in construction and renew public facility infrastructure practice environmental stewardship through the use of new environmentally supportive materials and improve the use of energy consumption used in public facilities.

Economic Development – Cities that upgrade their identity invite and welcome economic development initiatives. Renewing the City’s public facility infrastructure will demonstrate a distinctive identity in the Leon Valley and greater Bexar County community.

APPROVED:____________________  DISAPPROVED:____________________

APPROVED WITH THE FOLLOWING COMMENTS:________________________________

__________________________________________________________________________

ATTEST:

__________________________

Janie Willman, City Secretary
Introduction
Public Safety and Support Service Center

• Process
  • Department Interviews
    • City Administration & Municipal Services
    • Police Department
    • Fire Department

• Needs Assessments
  • City Administration & Municipal Services
  • Police Department
  • Fire Department

• Site + Drainage

• Alternate Scenarios

• Recommended Solution
Needs Assessment
Municipal Facility Assessment: Objectives
Work Development History

- **October 26, 2011**
  - City Administration and City Services

- **November 4, 2011**
  - Police Department
  - Chief Wallace

- **November 8, 2011**
  - Fire Department
  - Chief Irwin

- **December 1, 2011**
  - Fire Department Staff
  - Community Development Staff
  - Police Department Staff

- **December 21, 2011**
  - City of Leon Valley Project Committee

- **January 4, 2012**
  - Bexar County Flood Control Program Manager
  - City of Leon Valley Project Committee

- **January 11, 2012**
  - City of Leon Valley Project Committee

- **January 18, 2012**
  - City of Leon Valley Project Committee

- **January 28, 2012**
  - City of Leon Valley Town Hall Meeting
Municipal Facility Assessment: Objectives

- Introduction
- Development History
  - Department Interviews
- Needs Assessment - Findings
  - City Administration & Municipal Services
  - Police Department
  - Fire Department
- Needs Assessments – Area Projections
  - City Administration & Municipal Services
  - Police Department
  - Fire Department
- Site + Drainage / First Thoughts
- Concepts / First Thoughts
- Next Steps
- Discussion
Administration and Municipal Services
6,616 sq ft
Needs Assessment - Findings
City Administration & Municipal Services

• Improve Visitor Experience for City Administration Services

• Brighten the Interior Environment

• Improve Service Windows for Privacy

• Court Day Process
  Improve for City Admin. & Visitors

• Better Meeting Spaces for Private Conversations

• Better Workspaces
  • In General
  • Particularly:
    • Finance Director
    • Human Resources
    • Community Development
    • Judge and Prosecutor

• Improve Storage
Needs Assessment - Findings
City Administration & Municipal Services

- Improve Visitor Experience for City Administration Services
- Brighten the Interior Environment
- Improve Service Windows for Privacy
Needs Assessment - Findings
City Administration & Municipal Services

- Court Day Process
  Improve for City Admin. & Visitors
Needs Assessment - Findings
City Administration & Municipal Services

• Better Meeting Spaces for Private Conversations
Needs Assessment - Findings
City Administration & Municipal Services

- Better Workspaces
  - In General
    - Particularly:
      - Finance Director
      - Human Resources
      - Community Development
      - Judge and Prosecutor

Alamo Architects
January 28, 2012
Needs Assessment - Findings
City Administration & Municipal Services

- Improve Storage
Police
4,860 sq ft
Needs Assessment - Findings
Police Department

- Improve Facility to Support Overall Department Function
  - Training Room
  - Privacy – CID
  - Secluded Room for Reports
  - Patrol Officer Suit-Out
  - Patrol Car Parking

- Improve Storage
  - Armory
  - Technology Room
  - Evidence
  - Locker Room, Gear Lockers

- Improve Security
  - Prisoner Hold Area
  - Security Camera Coverage
  - Centralize Dispatch
  - Centralize Door Lock Controls

- Prisoners
  - Intake Process
  - Interview
  - Juveniles
Needs Assessment - Findings
Police Department

• Improve Facility to Support Overall Department Function
  • Training Room
  • Privacy – CID
  • Secluded Room for Reports
  • Officer Suit-Out
  • Patrol Car Parking
Needs Assessment - Findings
Police Department

• Improve Facility to Support Overall Department Function
  • Training Room
  • Dedicated Offices – CID
  • Dedicated Room for Reports
  • Officer Suit-Out
Needs Assessment - Findings
Police Department

• Improve Facility to Support Overall Department Function
  • Training Room
  • Dedicated Offices – CID
  • Dedicated Room for Reports
  • Patrol Officer Suit-Out
  • Patrol Car Parking

Alamo Architects
January 28, 2012
Needs Assessment - Findings
Police Department

• Improve Storage
  • Armory Storage
  • Technology Storage
  • Evidence Storage
  • Locker Room, Gear Lockers

Alamo Architects
January 28, 2012
Needs Assessment - Findings
Police Department

• Improve Storage
  • Armory Storage
  • Technology Storage
  • Evidence Storage
  • Locker Room, Gear Lockers
Needs Assessment - Findings
Police Department

- Improve Security
  - Prisoner Hold Area
  - Security Camera Coverage
  - Centralize Dispatch
  - Centralize Door Lock Controls
Needs Assessment - Findings

Police Department

- Prisoners
  - Intake Process, Secure Sally Port
  - Interview Room, No Dedicated Space
  - Juveniles, No Dedicated Space
Fire Station
8,238 sq ft
Needs Assessment - Findings

Fire Department

• Improve Facility to Support Overall Department Function
  • Training Room
  • Fitness Room
  • Dedicated Room for Reports
  • Responder Officer Suit-Out

• Apparatus Needs
  • Eliminate Shared Drive with Police
  • Improve Access
  • Ventilation
  • Apparatus Bays
  • Decontamination
  • Secured Parking Lot for Emergency Response Vehicles and Trailers
  • Covered Parking for Emergency Response Vehicles

• Firefighters & EMS
  • Eliminate Dorm Cohabitation
  • Provide Separate Locker Rooms for Men and Women
  • Provide Separate Shower Rooms for Men and Women
  • Improve Common Living Areas; Dayroom, Kitchen, Laundry, etc.
  • Secluded Work Area for HIPPA Compliance

• Improve Storage
  • Bunker Gear & EMS
  • Hazardous Items
  • Evidence
  • Costly Equipment
  • Narcotics
Needs Assessment - Findings
Fire Department

• Improve Facility to Support Overall Department Function
  • Training Room
  • Fitness Room
  • Dedicated Room for Reports
  • Respondent Suit-Out
Needs Assessment - Findings

Fire Department

- Apparatus Needs
  - Eliminate Shared Drive with Police
  - Improve Access
  - Address Ventilation
  - Improve Apparatus Bays
Needs Assessment - Findings

Fire Department

• Apparatus Needs
  • Secured Parking Lot for Emergency Response Vehicles and Trailers
  • Covered Parking for Emergency Response Vehicles

Alamo Architects
January 28, 2012
Needs Assessment - Findings

Fire Department

- Firefighters & EMS
  - Eliminate Dorm Cohabitation
  - Provide Separate Locker Rooms for Men and Women
  - Maintain Separate Shower Rooms for Men and Women
  - Dedicated Showers, Bathing Privacy
Needs Assessment - Findings
Fire Department

- Firefighters & EMS
  - Improve Common Living Areas; Dayroom, Kitchen, Laundry, etc.
  - Dedicated Work Area for Medical Privacy Compliance
Needs Assessment - Findings

Fire Department

- Improve Storage
  - Bunker Gear & EMS
  - Hazardous Items
  - Evidence
  - Costly Equipment
  - Medical Supplies
Needs Assessment - Findings

Fire Department
- Improve Office Areas
Site
Drainage
Bexar County Public Works Department
Flood Control

Huebner Creek Enhanced Conveyance Project
LC-17 Segment 3

October 3, 2011
<table>
<thead>
<tr>
<th>Conditions</th>
<th>Existing Flood Plain</th>
<th>Revised Flood Plain</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Existing Conditions</td>
<td>806.14</td>
<td>803.84</td>
</tr>
<tr>
<td>50 Existing Conditions</td>
<td>806.23</td>
<td>806.43</td>
</tr>
<tr>
<td>100 Existing Conditions</td>
<td>807.26</td>
<td>807.06</td>
</tr>
<tr>
<td>500 Existing Conditions</td>
<td>808.52</td>
<td>808.4</td>
</tr>
<tr>
<td>100 Ultimate Conditions</td>
<td>807.35</td>
<td>807.13</td>
</tr>
</tbody>
</table>
Flood Plain
Flood Plain
Recommended Plan
Remodel existing facility with New Fire Station on New Lots
Needs Assessment – Area Projections
City Administration & Municipal Services – Recommended Scenario
### Needs Assessment – Area Projections

City Administration & Municipal Services – Recommended Scenario

- **Summary for City Services Offices and Workspaces**
  - Current Workspace Gross Sq Ft: 2,757 Sq Ft
  - Projected Office & Workspace Net Sq Ft: 2,646 Sq Ft
  - Walls, hallways, etc., Add-on: 978 Sq Ft
  - Projected Office & Workspace Gross Sq Ft: 3,624 Sq Ft (+867 sq ft)

- **Summary for City Services Support Spaces**
  - Current Support Space Gross Sq Ft: 3,859 Sq Ft
  - Projected Support Space Net Sq Ft: 3,400 Sq Ft
  - Walls, hallways, etc., Add-on: 1,257 Sq Ft
  - Projected Support Space Gross Sq Ft: 4,657 Sq Ft (+798 sq ft)

- **Total Projected Program Area Need**
  - 8,281 Gross Sq Ft

- **Space Surplus**
  - 1,699 Gross Sq Ft (+20%)

- **Current Area**
  - 6,616 Gross Sq Ft

- **Projected Program Area Increase**
  - 1,665 Gross Sq Ft

- **Program Need with Space Surplus**
  - 9,980 Gross Sq Ft
## Needs Assessment – Area Projections

### Police Department – Recommended Scenario

<table>
<thead>
<tr>
<th>Sector</th>
<th>Description</th>
<th>Existing Size</th>
<th>Recommended Size</th>
<th>Additional Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin</td>
<td>Administrative</td>
<td>100</td>
<td>150</td>
<td>50</td>
</tr>
<tr>
<td>Patrol</td>
<td>Patrol Area</td>
<td>200</td>
<td>250</td>
<td>50</td>
</tr>
<tr>
<td>Special</td>
<td>Special</td>
<td>50</td>
<td>80</td>
<td>30</td>
</tr>
<tr>
<td>Community</td>
<td>Community</td>
<td>100</td>
<td>120</td>
<td>20</td>
</tr>
<tr>
<td>Support</td>
<td>Support</td>
<td>50</td>
<td>60</td>
<td>10</td>
</tr>
</tbody>
</table>

### Police Department – New Equipment

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Quantity</th>
<th>Recommended Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>10</td>
<td>15</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Cameras</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

### Additional Notes

- Increased demand for community engagement activities.
- Expansion of patrol area due to population growth.

Alamo Architects
January 28, 2012
### Needs Assessment – Area Projections

#### Police Department – Recommended Scenario

**Summary for Police Dept. Offices and Workspaces**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Workspace Gross Sq Ft</td>
<td>1,974 Sq Ft</td>
</tr>
<tr>
<td>Projected Office &amp; Workspace Net Sq Ft</td>
<td>1,670 Sq Ft</td>
</tr>
<tr>
<td>Walls, hallways, etc., Add-on</td>
<td>663 Sq Ft</td>
</tr>
<tr>
<td>Projected Office &amp; Workspace Gross Sq Ft</td>
<td>2,333 Sq Ft (+359)</td>
</tr>
</tbody>
</table>

**Summary for Police Support Spaces**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Support Space Gross Sq Ft</td>
<td>2,886 Sq Ft</td>
</tr>
<tr>
<td>Projected Support Space Net Sq Ft</td>
<td>4,350 Sq Ft</td>
</tr>
<tr>
<td>Walls, hallways, etc., Add-on</td>
<td>1,727 Sq Ft</td>
</tr>
<tr>
<td>Projected Support Space Gross Sq Ft</td>
<td>6,077 Sq Ft (+3,191)</td>
</tr>
</tbody>
</table>

**Total Projected Area Need**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Projected Area Need</strong></td>
<td><strong>8,410 Gross Sq Ft</strong></td>
</tr>
<tr>
<td><strong>Space Surplus</strong></td>
<td>1,699 Gross Sq Ft (+20%)</td>
</tr>
<tr>
<td><strong>Current Area</strong></td>
<td>4,860 Gross Sq Ft</td>
</tr>
<tr>
<td><strong>Projected Area Increase</strong></td>
<td>3,550 Gross Sq Ft</td>
</tr>
<tr>
<td><strong>Program Need with Space Surplus</strong></td>
<td>10,109 Gross Sq Ft</td>
</tr>
</tbody>
</table>
### Needs Assessment – Area Projections

#### Fire Department – Recommended Scenario

#### CITY OF LEON VALLEY
Municipal Facilities
Space Assessment - Fire Department
Scenario 6

#### Current Sq Ft.

<table>
<thead>
<tr>
<th>Room</th>
<th>Current Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secretary</td>
<td>90.50</td>
</tr>
<tr>
<td>Entry</td>
<td>20.00</td>
</tr>
<tr>
<td>FS02 No.1</td>
<td></td>
</tr>
<tr>
<td>FS03 No.2</td>
<td></td>
</tr>
<tr>
<td>FS04 Ast. Chief</td>
<td>196.00</td>
</tr>
<tr>
<td>FS05 Admin. Total Room</td>
<td>47.07</td>
</tr>
<tr>
<td>FS06 Copy/Fax Room</td>
<td>30.00</td>
</tr>
<tr>
<td>FS07 Fire Prevention</td>
<td>39.00</td>
</tr>
<tr>
<td>FS08 Fire Station</td>
<td>11.50</td>
</tr>
<tr>
<td>FS09 Training Captain</td>
<td>138.50</td>
</tr>
<tr>
<td>FS10 Fire Chief</td>
<td>328.95</td>
</tr>
<tr>
<td>FS11 Fire Chief Office</td>
<td>11.00</td>
</tr>
<tr>
<td>FS12 Custodian</td>
<td>176.00</td>
</tr>
<tr>
<td>FS13 Kitchen</td>
<td>127.00</td>
</tr>
<tr>
<td>FS14 Dayroom</td>
<td>348.00</td>
</tr>
<tr>
<td>FS15 Dormitory</td>
<td>58.00</td>
</tr>
<tr>
<td>FS16 Storage/Workshop</td>
<td>610.00</td>
</tr>
<tr>
<td>FS17 New Mechanical Room</td>
<td>233.54</td>
</tr>
<tr>
<td>FS18 Apparatus Room dryer</td>
<td>58.90</td>
</tr>
<tr>
<td>FS19 Apparatus Room E/Res</td>
<td>220.00</td>
</tr>
<tr>
<td>FS20 Mens Total Room</td>
<td>189.75</td>
</tr>
<tr>
<td>FS21 Mens Shower Room</td>
<td>127.80</td>
</tr>
<tr>
<td>FS22 EMR Storage Area</td>
<td>132.70</td>
</tr>
<tr>
<td>FS23 Training Rm</td>
<td>157.00</td>
</tr>
<tr>
<td>FS24 Training Rm Storage</td>
<td>44.00</td>
</tr>
</tbody>
</table>

**Existing Gross Sq Ft Subtotal:** 3,079.30

<table>
<thead>
<tr>
<th>Apparatus Storage</th>
<th>Current Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>FS25 Apparatus Main Room</td>
<td>5,747.00</td>
</tr>
<tr>
<td>FS26 Apparatus Room Extension</td>
<td>457.00</td>
</tr>
</tbody>
</table>

**Existing Gross Sq Ft Subtotal:** 6,490.00

**Existing Gross Sq Ft Total:** 6,230.30

**Gross Sq Ft Improvement:**

**Total Improved Gross Sq Ft:** 15,000.00

Alamo Architects
January 28, 2012
# Needs Assessment – Area Projections

## Fire Department – Recommended Scenario

<table>
<thead>
<tr>
<th>Year</th>
<th>Area 1</th>
<th>Area 2</th>
<th>Area 3</th>
<th>Area 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td>250</td>
</tr>
<tr>
<td>2011</td>
<td>105</td>
<td>155</td>
<td>205</td>
<td>260</td>
</tr>
<tr>
<td>2012</td>
<td>110</td>
<td>160</td>
<td>210</td>
<td>265</td>
</tr>
</tbody>
</table>

---

Alamo Architects  
January 28, 2012
Needs Assessment – Area Projections

Fire Department – Recommended Scenario

- **Summary for Fire Dept. Offices and Living Spaces**
  - Current Office and Living Spaces Gross Sq Ft: 3,870 Sq Ft

- **Summary for Fire Dept Support Spaces**
  - Current Support Space Gross Sq Ft: 4,368 Sq Ft

- **Projected Gross Sq Ft Addition**
  - 6,762 Sq Ft

- **Total Projected Area Need**
  - 15,000 Gross Sq Ft
  - Current Area: 8,238 Gross Sq Ft
  - Projected Area Increase: 6,762 Gross Sq Ft
### Recommended Plan

Full Remodel and New Fire Station

#### Admin and Public

<table>
<thead>
<tr>
<th>Item</th>
<th>Remodel</th>
<th>Demo</th>
<th>New Construction</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remodel</td>
<td>11852</td>
<td>0</td>
<td>0</td>
<td>$1,185,200</td>
</tr>
<tr>
<td>Demo</td>
<td>0</td>
<td>20</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>New Construction</td>
<td>0</td>
<td>250</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,185,200</strong></td>
</tr>
</tbody>
</table>

#### Police

<table>
<thead>
<tr>
<th>Item</th>
<th>Remodel</th>
<th>Demo</th>
<th>New Construction</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remodel</td>
<td>7096</td>
<td>766</td>
<td>0</td>
<td>$1,064,400</td>
</tr>
<tr>
<td>Demo</td>
<td>150</td>
<td>30</td>
<td>0</td>
<td>$22,980</td>
</tr>
<tr>
<td>New Construction</td>
<td>0</td>
<td>225</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,087,380</strong></td>
</tr>
</tbody>
</table>

#### Fire

<table>
<thead>
<tr>
<th>Item</th>
<th>Remodel</th>
<th>Demo</th>
<th>New Construction</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remodel</td>
<td>0</td>
<td>100</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Demo</td>
<td>0</td>
<td>20</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>New Construction</td>
<td>15000</td>
<td>225</td>
<td>0</td>
<td>$3,375,000</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$3,375,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site, Parking Ect.</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**Total Construction** $6,147,580

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soft Costs</td>
<td>$614,420</td>
</tr>
<tr>
<td>Contingency</td>
<td>$238,000.00</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$7,000,000</td>
</tr>
</tbody>
</table>
Scenario Seven
Remodel existing facility with New Fire Station on New Lots
Phase One
Complete Site Work
Phase Two
Construct Fire Station
Phase Three
Remodel Existing Fire Station
Phase Four
Relocate Police to New Renovation
Phase Five
Remodel Existing Police Area
Phase Six
Temporarily Re-locate Admin and Remodel
Phase Seven
Complete Work
Concept Sketch
Concept Sketch
Concept Sketch from Ground Level
Concept Sketch from Ground Level
Concept Sketch from Ground Level
Concept Sketch from Ground Level
The End
Questions and Discussion
Market Update

City of Leon Valley, Texas
As of Jan. 19, the BBI GO Index reached its lowest point since 1967.

This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could effect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.
This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could effect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.

As of Jan. 19, the BBI GO Index reached its lowest point since 1967.
On average, yields have decreased 31 basis points (0.31%) per maturity over the past month alone.
Preliminary Tax Rate Analysis
# Summary of Financing Scenarios

## CITY OF LEON VALLEY

### Summary of Projected Analysis Results for General Obligation Bonds

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Par Amount</th>
<th>Deposit to Project Fund</th>
<th>Amortization</th>
<th>Fixed Interest Rate</th>
<th>Projected Tax Rate Increase</th>
<th>Total Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>$7,000,000</td>
<td>$6,871,000</td>
<td>20 Year</td>
<td>3.800%</td>
<td>(2) $0.0497</td>
<td>$3,615,320</td>
</tr>
<tr>
<td>B</td>
<td>$7,000,000</td>
<td>$6,871,000</td>
<td>20 Year</td>
<td>2.900%</td>
<td>(3) $0.0414</td>
<td>$2,698,885</td>
</tr>
</tbody>
</table>

### Notes:


2) Based on City's current tax supported ratings of AA as of January 31, 2012, plus 70-100 basis points.

3) Based on City's current tax supported ratings of AA as of January 31, 2012.

4) Fiscal year 2012 Taxable Assessed Valuation of $662,644,707 with 0% growth thereafter, and tax collection percentage of 98.00%. 
## Projected Tax Impact to Homeowners*

<table>
<thead>
<tr>
<th>Home Value After Exemptions</th>
<th>Scenario A</th>
<th></th>
<th>Scenario B</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Projected Annual Tax Increase</td>
<td>Projected Monthly Tax Increase</td>
<td>Projected Annual Tax Increase</td>
<td>Projected Monthly Tax Increase</td>
</tr>
<tr>
<td>$ 100,000</td>
<td>$49.73</td>
<td>$4.14</td>
<td>$41.41</td>
<td>$3.45</td>
</tr>
<tr>
<td>$125,000</td>
<td>$62.16</td>
<td>$5.18</td>
<td>$51.77</td>
<td>$4.31</td>
</tr>
<tr>
<td>$150,000</td>
<td>$74.59</td>
<td>$6.22</td>
<td>$62.12</td>
<td>$5.18</td>
</tr>
<tr>
<td>$200,000</td>
<td>$99.45</td>
<td>$8.29</td>
<td>$82.83</td>
<td>$6.90</td>
</tr>
<tr>
<td>$250,000</td>
<td>$124.31</td>
<td>$10.36</td>
<td>$103.54</td>
<td>$8.63</td>
</tr>
</tbody>
</table>

*All interest rate assumptions are as of 1/31/2012. Preliminary, subject to change.
Interest Rate Assumptions

- In the event of a successful bond election, the earliest date that a bond sale can be conducted is June 12, 2012
  - 126 days from today

- Municipal interest rate environment has been very dynamic over the past few months
  - Over the last 126 days, in particular, rates have decreased by approximately 46 basis points (0.46%)
  - Conservative interest rate assumptions are 70 to 100 basis points (0.70% - 1.00%) above current AA rated interest rates

- In projecting the City’s debt issuance capacity and resulting tax rate impact, it is important to understand that if the interest rate environment remains relatively unchanged from its current state by the sale date, the projected tax rate impact can be lower than projected
Bond Buyer’s Index of 20 Municipal Bonds

"Bond Buyer's" Index of 20 Municipal Bonds
126-Day History
Weekly Actual as of February 2, 2012

This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could affect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.
As of Jan. 19, the BBI GO Index reached its lowest point since 1967.

This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could affect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.
### $7,000,000 Par Amount - 20 Years @ 3.800%

<table>
<thead>
<tr>
<th>FYE 9/30</th>
<th>Taxable Assessed Valuation</th>
<th>Freeze Adjusted Taxable Value</th>
<th>Est. AV Growth</th>
<th>Existing Tax-Supported</th>
<th>Projected 57,000,000 General Obligation Bonds Series 2012 @ 3.80%</th>
<th>Projected Total Tax-Supported</th>
<th>REVISED Est. &amp; S &amp; Tax Rate</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$662,644,707</td>
<td>$590,843,712</td>
<td>0.00%</td>
<td>$413,328</td>
<td>$121,200</td>
<td>$121,200</td>
<td>0.0634</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2024</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2025</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2026</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2027</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2028</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2029</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2031</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2032</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2033</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2034</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2035</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2036</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2037</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2038</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2039</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2040</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2041</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2042</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Assumptions:**

1. FY 2012 Assessed Valuation calculated by adding the Freeze Adjusted Value to a valuation equivalent to the Actual Tax value of $378,678.45 in the Certified Totals.
2. Taxable Assessed Valuation growth projected at 0% for purposes of illustration only. Preliminary, subject to change.
3. Fixed interest rate is approximately 70-100 basis points above market rates as of January 30, 2012, and is for purposes of illustration only. Average life of Bonds is 13.591 years.
4. FY 2012 actual & S & tax rate provided by City officials.
5. Est. tax collections rate: 98.00%
### Assumptions:

1. **(1) FY 2012 Assessed Valuation calculated by adding the Freeze Adjusted Value to a valuation equivalent to the Actual Tax value of $378,678.45 in the Certified Totals.**
2. **(2) Taxable Assessed Valuation growth projected at 0% for purposes of illustration only. Preliminary, subject to change.**
3. **(3) Fixed interest rate is based on current market rates as of January 31, 2012, and is for purposes of illustration only. Average life of Bonds is 13.295 years.**
4. **(4) FY 2011 actual I&S tax rate provided by City officials.**
5. **(5) Est. tax collections rate: 98.00%**
Bond Election Timing Requirements
Bond Election Timing Requirements

- Uniform election date is May 12, 2012
- Election must be called 71 days prior to May 12, 2012
- Last day to call the election is March 5, 2012*
- In order to comply with filing requirements with the Department of Justice, Bond counsel recommends calling the election on February 27, 2012

*Please note that the 71st day before election day falls on a state holiday, March 2, 2012, therefore the deadline moves to Monday, March 5, 2012, which is the next business day after the statutory deadline.
<table>
<thead>
<tr>
<th>City</th>
<th>Adopted 2011 Tax</th>
<th>Adopted 2010 Tax</th>
<th>Increase (Decrease)</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Grove</td>
<td>0.081700</td>
<td>0.071700</td>
<td>0.010000</td>
</tr>
<tr>
<td>Grey Forest</td>
<td>0.093525</td>
<td>0.093525</td>
<td>-</td>
</tr>
<tr>
<td>Hill Country Village</td>
<td>0.095000</td>
<td>0.095000</td>
<td>-</td>
</tr>
<tr>
<td>Shavano Park</td>
<td>0.320000</td>
<td>0.320000</td>
<td>-</td>
</tr>
<tr>
<td>Alamo Heights</td>
<td>0.355662</td>
<td>0.355662</td>
<td>-</td>
</tr>
<tr>
<td>Helotes</td>
<td>0.360000</td>
<td>0.363651</td>
<td>(0.003651)</td>
</tr>
<tr>
<td>Terrell Hills</td>
<td>0.385068</td>
<td>0.385068</td>
<td>-</td>
</tr>
<tr>
<td>Windcrest</td>
<td>0.436495</td>
<td>0.436495</td>
<td>-</td>
</tr>
<tr>
<td>Live Oak</td>
<td>0.477291</td>
<td>0.476783</td>
<td>0.000508</td>
</tr>
<tr>
<td>St. Hedwig</td>
<td>0.479895</td>
<td>0.479895</td>
<td>-</td>
</tr>
<tr>
<td>Olmos Park</td>
<td>0.480888</td>
<td>0.478499</td>
<td>0.002389</td>
</tr>
<tr>
<td>Elmendorf</td>
<td>0.481749</td>
<td>0.313255</td>
<td>0.168494</td>
</tr>
<tr>
<td>Castle Hills</td>
<td>0.501345</td>
<td>0.458668</td>
<td>0.042677</td>
</tr>
<tr>
<td><strong>Leon Valley</strong></td>
<td><strong>0.535510</strong></td>
<td><strong>0.527400</strong></td>
<td><strong>0.008110</strong></td>
</tr>
<tr>
<td>Hollywood Park</td>
<td>0.536710</td>
<td>0.490000</td>
<td>0.046710</td>
</tr>
<tr>
<td>Balcones Heights</td>
<td>0.572199</td>
<td>0.558843</td>
<td>0.013356</td>
</tr>
<tr>
<td>Converse</td>
<td>0.572931</td>
<td>0.525434</td>
<td>0.047497</td>
</tr>
<tr>
<td>Universal City</td>
<td>0.582981</td>
<td>0.590531</td>
<td>(0.007550)</td>
</tr>
<tr>
<td>Somerset</td>
<td>0.704675</td>
<td>0.648884</td>
<td>0.055791</td>
</tr>
<tr>
<td>Kirby</td>
<td>0.710978</td>
<td>0.697500</td>
<td>0.013478</td>
</tr>
<tr>
<td>San Antonio</td>
<td>0.565690</td>
<td>0.565690</td>
<td>-</td>
</tr>
<tr>
<td>Northside ISD</td>
<td>1.375500</td>
<td>1.365500</td>
<td>0.010000</td>
</tr>
<tr>
<td>Bexar County</td>
<td>0.326866</td>
<td>0.326866</td>
<td>-</td>
</tr>
</tbody>
</table>