

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.




Janie Willman, City Secretary

Agenda Item 3

MAYOR AND COUNCIL COMMUNICATION

DATE: February 15, 2012
M&C: # 02-05-12

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



Public Safety and Support Service Center
City of Leon Valley

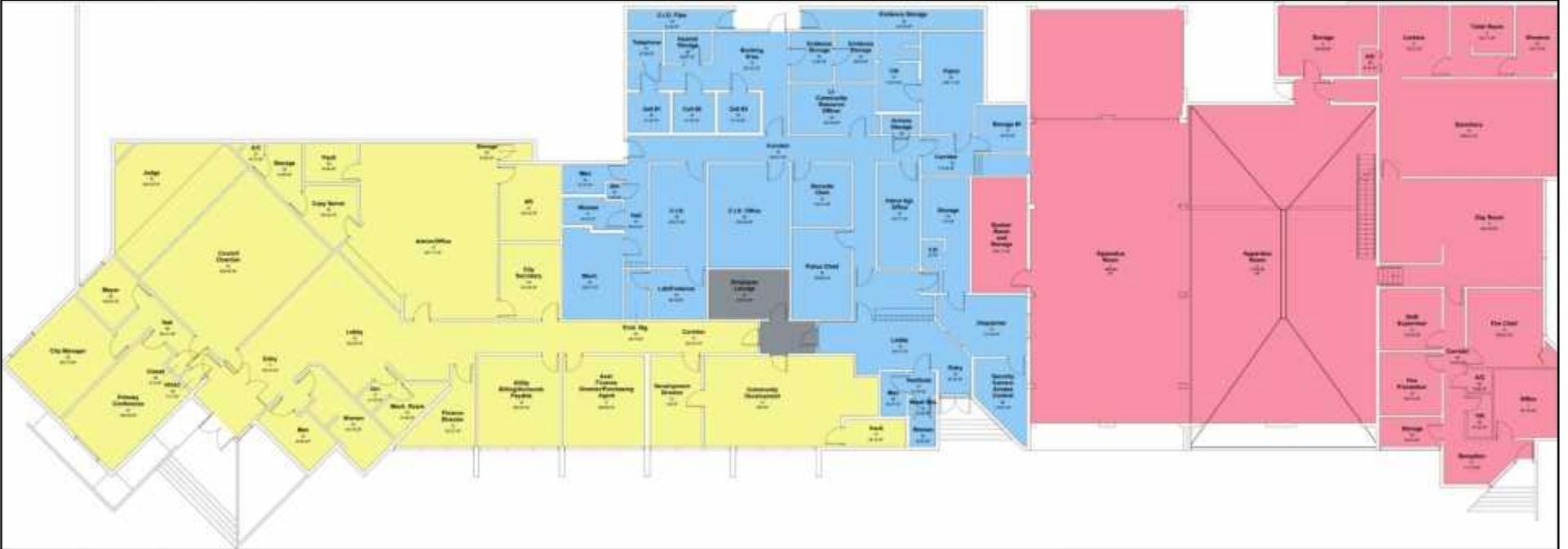
Introduction

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



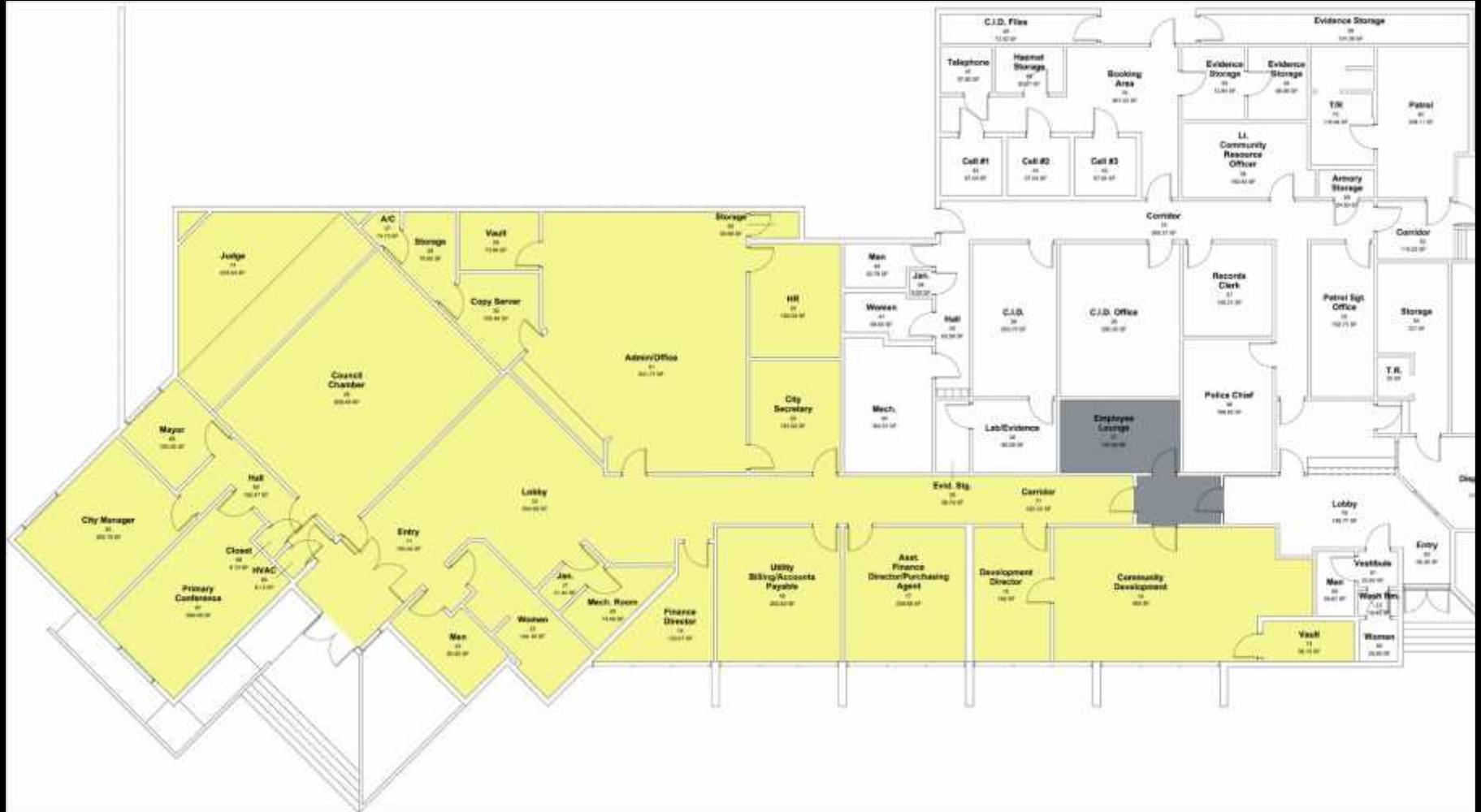
Needs Assessment



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



Administration and Municipal Services
6,616 sq ft



Alamo Architects
January 28, 2012

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

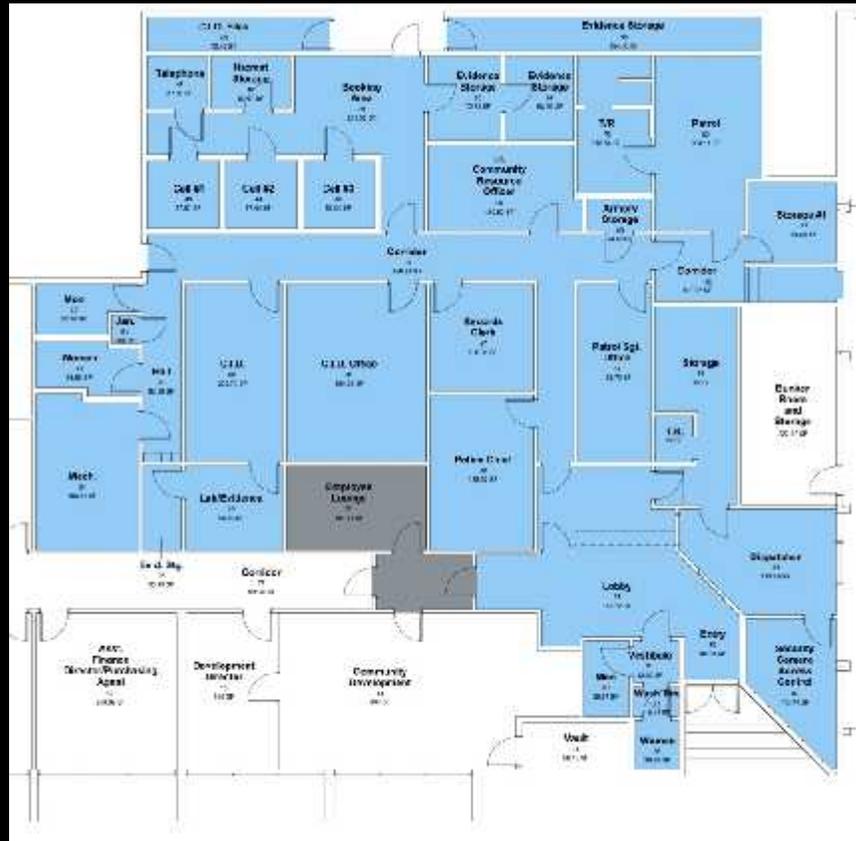


Needs Assessment - Findings

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

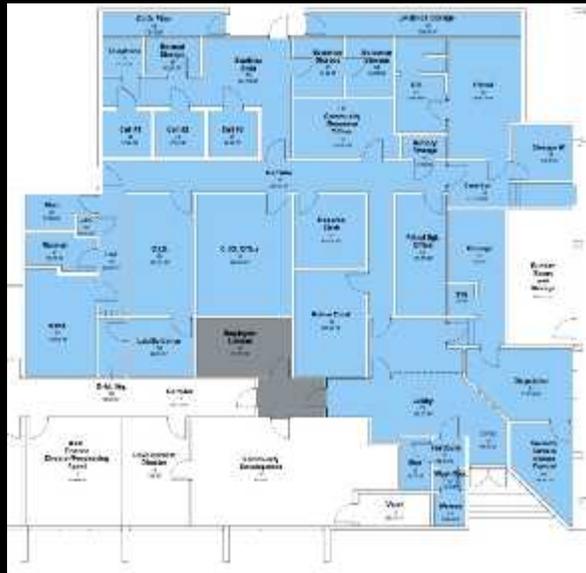
- Intake Process
- Interview
- Juveniles



Needs Assessment - Findings

Police Department

- Improve Facility to Support Overall Department Function
 - Training Room
 - 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



Needs Assessment - Findings

Police Department

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



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

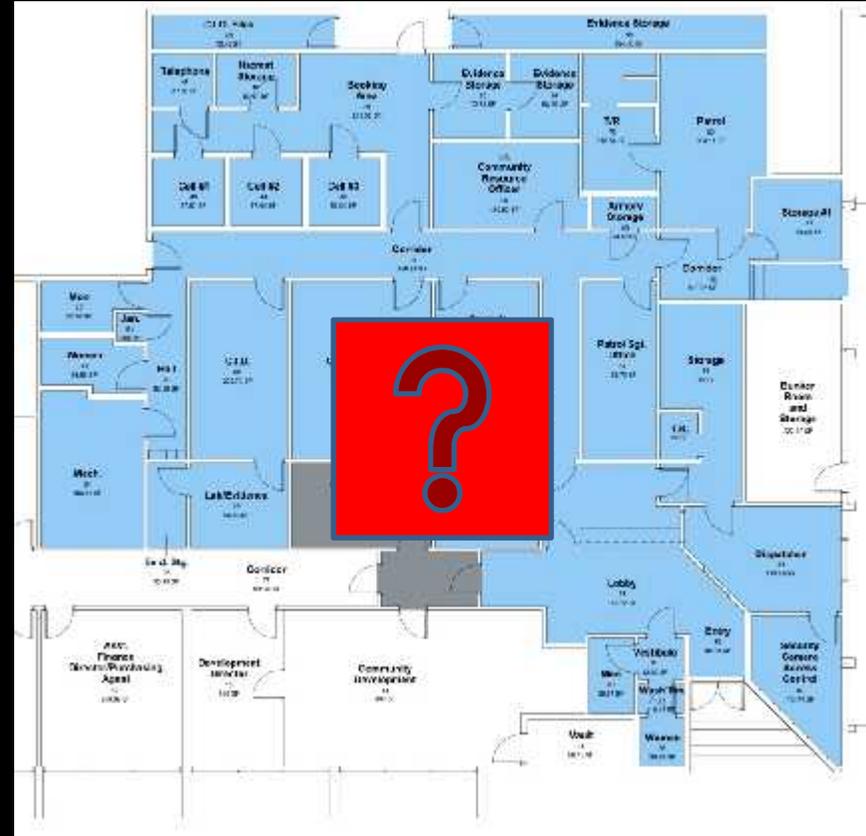


Needs Assessment - Findings

Police Department

- Prisoners

- Intake Process, Secure Sally Port
- Interview Room, No Dedicated Space
- Juveniles, No Dedicated Space



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



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

Leon Valley

**Bexar County Public Works Department
Flood Control**



**Huebner Creek Enhanced Conveyance Project
LC-17 Segment 3**

October 3, 2011

	Existing Flood Plain	Revised Flood Plain
10 Existing Conditions	806.14	803.84
50 Existing Conditions	806.23	806.43
100 Existing Conditions	807.26	807.06
500 Existing Conditions	808.52	808.4
100 Ultimate Conditions	807.35	807.13



Flood Plain

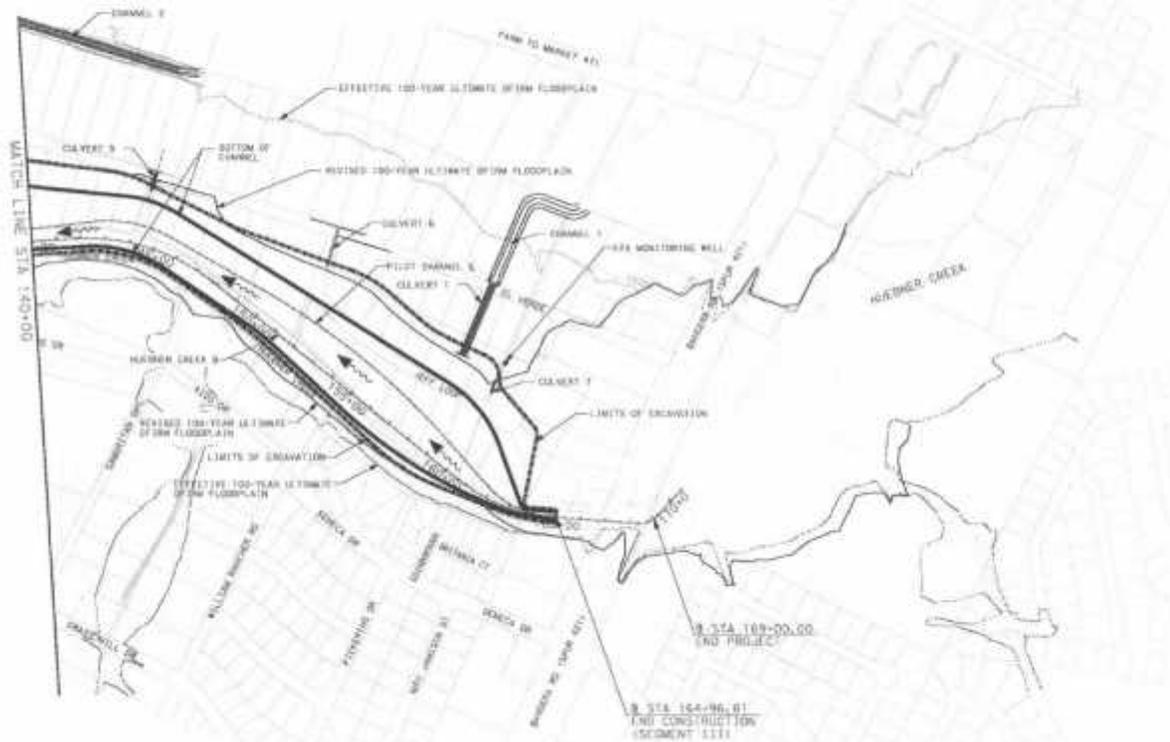


Flood Plain



Bexar County
Public Works Department
Flood Control

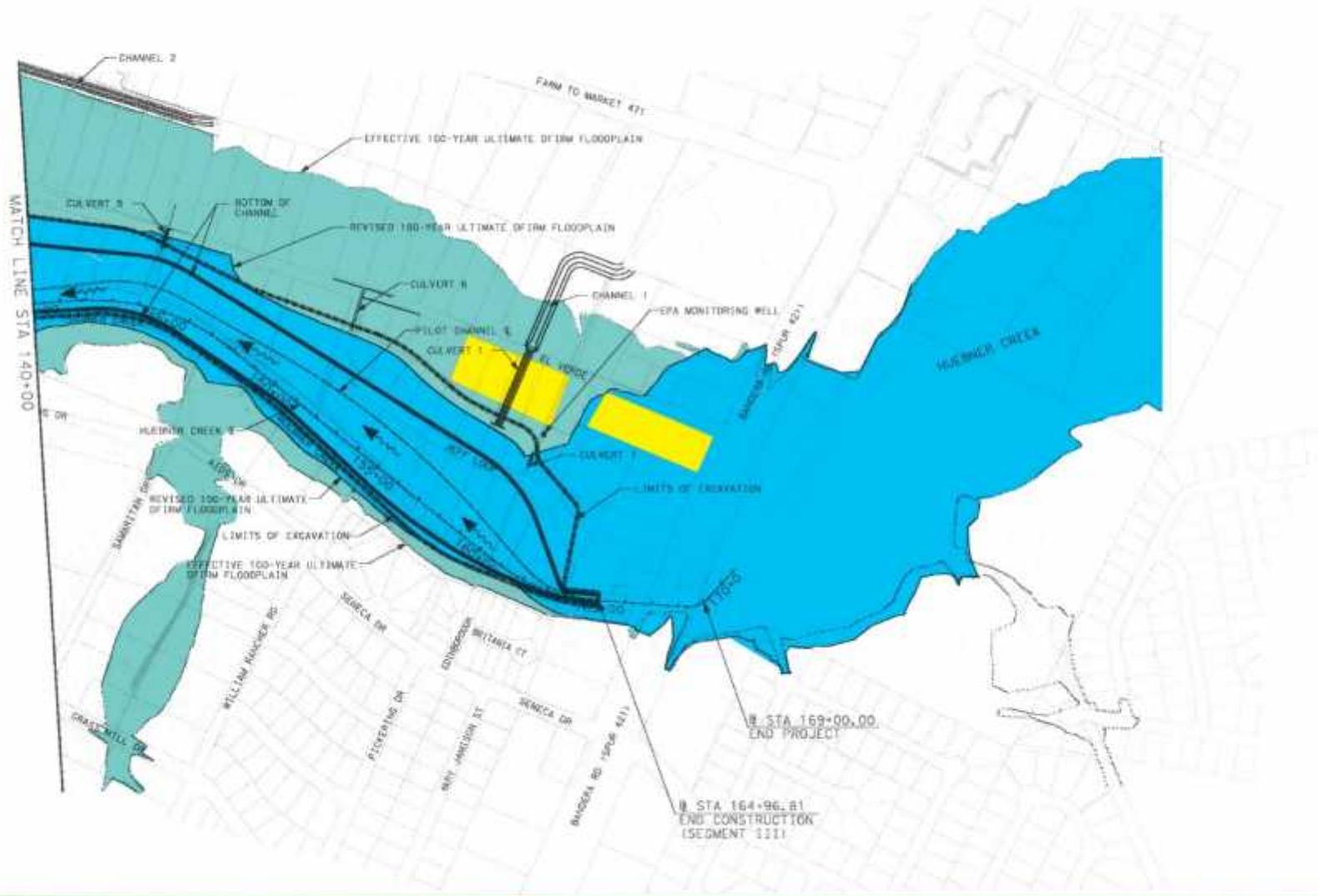
Huebner Creek LC-17 Project Layout





Bexar County
Public Works Department
Flood Control

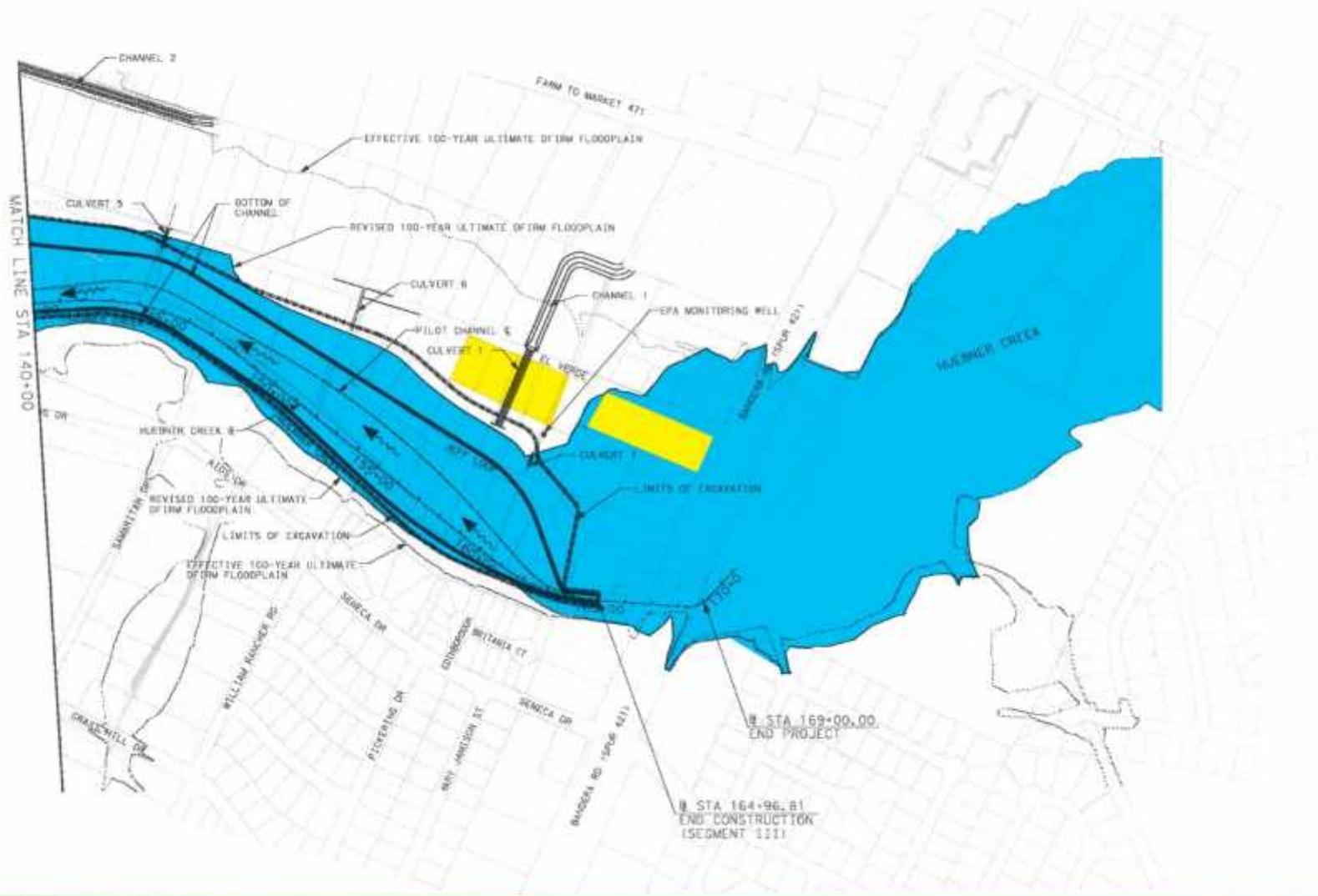
Huebner Creek LC-17 Project Layout





Bexar County
Public Works Department
Flood Control

Huebner Creek LC-17 Project Layout



SOLUTION



Recommended Plan

Remodel existing facility with New Fire Station on New Lots

Needs Assessment – Area Projections

City Administration & Municipal Services – Recommended Scenario

CITY OF LEON VALLEY
Municipal Building
Space Assessment - City Services

Current Work Area Description	Proposed Work Area Description	Current Work Area Description	Current Work Area Description	Proposed Work Area Description	Proposed Work Area Description
FO - Finance Office	FO1 - 26 ASF	FO	FO1	FO1	26
SPD - Shared Police Office	FO2 - 96 ASF	FO	FO1	FO1	96
WC - Waste Station	FO3 - 160 ASF	FO	FO1	FO1	160
WSPD - Work Station with Shared Police Office	FO4 - 100 ASF	FO	FO1	FO1	100
	FO5 - 88 ASF	FO	FO1	FO1	88
	FO6 - 68 ASF	FO	FO1	FO1	68
	FO7 - 68 ASF	FO	FO1	FO1	68

Item	Unit	Item	Unit	Position Description	Current Work Area Description	Current Sq. Ft.	Proposed Work Area Description	Proposed Sq. Ft.
MAYOR AND COUNCIL								
981	Mayor	Chris	Mayor		FO	90	FO1	90
						Net Sq Ft Subtotal	90	90
ADMINISTRATION								
ADM1	Largenka	Marley	City Manager		FO	300	FO1	300
ADM2	Whites	Janis	City Secretary		FO	90	FO1	90
ADM3	Clawson	Cyrille	HR Director		FO	90	FO1	90
ADM4	Tapp	Angela	Administrative Assistant		FO	90	W601	90
						Net Sq Ft Subtotal	647	670
MUNICIPAL COURT								
MC1	Jones	Michelle	Senior Court Clerk		W60	90	W602	90
MC2	Conner	Debra	Assistant Court Clerk		W60	60	W602	60
MC3	Starna	Patricia	Group Court Clerk		W60	30	W602	30
MC4	Ward	Debra	Group Court Clerk		W60	30	W602	30
MC5	Marble	Lynnann	Judge		FO1	120	FO1	120
MC6	Larson	Michelle	Prosecutor		FO4	75	FO4	75
MC7			Deputy		W60	30	W602	30
MC8			Service Window #1		W60	14	W602	14
MC9			Service Window #2		W60	20	W602	20
						Net Sq Ft Subtotal	375	409
FINANCE								
FIN1	Walton	Walter	Finance Director		FO	120	FO2	120
FIN2	Huffman	Rene	Assistant Finance Director		WSPD	120	FO4	120
FIN3	Blumhagen	Rene	Accounts Payable / Payroll		WSPD	120	FO4	120
FIN4	Young	Tracy	Utility Billing Clerk		WSPD	120	FO4	120
FIN5	Harris	Wanda	Purchasing Agent		WSPD	120	FO4	120
						Net Sq Ft Subtotal	580	580
COMMUNITY DEVELOPMENT								
CD1	Peters	Krista	Development Director		FO	90	FO3	90
CD2	Conroy	Shirley	Development Admin - Assistant Dir. HR		WSPD	90	W602	90
CD3	Tanner	Shirley	Code Enforcement Officer		WSPD	90	W602	90
CD4	Wilson	Phyllis	Special Contract Officer		WSPD	90	W602	90
CD5	Wheat	Wanda	Building Inspector		WSPD	90	W602	90
CD6	Benavente	Shirley	Health & Sanitation Officer		WSPD	90	Workstation shared with CD5	90
CD7	Conroy	Shirley	EO Admin. Assistant		WSPD	90	W602	90
						Net Sq Ft Subtotal	540	470
						Workstation Net Sq Ft Total	2,513	2,648
						30.0% Gross Add-On	744	371

CITY OF LEON VALLEY
Municipal Building
Space Assessment - City Services Support Spaces

Item	Unit	Item	Unit	Position Description	Current Work Area Description	Current Sq. Ft.	Proposed Work Area Description	Proposed Sq. Ft.
CITY SERVICES								
COMMUNICATIONS								
CS1	CS101				FO	120	FO1	120
CS2	CS102				FO	90	FO1	90
CS3	CS103				FO	90	FO1	90
CS4	CS104				FO	90	FO1	90
CS5	CS105				FO	90	FO1	90
CS6	CS106				FO	90	FO1	90
CS7	CS107				FO	90	FO1	90
CS8	CS108				FO	90	FO1	90
CS9	CS109				FO	90	FO1	90
CS10	CS110				FO	90	FO1	90
CS11	CS111				FO	90	FO1	90
CS12	CS112				FO	90	FO1	90
CS13	CS113				FO	90	FO1	90
CS14	CS114				FO	90	FO1	90
CS15	CS115				FO	90	FO1	90
CS16	CS116				FO	90	FO1	90
CS17	CS117				FO	90	FO1	90
CS18	CS118				FO	90	FO1	90
CS19	CS119				FO	90	FO1	90
CS20	CS120				FO	90	FO1	90
CS21	CS121				FO	90	FO1	90
CS22	CS122				FO	90	FO1	90
CS23	CS123				FO	90	FO1	90
CS24	CS124				FO	90	FO1	90
CS25	CS125				FO	90	FO1	90
CS26	CS126				FO	90	FO1	90
CS27	CS127				FO	90	FO1	90
CS28	CS128				FO	90	FO1	90
CS29	CS129				FO	90	FO1	90
CS30	CS130				FO	90	FO1	90
CS31	CS131				FO	90	FO1	90
CS32	CS132				FO	90	FO1	90
CS33	CS133				FO	90	FO1	90
CS34	CS134				FO	90	FO1	90
CS35	CS135				FO	90	FO1	90
CS36	CS136				FO	90	FO1	90
CS37	CS137				FO	90	FO1	90
CS38	CS138				FO	90	FO1	90
CS39	CS139				FO	90	FO1	90
CS40	CS140				FO	90	FO1	90
CS41	CS141				FO	90	FO1	90
CS42	CS142				FO	90	FO1	90
CS43	CS143				FO	90	FO1	90
CS44	CS144				FO	90	FO1	90
CS45	CS145				FO	90	FO1	90
CS46	CS146				FO	90	FO1	90
CS47	CS147				FO	90	FO1	90
CS48	CS148				FO	90	FO1	90
CS49	CS149				FO	90	FO1	90
CS50	CS150				FO	90	FO1	90
CS51	CS151				FO	90	FO1	90
CS52	CS152				FO	90	FO1	90
CS53	CS153				FO	90	FO1	90
CS54	CS154				FO	90	FO1	90
CS55	CS155				FO	90	FO1	90
CS56	CS156				FO	90	FO1	90
CS57	CS157				FO	90	FO1	90
CS58	CS158				FO	90	FO1	90
CS59	CS159				FO	90	FO1	90
CS60	CS160				FO	90	FO1	90
CS61	CS161				FO	90	FO1	90
CS62	CS162				FO	90	FO1	90
CS63	CS163				FO	90	FO1	90
CS64	CS164				FO	90	FO1	90
CS65	CS165				FO	90	FO1	90
CS66	CS166				FO	90	FO1	90
CS67	CS167				FO	90	FO1	90
CS68	CS168				FO	90	FO1	90
CS69	CS169				FO	90	FO1	90
CS70	CS170				FO	90	FO1	90
CS71	CS171				FO	90	FO1	90
CS72	CS172				FO	90	FO1	90
CS73	CS173				FO	90	FO1	90
CS74	CS174				FO	90	FO1	90
CS75	CS175				FO	90	FO1	90
CS76	CS176				FO	90	FO1	90
CS77	CS177				FO	90	FO1	90
CS78	CS178				FO	90	FO1	90
CS79	CS179				FO	90	FO1	90
CS80	CS180				FO	90	FO1	90
CS81	CS181				FO	90	FO1	90
CS82	CS182				FO	90	FO1	90
CS83	CS183				FO	90	FO1	90
CS84	CS184				FO	90	FO1	90
CS85	CS185				FO	90	FO1	90
CS86	CS186				FO	90	FO1	90
CS87	CS187				FO	90	FO1	90
CS88	CS188				FO	90	FO1	90
CS89	CS189				FO	90	FO1	90
CS90	CS190				FO	90	FO1	90
CS91	CS191				FO	90	FO1	90
CS92	CS192				FO	90	FO1	90
CS93	CS193				FO	90	FO1	90
CS94	CS194				FO	90	FO1	90
CS95	CS195				FO	90	FO1	90
CS96	CS196				FO	90	FO1	90
CS97	CS197				FO	90	FO1	90
CS98	CS198				FO	90	FO1	90
CS99	CS199				FO	90	FO1	90
CS100	CS200				FO	90	FO1	90
						Net Sq Ft Subtotal	1,800	1,800
						Workstation Net Sq Ft Total	2,513	2,648
						30.0% Gross Add-On	744	371



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

- Summary for Police Dept. Offices and Workspaces

Current Workspace Gross Sq Ft	1,974 Sq Ft
Projected Office & Workspace Net Sq Ft	1,670 Sq Ft
Walls, hallways, etc., Add-on	663 Sq Ft
Projected Office & Workspace Gross Sq Ft	2,333 Sq Ft (+359)

- Summary for Police Support Spaces

Current Support Space Gross Sq Ft	2,886 Sq Ft
Projected Support Space Net Sq Ft	4,350 Sq Ft
Walls, hallways, etc., Add-on	1,727 Sq Ft
Projected Support Space Gross Sq Ft	6,077 Sq Ft (+3,191)

- Total Projected Area Need

8,410 Gross Sq Ft

- Space Surplus

1,699 Gross Sq Ft (+20%)

- Current Area

4,860 Gross Sq Ft

- Projected Area Increase

3,550 Gross Sq Ft

- Program Need with Space Surplus

10,109 Gross Sq Ft

Needs Assessment – Area Projections

Fire Department – Recommended Scenario

CITY OF LEON VALLEY
Municipal Facilities
Space Assessment - Fire Department
Scenario 5

	Current Sq. Ft.
FIRE DEPARTMENT	
Living and Administrative Areas	
FD01 Secretary	89.00
FD02 Entry	29.00
FD03 Asst. Chief	190.00
FD04 Women's Toilet Room	47.97
FD05 Copy/Print Room	33.50
FD06 Fire Prevention	39.00
FD07 Front Mechanical Room	15.00
FD08 Shift Supervisor (Cafeteria)	138.00
FD09 Fire Chief	229.00
FD10 Fire Chief's Office	12.00
FD11 Corridor	176.00
FD12 Kitchen	192.50
FD13 Dayroom	260.00
FD14 Dayroom Bar	50.00
FD15 Corridor	612.00
FD16 Storage/Workshop	278.54
FD17 Heat Mechanical Room	58.00
FD18 Apparatus Room Rear Foyer	58.00
FD19 Locker Room	195.42
FD20 Men's Toilet Room	180.76
FD21 Men's Shower Room	117.28
FD22 EMS Storage Area	182.76
FD23 Training Room	551.00
FD24 Training Room Storage	16.00
Existing Gross Sq Ft Subtotal	3,870.59
Apparatus Storage	
FD25 Apparatus Main Room	3,741.00
FD26 Apparatus Room Extension	127.00
Existing Gross Sq Ft Subtotal	4,368.00
Existing Gross Sq Ft Total	8,238.59
Gross Sq Ft Improvement	6,761.41
Total Improved Gross Sq Ft	15,000.00

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

Remodel	11852	100	\$1,185,200
Demo	0	20	\$0
New Construction	0	250	\$0
		Sub total	\$1,185,200

Police

Remodel	7096	150	\$1,064,400
Demo	766	30	\$22,980
New Construction	0	225	\$0
		Sub total	\$1,087,380

Fire

Remodel	0	100	\$0
Demo	0	20	\$0
New Construction	15000	225	\$3,375,000
		Sub total	\$3,375,000

Site, Parking Ect. \$ 500,000

Total Construction		\$6,147,580
Soft Costs	\$	614,420
Contingency	\$	238,000.00
Grand Total	\$	7,000,000



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

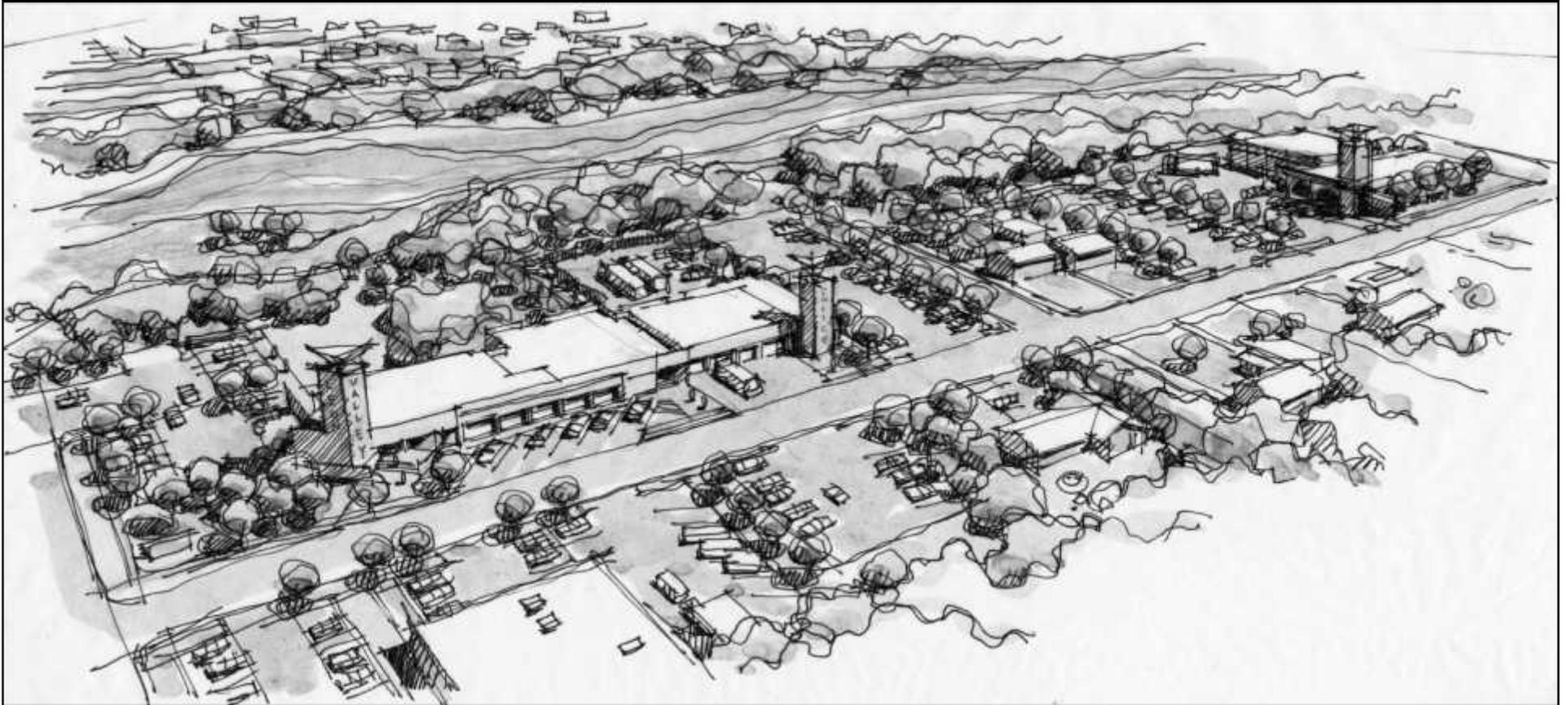
Temporarily Re-locate Admin and Remodel



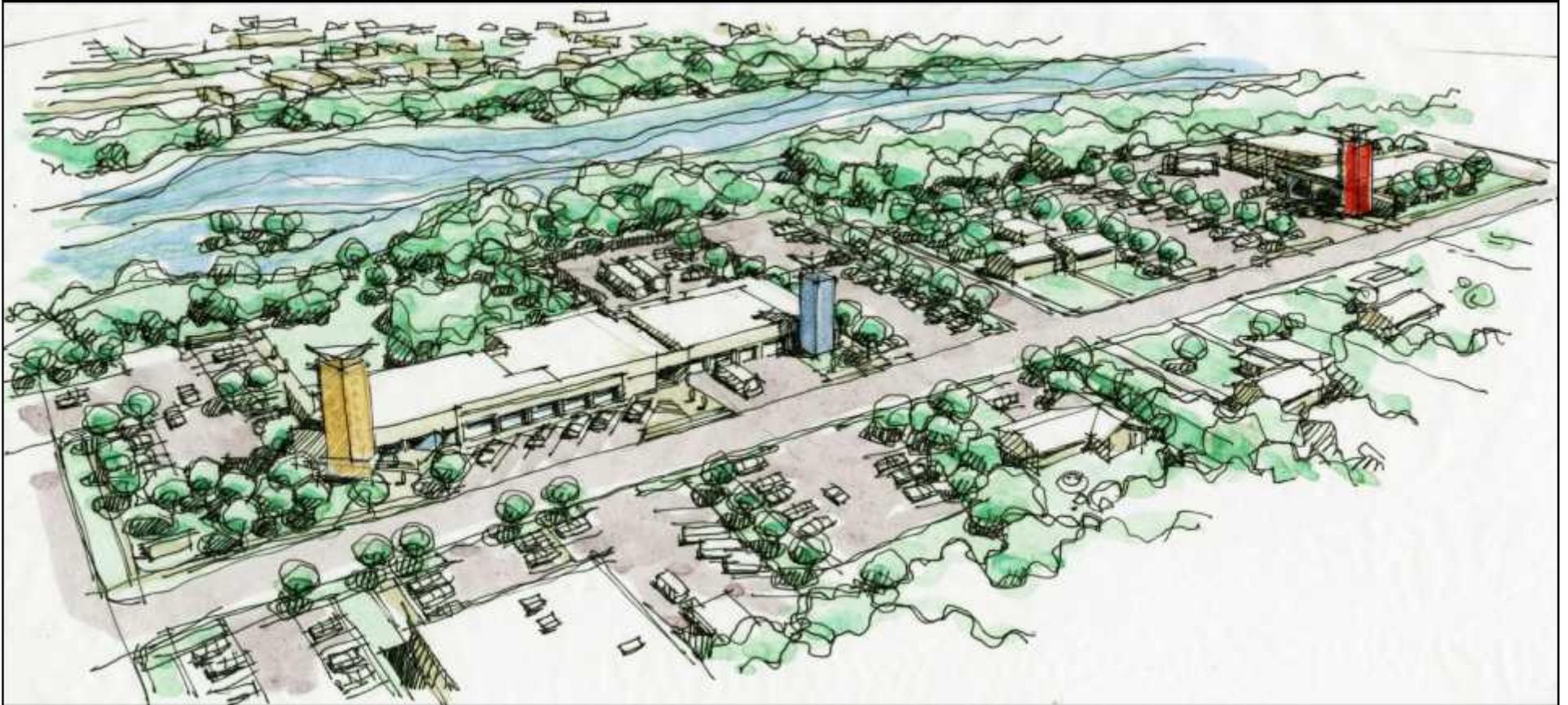
Phase Seven
Complete Work



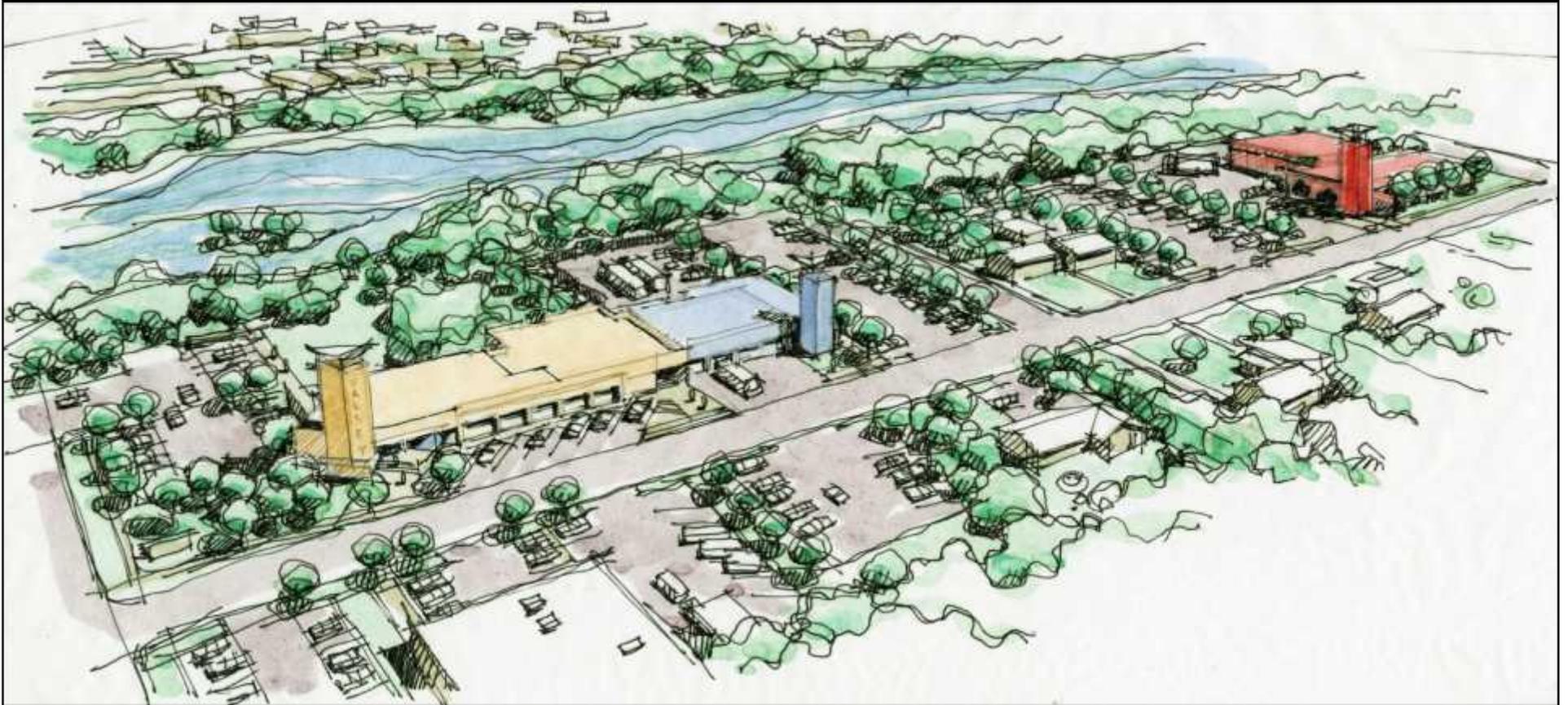
Concept Sketch



Concept Sketch



Concept Sketch



Concept Sketch



Concept Sketch from Ground Level



Concept Sketch from Ground Level



Concept Sketch from Ground Level



Concept Sketch from Ground Level

The End

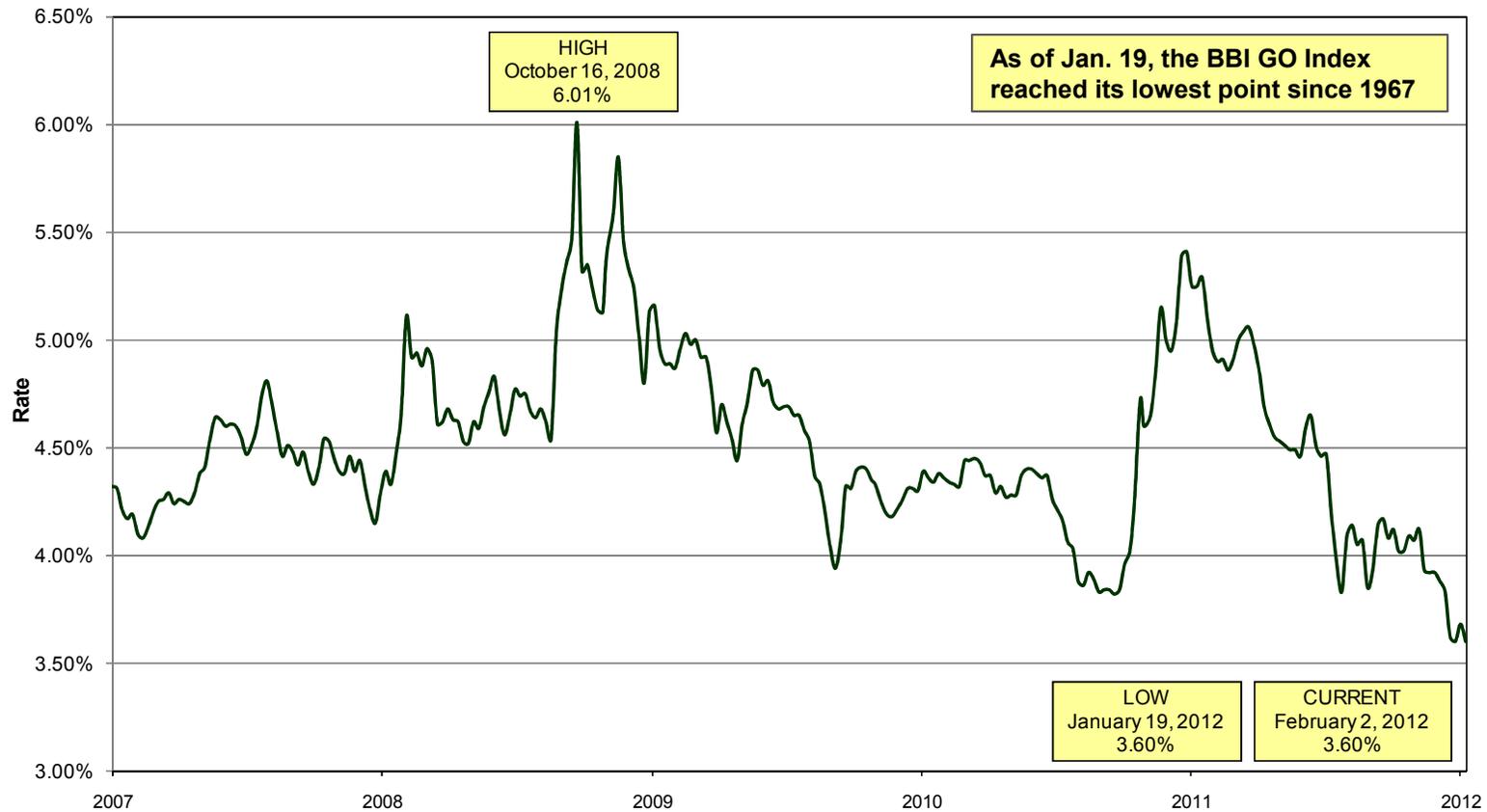
Questions and Discussion

Market Update



Bond Buyer's Index of 20 Municipal Bonds

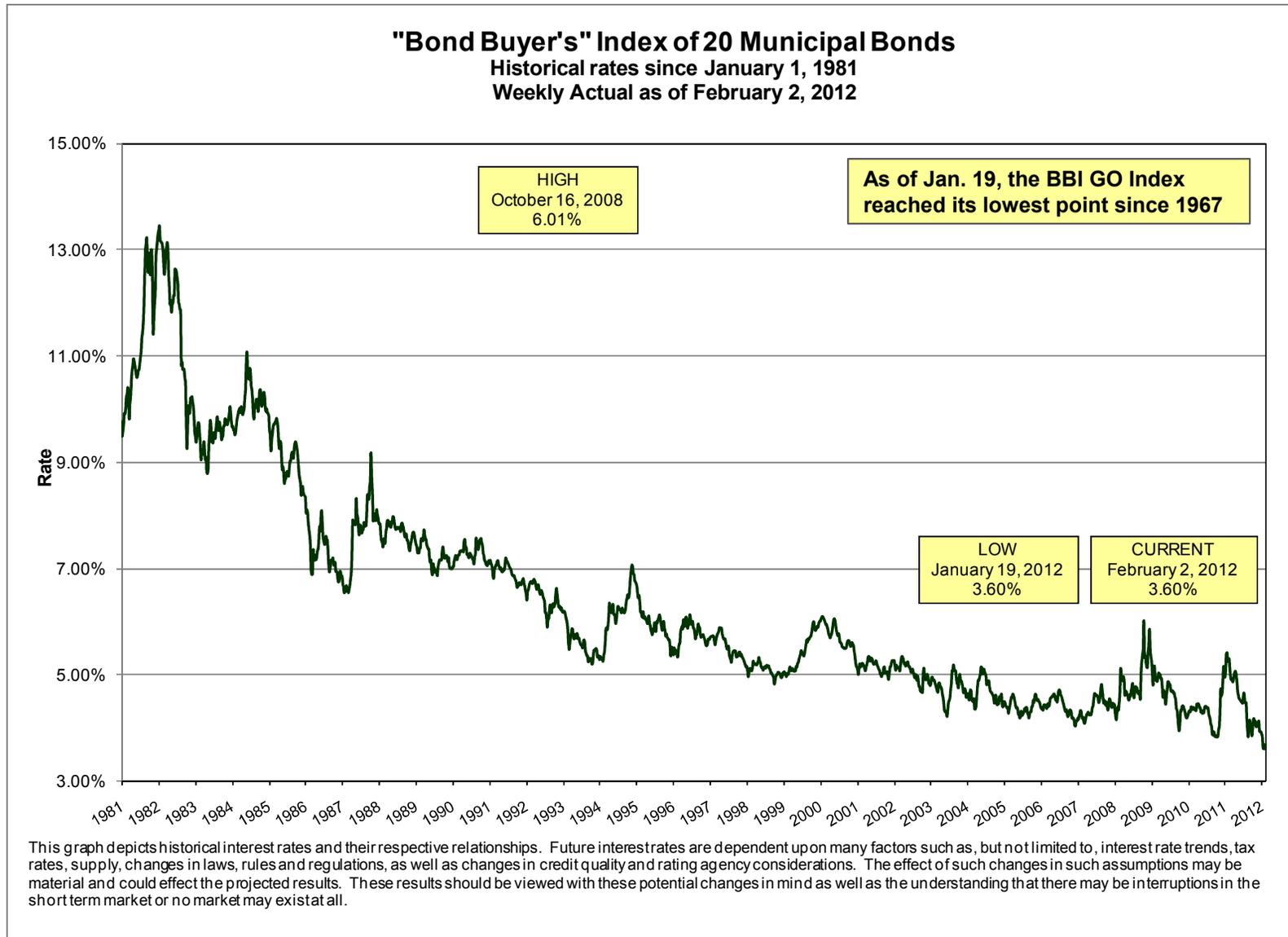
"Bond Buyer's" Index of 20 Municipal Bonds
5-Year History
Weekly Actual as of February 2, 2012



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 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.

CITY OF LEON VALLEY, TEXAS

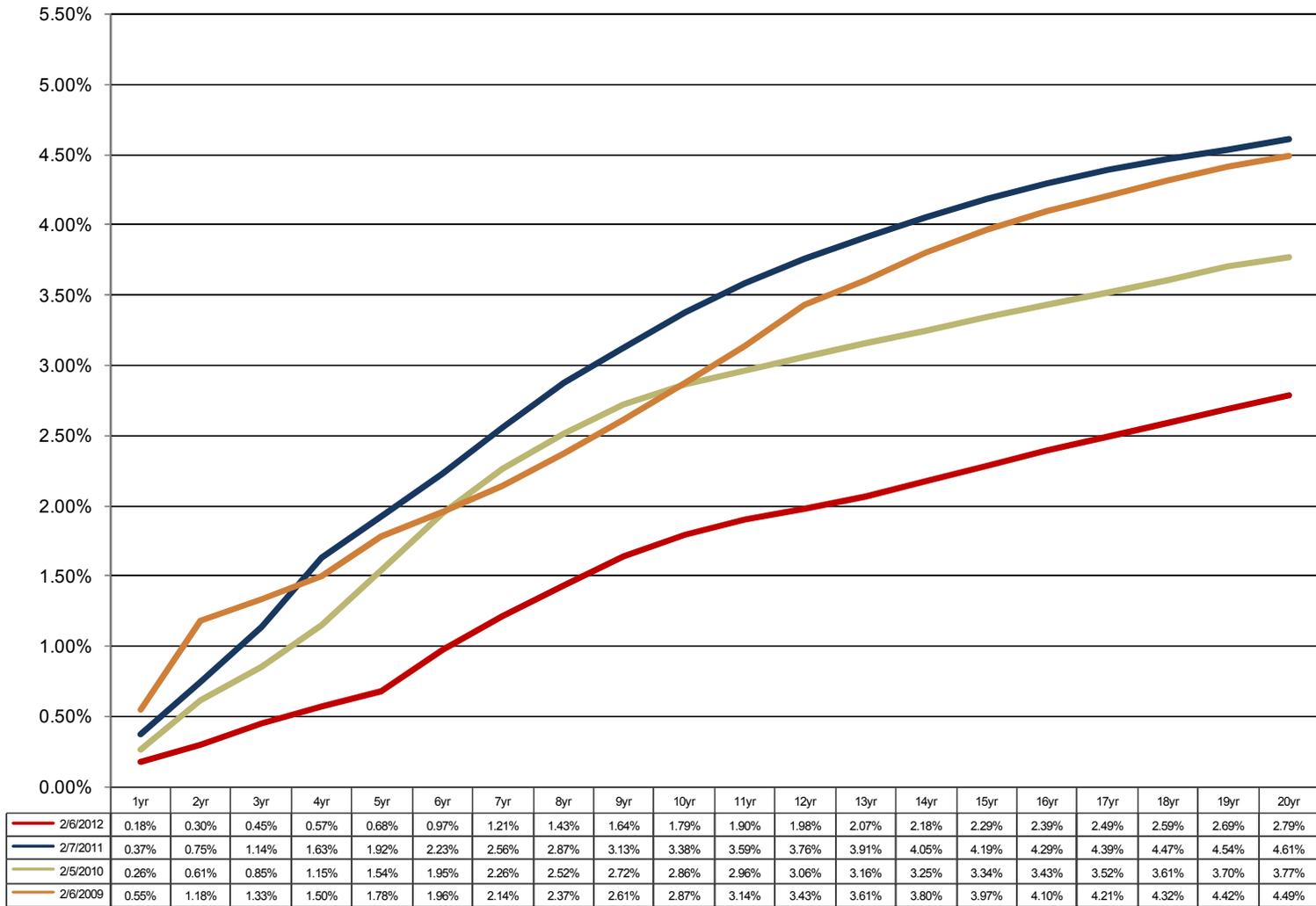
Bond Buyer's Index of 20 Municipal Bonds



CITY OF LEON VALLEY, TEXAS

Municipal Yield Curve

AAA MMD Interest Rates
Rates as of February 7, 2012



CITY OF LEON VALLEY, TEXAS

Preliminary Tax Rate Analysis



Summary of Financing Scenarios

CITY OF LEON VALLEY						
Summary of Projected Analysis Results for General Obligation Bonds ⁽¹⁾						
Scenario	Par Amount	Deposit to Project Fund	Amortization	Fixed Interest Rate	Projected Tax Rate Increase ⁽⁴⁾	Total Interest
A	\$7,000,000	\$6,871,000	20 Year	3.800% ⁽²⁾	\$0.0497	\$3,615,320
B	\$7,000,000	\$6,871,000	20 Year	2.900% ⁽³⁾	\$0.0414	\$2,698,885

Notes:

- 1) Assumes General Obligation Bonds issued by July 1, 2012. First principal and interest payment due February 1, 2013. Preliminary, subject to change.
- 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%.

CITY OF LEON VALLEY, TEXAS

Projected Tax Impact to Homeowners*

Home Value After Exemptions	Scenario A \$7,000,000 Par - 20 Years AA Market Rates + 0.70%-1.00% \$0.0497 Projected Increase		Scenario B \$7,000,000 Par - 20 Years AA Market Rates (No Cushion) \$0.0414 Projected Increase	
	Projected Annual Tax Increase	Projected Monthly Tax Increase	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$ 100,000	\$ 49.73	\$ 4.14	\$ 41.41	\$ 3.45
\$ 125,000	\$ 62.16	\$ 5.18	\$ 51.77	\$ 4.31
\$ 150,000	\$ 74.59	\$ 6.22	\$ 62.12	\$ 5.18
\$ 200,000	\$ 99.45	\$ 8.29	\$ 82.83	\$ 6.90
\$ 250,000	\$ 124.31	\$ 10.36	\$ 103.54	\$ 8.63

CITY OF LEON VALLEY, TEXAS

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

Interest Rate Assumptions

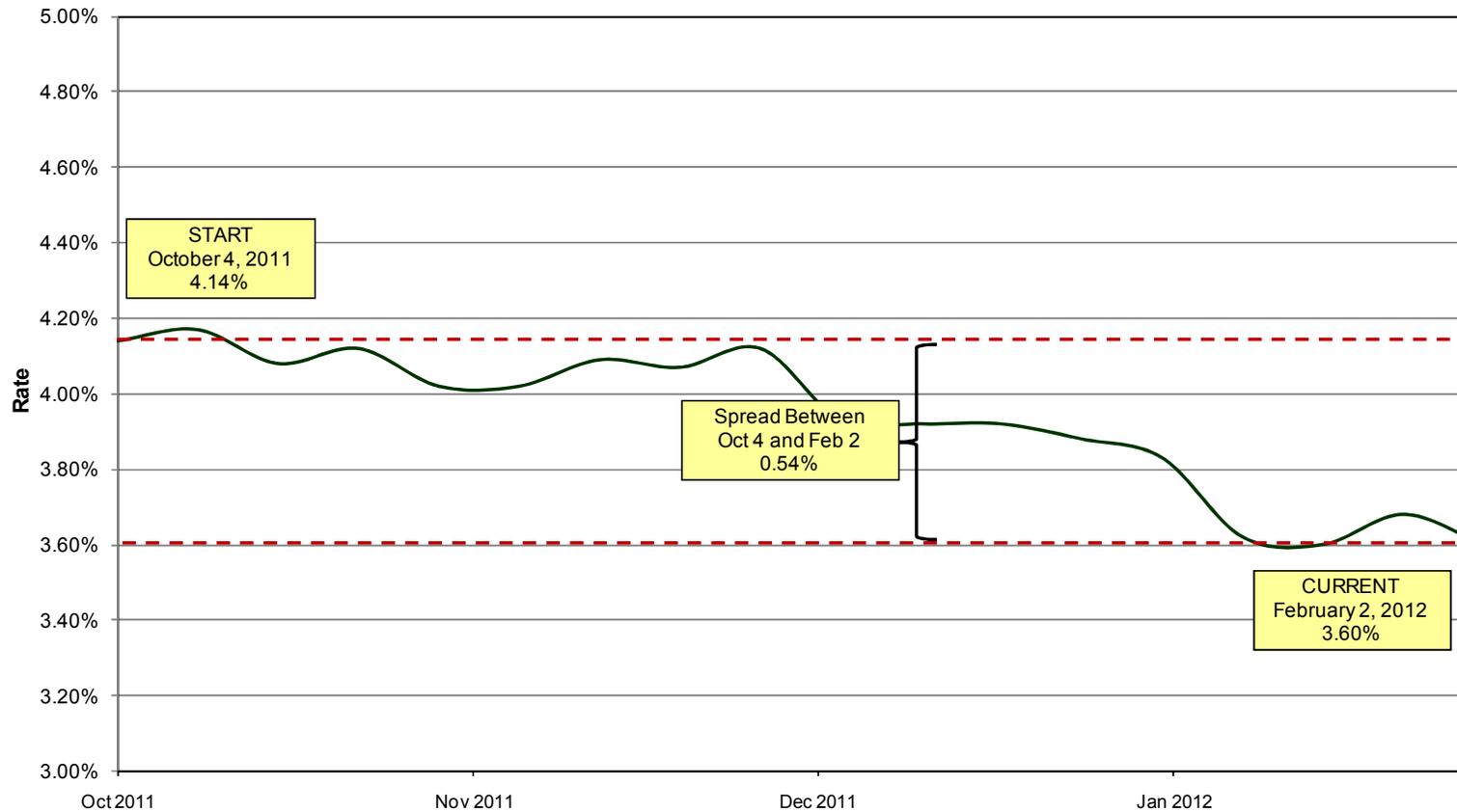
- In the event of a successful bond election, the earliest date that a bond sale can be conducted is June 12, 2012
 - 126 days from today

- 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

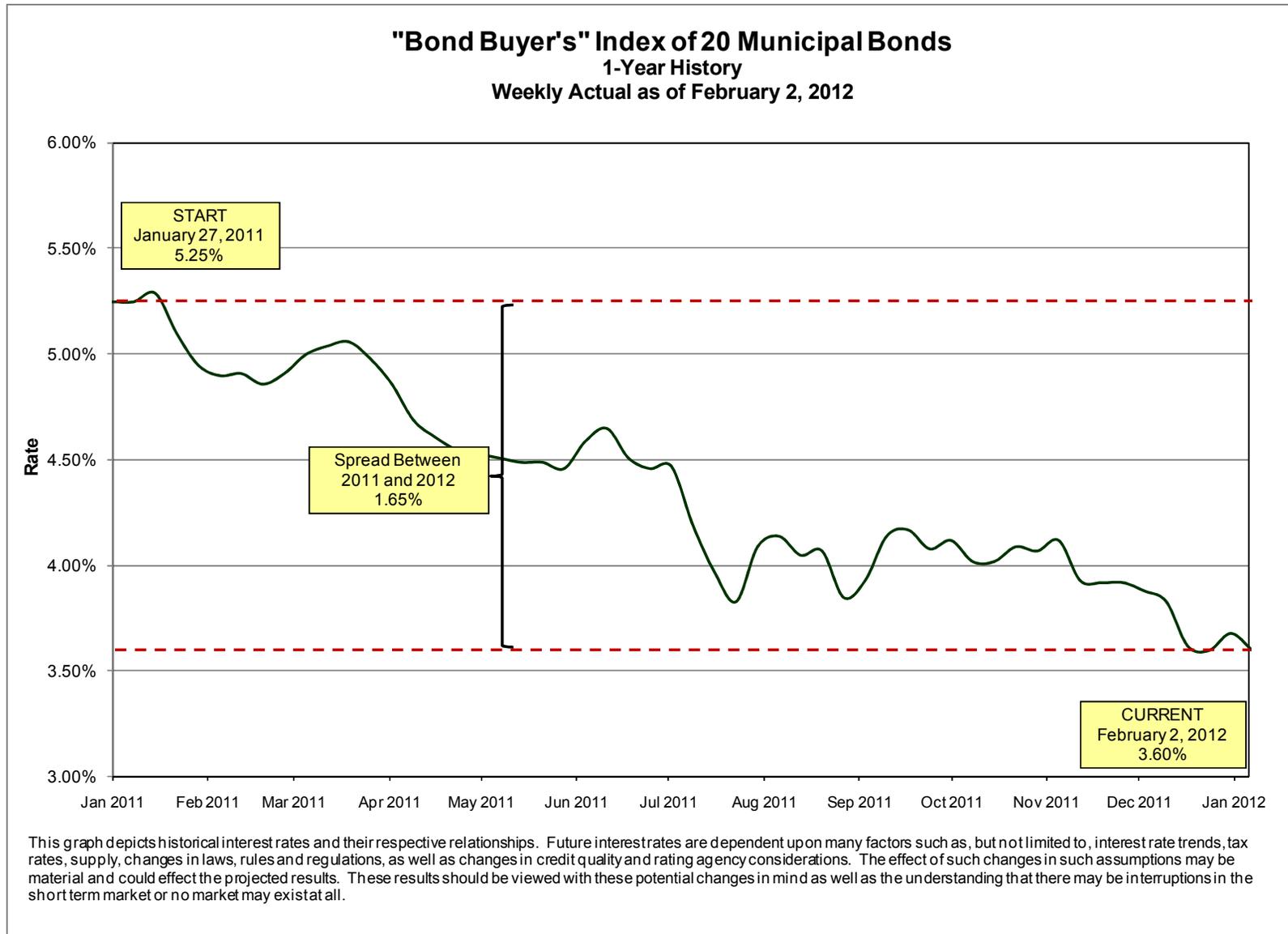
"Bond Buyer's" Index of 20 Municipal Bonds
 126-Day History
 Weekly Actual as of February 2, 2012



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 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.

CITY OF LEON VALLEY, TEXAS

Bond Buyer's Index of 20 Municipal Bonds



CITY OF LEON VALLEY, TEXAS

\$7,000,000 Par Amount - 20 Years @ 3.800%

FYE 9/30	Taxable Assessed Valuation ⁽¹⁾	Freeze Adjusted Taxable Value	Est. AV Growth ⁽²⁾	Existing Tax-Supported D/S	Projected \$7,000,000 General Obligation Bonds Series 2012 @ 3.80% ⁽³⁾			Projected Total Tax-Supported D/S	REVISED Est. I&S Tax Rate ⁽⁴⁾⁽⁵⁾	Change
					Principal	Interest	Total			
					2012	\$ 662,644,707	\$ 590,843,712			
2013	662,644,707	590,843,712	0.00%	414,028	20,000	265,620	285,620	699,648	0.1131	0.0497
2014	662,644,707	590,843,712	0.00%	414,328	20,000	264,860	284,860	699,188	0.1130	
2015	662,644,707	590,843,712	0.00%	414,278	20,000	264,100	284,100	698,378	0.1129	
2016	662,644,707	590,843,712	0.00%	413,501	20,000	263,340	283,340	696,841	0.1126	
2017	662,644,707	590,843,712	0.00%	411,536	25,000	262,485	287,485	699,021	0.1130	
2018	662,644,707	590,843,712	0.00%	412,841	25,000	261,535	286,535	699,376	0.1131	
2019	662,644,707	590,843,712	0.00%	79,529	365,000	254,125	619,125	698,654	0.1129	
2020	662,644,707	590,843,712	0.00%	77,573	380,000	239,970	619,970	697,543	0.1127	
2021	662,644,707	590,843,712	0.00%	80,368	395,000	225,245	620,245	700,613	0.1133	
2022	662,644,707	590,843,712	0.00%	78,058	410,000	209,950	619,950	698,008	0.1128	
2023	662,644,707	590,843,712	0.00%	80,643	425,000	194,085	619,085	699,728	0.1131	
2024	662,644,707	590,843,712	0.00%	78,123	445,000	177,555	622,555	700,678	0.1133	
2025	662,644,707	590,843,712	0.00%	80,319	455,000	160,455	615,455	695,774	0.1124	
2026	662,644,707	590,843,712	0.00%	77,231	480,000	142,690	622,690	699,921	0.1131	
2027	662,644,707	590,843,712	0.00%	79,025	495,000	124,165	619,165	698,190	0.1128	
2028	662,644,707	590,843,712	0.00%	80,581	510,000	105,070	615,070	695,651	0.1124	
2029	662,644,707	590,843,712	0.00%	81,900	530,000	85,310	615,310	697,210	0.1127	
2030	662,644,707	590,843,712	0.00%		635,000	63,175	698,175	698,175	0.1128	
2031	662,644,707	590,843,712	0.00%		660,000	38,570	698,570	698,570	0.1129	
2032	662,644,707	590,843,712	0.00%		685,000	13,015	698,015	698,015	0.1128	
2033	662,644,707	590,843,712	0.00%				-	-	-	
2034	662,644,707	590,843,712	0.00%				-	-	-	
2035	662,644,707	590,843,712	0.00%				-	-	-	
2036	662,644,707	590,843,712	0.00%				-	-	-	
2037	662,644,707	590,843,712	0.00%				-	-	-	
2038	662,644,707	590,843,712	0.00%				-	-	-	
2039	662,644,707	590,843,712	0.00%				-	-	-	
2040	662,644,707	590,843,712	0.00%				-	-	-	
2041	662,644,707	590,843,712	0.00%				-	-	-	
2042	662,644,707	590,843,712	0.00%				-	-	-	
				\$ 3,767,186	\$ 7,000,000	\$ 3,615,320	\$ 10,615,320	\$ 14,382,506		\$ 0.0497

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 I&S tax rate provided by City officials.
- (5) Est. tax collections rate: 98.00%

\$7,000,000 Par Amount - 20 Years @ 2.900%

FYE 9/30	Taxable Assessed Valuation ⁽¹⁾	Freeze Adjusted Taxable Value	Est. AV Growth ⁽²⁾	Existing Tax-Supported D/S	Projected \$7,000,000 General Obligation Bonds Series 2012 @ 2.90% ⁽³⁾			Projected Total Tax-Supported D/S	REVISED Est. I&S Tax Rate ⁽⁴⁾⁽⁵⁾	Change
					Principal	Interest	Total			
					2012	\$ 662,644,707	\$ 590,843,712			
2013	662,644,707	590,843,712	0.00%	414,028	35,000	202,493	237,493	651,520	0.1048	0.0414
2014	662,644,707	590,843,712	0.00%	414,328	35,000	201,478	236,478	650,805	0.1047	
2015	662,644,707	590,843,712	0.00%	414,278	40,000	200,390	240,390	654,668	0.1053	
2016	662,644,707	590,843,712	0.00%	413,501	40,000	199,230	239,230	652,731	0.1050	
2017	662,644,707	590,843,712	0.00%	411,536	45,000	197,998	242,998	654,534	0.1053	
2018	662,644,707	590,843,712	0.00%	412,841	45,000	196,693	241,693	654,534	0.1053	
2019	662,644,707	590,843,712	0.00%	79,529	380,000	190,530	570,530	650,059	0.1045	
2020	662,644,707	590,843,712	0.00%	77,573	395,000	179,293	574,293	651,865	0.1048	
2021	662,644,707	590,843,712	0.00%	80,368	405,000	167,693	572,693	653,060	0.1051	
2022	662,644,707	590,843,712	0.00%	78,058	420,000	155,730	575,730	653,788	0.1052	
2023	662,644,707	590,843,712	0.00%	80,643	430,000	143,405	573,405	654,048	0.1052	
2024	662,644,707	590,843,712	0.00%	78,123	445,000	130,718	575,718	653,840	0.1052	
2025	662,644,707	590,843,712	0.00%	80,319	455,000	117,668	572,668	652,986	0.1050	
2026	662,644,707	590,843,712	0.00%	77,231	470,000	104,255	574,255	651,486	0.1048	
2027	662,644,707	590,843,712	0.00%	79,025	480,000	90,480	570,480	649,505	0.1044	
2028	662,644,707	590,843,712	0.00%	80,581	495,000	76,343	571,343	651,924	0.1049	
2029	662,644,707	590,843,712	0.00%	81,900	510,000	61,770	571,770	653,670	0.1052	
2030	662,644,707	590,843,712	0.00%		605,000	45,603	650,603	650,603	0.1046	
2031	662,644,707	590,843,712	0.00%		625,000	27,768	652,768	652,768	0.1050	
2032	662,644,707	590,843,712	0.00%		645,000	9,353	654,353	654,353	0.1053	
2033	662,644,707	590,843,712	0.00%				-	-	-	
2034	662,644,707	590,843,712	0.00%				-	-	-	
2035	662,644,707	590,843,712	0.00%				-	-	-	
2036	662,644,707	590,843,712	0.00%				-	-	-	
2037	662,644,707	590,843,712	0.00%				-	-	-	
2038	662,644,707	590,843,712	0.00%				-	-	-	
2039	662,644,707	590,843,712	0.00%				-	-	-	
2040	662,644,707	590,843,712	0.00%				-	-	-	
2041	662,644,707	590,843,712	0.00%				-	-	-	
2042	662,644,707	590,843,712	0.00%				-	-	-	
				\$ 3,767,186	\$ 7,000,000	\$ 2,698,885	\$ 9,698,885	\$ 13,466,071		\$ 0.0414

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 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) FY 2011 actual I&S tax rate provided by City officials.
- (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.*

Agenda Item 3

City	Adopted 2011 Tax	Adopted 2010 Tax	Increase (Decrease)
China Grove	0.081700	0.071700	0.010000
Grey Forest	0.093525	0.093525	-
Hill Country Village	0.095000	0.095000	-
Shavano Park	0.320000	0.320000	-
Alamo Heights	0.355662	0.355662	-
Helotes	0.360000	0.363651	(0.003651)
Terrell Hills	0.385068	0.385068	-
Windcrest	0.436495	0.436495	-
Live Oak	0.477291	0.476783	0.000508
St. Hedwig	0.479895	0.479895	-
Olmos Park	0.480888	0.478499	0.002389
Elmendorf	0.481749	0.313255	0.168494
Castle Hills	0.501345	0.458668	0.042677
Leon Valley	0.535510	0.527400	0.008110
Hollywood Park	0.536710	0.490000	0.046710
Balcones Heights	0.572199	0.558843	0.013356
Converse	0.572931	0.525434	0.047497
Universal City	0.582981	0.590531	(0.007550)
Somerset	0.704675	0.648884	0.055791
Kirby	0.710978	0.697500	0.013478
San Antonio	0.565690	0.565690	-
Northside ISD	1.375500	1.365500	0.010000
Bexar County	0.326866	0.326866	-