

NOTICE OF PUBLIC MEETINGS

AGENDA

LEON VALLEY CITY COUNCIL MEETINGS

TUESDAY, FEBRUARY 7, 2012
LEON VALLEY CITY COUNCIL CHAMBERS
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238

SPECIAL CITY COUNCIL MEETING – 5:15 P.M.

1. Call or Order, and Determine a Quorum is Present.
2. Executive Session in Accordance with the Texas Government Code.
 - A. The City Council of the City of Leon Valley Will Convene in Executive Session, Pursuant to Section 551.087, Deliberation Regarding Economic Development Negotiations (1) to Discuss or Deliberate Regarding Commercial or Financial Information that the Governmental Body Seeks to Have Locate, Stay, or Expand in or Near the Territory of the Governmental Body and with Which the Governmental Body is Conducting Economic Development Negotiations; or (2) to Deliberate the Offer of a Financial or Other Incentive to a Business Prospect Described by Subdivision (1), Regarding the Town Center Project, M&C # 02-01-12.
 - B. The City Council of the City of Leon Valley Will Convene in Executive Session, Pursuant to Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the Leon Valley Economic Development Corporation, M&C # 02-02-12.
 - C. The City Council of the City of Leon Valley Will Reconvene into Open Session and Take Any Possible Actions Resulting from the Executive Sessions.
 - D. Consider Action on M&C # 02-03-12 with attached Ordinance Appointing Members to the City of Leon Valley Economic Development Corporation Board in Places 1, 3, 5, and 7 with Terms to Expire on September 30, 2013. *This agenda item will allow the City Council to consider action on an ordinance appointing members to the City of Leon Valley's Economic Development Corporation Board in Places 1, 3, 5, and 7 with terms to expire September 30, 2013.*
3. **Citizens to be Heard and Time for Objections to the Consent Agenda.**
"Citizens to be Heard" is for the City Council to receive information on issues that may be of concern to the public. The purpose of this provision of the Open Meetings Act is to ensure that the public is always given appropriate notice of the items that will be discussed by the Council. Should a member of the public bring an item to the Council for which the subject was not posted on the agenda of that meeting, the Council may receive the information, but cannot act upon it at that meeting. They may direct staff to contact the requestor or request that the issue be placed on a future agenda for discussion by the Council.

Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council or have been previously discussed in Open Session and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

4. Consider Approval of the Meeting Minutes of the January 24, 2012 Special and Regular

City Council Meetings. (Willman) *This agenda item will allow the City Council to consider approval of the draft minutes of the special and regular City Council Meetings of January 24, 2012.*

5. **Consider Approval of the Meeting Minutes of the January 28, 2012 Special City Council Town Hall Meeting. (Willman)** *This agenda item will allow the City Council to consider approval of the draft minutes of the special City Council Town Hall Meeting of January 28, 2012.*

Discussion Agenda

6. **City Manager's Report. (Longoria)**

A. Informational Issues.

B. Future Agenda Items.

- (1) Consider Ordering the May 12, 2012 General Officers Election, February – March 5, 2012.
- (2) Municipal Facilities Open House, Saturday, February 11 from 10 a.m. to 2 p.m., Tour the Municipal Facilities located at 6400 El Verde Road, Leon Valley, 78238. This is an opportunity to tour the Municipal Facilities in anticipation of a plan to expand and renovate the Leon Valley Police, Fire/EMS, and Support Services facilities. This event will be the first of several open house events. The times and dates for other open house events will be announced later.
- (3) Second Public Workshop to Receive Citizen Input on Capital Facilities Needs Assessment Report and Proposed Public Safety & Administration Support Facility. Time Certain – 7:30 p.m. February 21, 2012.
- (4) Municipal Facilities Open House, Saturday, February 25 from 10 a.m. to 2 p.m., Tour the Municipal Facilities located at 6400 El Verde Road, Leon Valley, 78238. This is an opportunity to tour the Municipal Facilities in anticipation of a plan to expand and renovate the Leon Valley Police, Fire/EMS, and Support Services facilities. This event will be the first of several open house events. The times and dates for other open house events will be announced later.

7. **Citizens to be Heard.**

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

At this time, reports about items of community interest regarding which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley Council or a City official.

Community Events:

- 02-13-12 **MPO Public Meeting for Transportation Improvement Program, February 13th, 6 p.m. to 8 p.m., Leon Valley Conference Center, 6421 Evers Road, Leon Valley, 78238.**
- 02-25-12 **23rd Anniversary Earthwise Living Day, 10 a.m. – 2 p.m., Leon Valley Community Center, 6427 Evers Road, Leon Valley, 78238.**
- 03-24-12 **Pet Rabies Vaccination Clinic, 10 a.m. – 12 Noon, at the Leon Valley Conference Center at 6421 Evers Road, Leon Valley, 78238.**

Executive Session

9. 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).
10. **Adjourn.**

REGULAR CITY COUNCIL MEETING – 7:00 P.M.

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 # 02-04-12. Time Certain – 7:00 p.m.** *This agenda item will allow the City Council 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 Administration facilities. (Yarnell, Dean, Hill, Lanford)*
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 MEETINGS AND AGENDA OF THE LEON VALLEY CITY COUNCIL MEETINGS were posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on February 3, 2012 by 1:30 p.m. and remained posted until after the meetings 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

MAYOR AND COUNCIL COMMUNICATION

DATE: February 7, 2012
M&C #: **02-01-12**
Special Meeting

TO: MAYOR AND CITY COUNCIL

SUBJECT:

The City Council of the City of Leon Valley will Convene in Executive Session Pursuant to Section 551.087, Deliberation Regarding Economic Development Negotiations (1) to Discuss or Deliberate Regarding Commercial or Financial Information that the Governmental Body has Received from a Business Prospect that the Governmental Body Seeks to Have Locate, Stay, or Expand in or Near the Territory of the Governmental Body and with Which the Governmental Body is Conducting Economic Development Negotiations; or (2) to Deliberate the Offer of a Financial or Other Incentive to a Business Prospect Described by Subdivision (1):

Regarding the Town Center Project

PURPOSE

The City Council will be briefed in Executive Session regarding the Town Center Project.

S.E.E IMPACT

Social Equity – The attorney consultation contract is an integral part of how citizens are equally represented in the municipal government process.

Economic Development – Responsible city governments that uphold the tradition of good governance will and do attract community and economic development.

Environmental Stewardship – Not applicable

FISCAL IMPACT

None at this time.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Janie Willman, City Secretary

MAYOR AND COUNCIL COMMUNICATION

DATE: February 7, 2012
M&C # 02-02-12 &
M&C # 02-03-12
Special Meeting

TO: MAYOR AND CITY COUNCIL

SUBJECT:

The City Council of the City of Leon Valley will Convene in Executive Session as Authorized by the Texas Government Code, Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the City of Leon Valley Economic Development Corporation.

PURPOSE

The City Council interviewed interested individuals on January 10 and 24, who applied to be considered for service on the LVEDC Corporation Board of Directors. This was in keeping with the City Council's standard of recruitment for this very important board. The City Council adopted Ordinance No. 11-022 on September 20, 2011 providing for the staggering of terms of office of members of the Board of Directors of the LVEDC, creating place numbers and assigning members to the various places on the LVEDC Board, and establishing the procedures for appointment of members to the LVEDC Board.

Board Members in Places 2, 4, and 6 were appointed on September 20 with their terms set to expire on September 30, 2012. Board Members serving in Places 1, 3, 5, and 7 have continued to serve until their successors are duly appointed. In order to continue with the staggering of service terms, appointees for appointments made in Places 1, 3, 5, and 7 will serve until their successors are appointed or until September 30, 2013.

S.E.E IMPACT

Social Equity – The process of continuance of government is inherent to providing social equity for all Leon Valley community members and stakeholders. Appointing members to the LVEDC Board of Directors ensures the ongoing provision of quality economic development services to the City of Leon Valley, its residents and businesses. The continuance of quality board leadership is the demonstration of the City Council's commitment to representative social equity.

Economic Development – Responsible city governments that uphold the tradition of good governance do and will attract quality community and economic development.

Environmental Stewardship – Not applicable

FISCAL IMPACT

None at this time.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Janie Willman, City Secretary

ORDINANCE NO. 11-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY PROVIDING FOR THE STAGGERING OF TERMS OF OFFICE FOR MEMBERS OF THE BOARD OF DIRECTORS OF THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC); CREATING PLACE NUMBERS AND ASSIGNING MEMBERS TO THE VARIOUS PLACES ON THE BOARD; AND ESTABLISHING THE PROCEDURES FOR APPOINTMENT OF MEMBERS TO THE BOARD OF DIRECTORS OF THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC)

WHEREAS, the citizens of the City of Leon Valley, Texas have approved the implementation of a sales tax to fund economic development in the City; and

WHEREAS, the Leon Valley Economic Development Corporation (LVEDC), created to administer the revenues received from the economic development sales tax, has operated in furtherance of the purposes of the Corporation; and

WHEREAS, the City Council finds and determines that the staggering of terms of office for the Members of the Board of Directors is in the best interest of continuity and stability on the Board to insure its continued effectiveness and efficiency;

WHEREAS, the City Council finds it in the best interests of the City to provide for Places on the Board of Directors, and to provide for the procedures to be followed of the appointment of Members of the LVEDC Board of Directors ;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

1. There are hereby created seven Places on the Board of Directors of the Leon Valley Economic Development Corporation, to be numbered Places 1, 2, 3, 4, 5, 6, and 7.
2. Each current Member of the LVEDC Board of Directors is hereby assigned to fill a numbered Place on the Board, using alphabetical order by surname, to wit:

- | | |
|---------|------------------|
| Place 1 | Mike Davis |
| Place 2 | Abraham Diaz |
| Place 3 | Claude Guerra |
| Place 4 | Nancy Marin |
| Place 5 | Mike McCarley |
| Place 6 | Steven Ynostrosa |

Agenda Items 2B & 2D

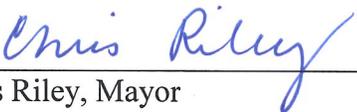
Place 7 Georgia Zannaras

3. The current terms of office of all Members of the LVEDC Board expire on September 30, 2011. In order to stagger the terms of office of the Members of the LVEDC Board, the terms of office of Members who serve in Places 1, 3, 5 and 7 shall expire on September 30, 2011. The terms of office of Members who serve in Places 2, 4 and 6 shall expire on September 30, 2012. As necessary to implement the staggered terms of office, the Members appointed to serve in Places 2, 4 and 6 shall be appointed for a term of one year.
4. After the steps necessary to implement staggered terms of office have been completed, Members of the LVEDC Board of Directors shall continue to be appointed to serve two-year terms from the date of appointment or reappointment.

PASSED and APPROVED this 20th day of September, 2011.

APPROVED:

ATTEST:


Chris Riley, Mayor


Janie Willman, City Secretary

APPROVED AS TO FORM:


William M. McKamie, City Attorney
FRANK ONION



MAYOR AND COUNCIL COMMUNICATION

DATE: February 7, 2012
M&C # 02-02-12 &
M&C # 02-03-12
Special Meeting

TO: MAYOR AND CITY COUNCIL

SUBJECT:

The City Council of the City of Leon Valley will Convene in Executive Session as Authorized by the Texas Government Code, Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the City of Leon Valley Economic Development Corporation.

PURPOSE

The City Council interviewed interested individuals on January 10 and 24, who applied to be considered for service on the LVEDC Corporation Board of Directors. This was in keeping with the City Council's standard of recruitment for this very important board. The City Council adopted Ordinance No. 11-022 on September 20, 2011 providing for the staggering of terms of office of members of the Board of Directors of the LVEDC, creating place numbers and assigning members to the various places on the LVEDC Board, and establishing the procedures for appointment of members to the LVEDC Board.

Board Members in Places 2, 4, and 6 were appointed on September 20 with their terms set to expire on September 30, 2012. Board Members serving in Places 1, 3, 5, and 7 have continued to serve until their successors are duly appointed. In order to continue with the staggering of service terms, appointees for appointments made in Places 1, 3, 5, and 7 will serve until their successors are appointed or until September 30, 2013.

S.E.E IMPACT

Social Equity – The process of continuance of government is inherent to providing social equity for all Leon Valley community members and stakeholders. Appointing members to the LVEDC Board of Directors ensures the ongoing provision of quality economic development services to the City of Leon Valley, its residents and businesses. The continuance of quality board leadership is the demonstration of the City Council's commitment to representative social equity.

Economic Development – Responsible city governments that uphold the tradition of good governance do and will attract quality community and economic development.

Environmental Stewardship – Not applicable

FISCAL IMPACT

None at this time.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Janie Willman, City Secretary

ORDINANCE NO. 11-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY PROVIDING FOR THE STAGGERING OF TERMS OF OFFICE FOR MEMBERS OF THE BOARD OF DIRECTORS OF THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC); CREATING PLACE NUMBERS AND ASSIGNING MEMBERS TO THE VARIOUS PLACES ON THE BOARD; AND ESTABLISHING THE PROCEDURES FOR APPOINTMENT OF MEMBERS TO THE BOARD OF DIRECTORS OF THE LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION (LVEDC)

WHEREAS, the citizens of the City of Leon Valley, Texas have approved the implementation of a sales tax to fund economic development in the City; and

WHEREAS, the Leon Valley Economic Development Corporation (LVEDC), created to administer the revenues received from the economic development sales tax, has operated in furtherance of the purposes of the Corporation; and

WHEREAS, the City Council finds and determines that the staggering of terms of office for the Members of the Board of Directors is in the best interest of continuity and stability on the Board to insure its continued effectiveness and efficiency;

WHEREAS, the City Council finds it in the best interests of the City to provide for Places on the Board of Directors, and to provide for the procedures to be followed of the appointment of Members of the LVEDC Board of Directors ;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

1. There are hereby created seven Places on the Board of Directors of the Leon Valley Economic Development Corporation, to be numbered Places 1, 2, 3, 4, 5, 6, and 7.
2. Each current Member of the LVEDC Board of Directors is hereby assigned to fill a numbered Place on the Board, using alphabetical order by surname, to wit:

- | | |
|---------|------------------|
| Place 1 | Mike Davis |
| Place 2 | Abraham Diaz |
| Place 3 | Claude Guerra |
| Place 4 | Nancy Marin |
| Place 5 | Mike McCarley |
| Place 6 | Steven Ynostrosa |

Agenda Items 2B & 2D

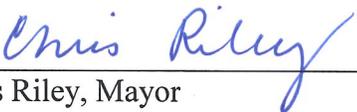
Place 7 Georgia Zannaras

3. The current terms of office of all Members of the LVEDC Board expire on September 30, 2011. In order to stagger the terms of office of the Members of the LVEDC Board, the terms of office of Members who serve in Places 1, 3, 5 and 7 shall expire on September 30, 2011. The terms of office of Members who serve in Places 2, 4 and 6 shall expire on September 30, 2012. As necessary to implement the staggered terms of office, the Members appointed to serve in Places 2, 4 and 6 shall be appointed for a term of one year.
4. After the steps necessary to implement staggered terms of office have been completed, Members of the LVEDC Board of Directors shall continue to be appointed to serve two-year terms from the date of appointment or reappointment.

PASSED and APPROVED this 20th day of September, 2011.

APPROVED:

ATTEST:


Chris Riley, Mayor


Janie Willman, City Secretary

APPROVED AS TO FORM:


William M. McKamie, City Attorney
FRANK ONION



ORDINANCE NO. _____

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)

WHEREAS, the citizens of the City of Leon Valley, Texas have approved the implementation of a sales tax to fund economic development in the City; and

WHEREAS, the Leon Valley Economic Development Corporation (LVEDC), created to administer the revenues received from the economic development sales tax, has operated in furtherance of the purposes of the Corporation; and

WHEREAS, the City Council finds and determines that the staggering of terms of office for the Members of the Board of Directors is in the best interest of continuity and stability on the Board to insure its continued effectiveness and efficiency;

WHEREAS, the City Council finds it in the best interest of the City to continue and complete its appointments initiated on September 20, 2011 with Ordinance 11-022;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

1. In order to continue and complete appointments with the staggered terms of office of the Members of the LVEDC Board as established in Ordinance 11-022, the terms of office of Members herein appointed who shall serve in Places 1, 3, 5 and 7, shall expire on September 30, 2013.
2. That the following individuals are appointed as Members of the Board of Directors to the Leon Valley Economic Development Corporation as follows by Place Number:
Place 1 - _____
Place 3 - _____
Place 5 - _____
Place 7 - _____
3. After the staggered terms of office of appointments herein authorized have been completed, Members of the LVEDC Board of Directors shall continue to be appointed to serve two-year terms from the date of appointment or re-appointment, as established in Ordinance 11-022, to provide for stability and continuity of governance, with terms expiring on September 30 of even-

Agenda Item 2D

numbered years in Places 2, 4 and 6, with terms expiring on September 30 of odd-numbered years in Places 1, 3, 5, and 7.

PASSED and APPROVED this 7th day of February, 2012.

APPROVED:

ATTEST:

Chris Riley, Mayor

Janie Willman, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

The City Council of the City of Leon Valley, Texas, met on the 24th day of January 2012 at 5:15 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 CITY COUNCIL MEETING – 5:15 P.M.

- 1. Call to Order, and Determine a Quorum is Present.**
Mayor Riley called the Special City Council Meeting to order at 5:14 p.m. with the following City Council Members in attendance: Reyna, Baldrige, and Dean. Council Members Hill and Biever have excused absences. Ms. Hill is with a family member who is very ill and Mr. Biever is out of town.

City Staff in attendance: City Manager Longoria and City Secretary Willman. Later staff arrivals: City Attorney McKamie, Finance Director Wallace, and Human Resources Director Caldera.
 - 2. Executive Sessions in Accordance with the Texas Government Code.**
 - A. The City Council of the City of Leon Valley convened in Executive Session, Pursuant to Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the City of Leon Valley Economic Development Corporation, M&C # 01-08-12.
 - B. The City Council of the City of Leon Valley reconvened into Open Session at 6:27 p.m. There were no actions taken resulting from the Executive Session.
 - 3. Preview and Discuss New City Website.** The City Council previewed and discussed details related to the City of Leon Valley's new website format, M&C # 01-09-12. The City Council made some recommendations for improvement. It was announced that the City's new website is anticipated to go live on or about March 1.
 - 4. Adjourn.** Motion to adjourn at 6:55 p.m. by Councilman Reyna and second by Councilman Dean. With no further business to come before the City Council, Mayor Riley adjourned the meeting.
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REGULAR CITY COUNCIL MEETING – 7:00 P.M.

- 1. Call to Order, Determine a Quorum is Present, and Pledge of Allegiance.**
Mayor Riley called the Regular City Council Meeting to order at 7:05 p.m. with the following City Council Members in attendance: Reyna, Baldrige, and Dean. Council Members Hill and Biever have excused absences. Ms. Hill is with a family member who is very ill and Mr. Biever is out of town.

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

City Staff in attendance: City Manager Longoria, City Attorney McKamie, City Secretary Willman, Community Development and Interim Economic Development Director Flores, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, Police Chief Wallace, and Public Works Director Vick. Also in attendance: Code Enforcement Officers Tijerina and Williams.

Guest Speaker: Patricia Wagner, CPA, of Holtman, Wagner, & Company, LLP, and City Auditor.

Council Member Baldrige led the assembly in the Pledge of Allegiance.

- 2. Presentation of Service Awards to Employees of the City of Leon Valley, M&C # 01-10-12.** The City Council formally recognized two Leon Valley City employees who are receiving their twenty-five year service recognition awards.

- 3. Citizens to be Heard and Time for Objections to the Consent Agenda.**
“Citizens to be Heard” is for the City Council to receive information on issues that may be of concern to the public. The purpose of this provision of the Open Meetings Act is to ensure that the public is always given appropriate notice of the items that will be discussed by the Council. Should a member of the public bring an item to the Council for which the subject was not posted on the agenda of that meeting, the Council may receive the information, but cannot act upon it at that meeting. They may direct staff to contact the requestor or request that the issue be placed on a future agenda for discussion by the Council.

Mr. Al Baldrige, 6368 Parsley Hill, addressed the City Council regarding the Town Center Project. He asked the City Council to use its authority in matters related to the Town Center Project and matters related to staffing changes in the Economic Development Department.

Mr. Eldon Hunt, 7237 Grass Valley, informed the City Council that there is a problem with humps created on the street in front of his home following the grading of the street. Mr. Hunt was informed that staff would get with him regarding the matter.

Motion by Councilman Reyna and second by Councilman Dean to approve Consent Agenda Items 4 and 5. Voting Aye: Reyna, Baldrige, and Dean. Voting Nay: None. Absent: Hill and Bieber. Mayor Riley announced the motion carried.

Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council or have been previously discussed in Open Session and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

- 4. Consider Approval of the Meeting Minutes of the January 10, 2012 Special and**

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

Regular City Council Meetings. The City Council approved the City Council meeting minutes of the special and regular City Council Meetings of January 10, 2012.

5. **Consider Action on M&C # 01-11-12 Approving Quarterly Investment Report for October 1, 2011 through December 31, 2011.** The City Council formally received and approved the Quarterly Investment Report for the Period of October 1 through December 31, 2011.

Regular Agenda

6. **Consider Action on M&C # 01-12-12 Approving the Comprehensive Annual Financial Report for Fiscal Year 2011.** The City Council formally received and approved the results of the Comprehensive Annual Financial Report (Audit) for Fiscal Year 2011.

Pat Wagner, CPA, of Holtman, Wagner, & Company, LLP, and City Auditor, briefed the City Council on key points of the Comprehensive Annual Financial Report for Fiscal Year 2011. She informed the City Council that the City received an unqualified opinion with no internal control issues and no exceptions. She noted that changes recommended for improvement from the prior year's audit were found to be in place and working well with the exception of the adoption of an anti-fraud policy in accordance with Statement of Auditing Standards No. 99. The City Council thanked Ms. Wagner for her work.

Motion by Councilman Reyna and a second by Council Member Baldrige to approve the Comprehensive Annual Financial Report for Fiscal Year 2011. Voting Aye: Reyna, Baldrige, and Dean. Voting Nay: None. Absent: Hill and Bieber. Mayor Riley announced the motion carried.

7. **Consider Action on M&C # 01-13-12 with attached Ordinance Appointing Members to the City of Leon Valley Economic Development Corporation Board in Places 1, 3, 5, and 7 with Terms to Expire on September 30, 2013.** This agenda item was set to allow the City Council to consider action on an ordinance appointing members to the City of Leon Valley's Economic Development Corporation Board in Places 1, 3, 5, and 7 with terms to expire September 30, 2013. As Council Members Hill and Bieber are absent from this evening's meeting, the City Council chose to await action on this ordinance until the next City Council Meeting.

Motion by Councilman Dean and second by Council Member Baldrige to table this item until the February 7 City Council Meeting. Voting Aye: Reyna, Baldrige, and Dean. Voting Nay: None. Absent: Hill and Bieber. Mayor Riley announced the motion carried.

Public Hearing Agenda

8. **Conduct A Public Hearing to Receive Citizen Input on the Proposed Property Maintenance Code Ordinance, Amending Chapter 6, Health and Sanitation, to Adopt New Article 6.06, "Property Maintenance Code," and Providing a Penalty of**

Agenda Item 4 – Special Meeting

CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS JANUARY 24, 2012

Up to Two Thousand Dollars (\$2,000), M&C # 01-14-12. This agenda item will allow the City Council to conduct the first of two public hearings on a proposed Property Maintenance Code. The second public hearing is scheduled for February 7, 2012. The City Council discussed the original draft ordinance language proposed to amend and strengthen the City of Leon Valley's Code of Ordinances related to property maintenance on December 20, 2011.

Community Development Director Flores briefed the City Council. She noted the differences between the current standards, those under study and those proposed to be considered for adoption following input by the public and the City Council. She further noted that the current property maintenance code is limited to lots, yards and fences, specifically high grass and weeds. Ms. Flores indicated this is the first of two public hearings to receive input from the public regarding the proposed Property Maintenance Code. The research and proposed ordinance development resulted from both the Leon Valley community asking the City to address concerns regarding homes in their respective neighborhoods in addition to the City Council's desire to address aging housing stock conditions and unkempt homes.

On December 20, 2011 the City Council discussed the proposed Property Maintenance Code and recommended additional regulations such as garbage receptacle placement, replacement and the times for such activities. City Council changes included editing the section regarding window screens and suggesting that receptacles or cans be set curbside for collection no later than 7 p.m. the night before and removal no later than 10 p.m. on the day of collection. A severability clause and a variance process and provision were added as directed by the City Attorney.

If the proposed Code is adopted, a budget adjustment will be required to ensure that funds are available to abate nuisances if owners do not do so within the prescribed time. It was reported that there is \$5,000 in the current fiscal year budget for lot abatements and clean-up. Ms. Flores reported that the Code calls for violations for penalty ranging from \$25 to \$2,000.

Ms. Flores informed the City Council that on a fairly regular basis, Code Enforcement receives complaints about damaged roofs, overgrown palms with rodents coming from them, light intrusion, dilapidated fences, insufficient groundcover which when it rains, mud flows over onto the street and sidewalks, overgrown grass, brush, and alleys, pool water draining into the public street or onto other people's properties. Other issues include trash receptacles being left out sometimes up to a period between collection days. Ms. Flores ended her briefing by stating the City's practice regarding enforcement of the City's Code of Ordinances, that compliance is foremost rather than enforcement. Staff members speak with residents, then official notices are sent out in the case of where extensive repairs are required, residents are allowed ten to forty-five days in the case where extensive or major repairs are required to bring the structure into compliance. She covered the comparison grid which indicates what other cities in Bexar County are doing with property maintenance. She indicated that the City Council requested that the Community Development Department do an educational campaign for between 30 and 60 days before starting actual enforcement.

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

Mayor Riley thanked the public for its suggestions for improvement and voicing their concerns on the proposed property maintenance code.

Mayor Riley opened the public hearing at 7:46 p.m.

The following persons addressed the City Council:

Mr. Eldon Hunt, 7237 Grass Valley Drive, Leon Valley.
Mr. Al Uvietta, 6923 Sunlight Drive, Leon Valley.
Ms. Katy Gwaltney, 7029 Forest Mont Street, Leon Valley.
Ms. Liza Flores and Ms. Robyn Locke, the San Antonio Board of Realtors, 9110 West IH 10, Suite 1, San Antonio.
Ms. Wendy Phelps, 4900 Hodges Drive, Leon Valley.
Ms. Sharon Brimhall, 7410 High Stepper Lane, Leon Valley.
Ms. Betty Palacios, 7509 Linkside Drive, Leon Valley.
Mr. Keith Miller, 7300 Blanco Road, San Antonio.
Ms. Amy Watson, 7359 Canterfield, Leon Valley.
Ms. Cheryl Cook, 6007 Kinman, Leon Valley.
Ms. Vivian Pankey, 6136 Stirrup Lane, Leon Valley.
Ms. Elizabeth Loftin, 6910 Forest Crest North, Leon Valley.
Mr. John Crone, San Antonio Board of Realtors, 9110 West IH 10, Suite 1, San Antonio.
Mr. Matthew Troy, Matthew Troy ERA, 105 Galleria Fair, Hollywood Park.
Mr. Ruben Robledo, 7823 Stebbins, Leon Valley.
Mr. Roland Perez, 6534 Hoofs Lane, Leon Valley.
Ms. Silvia Castaneda, 7318 Chenal Point, Leon Valley.
Mr. Marty Hutchinson, 1045 Shook, Unit # 165, Olmos Park.
Ms. Vicki Jamvold, 7203 Poss Road, Leon Valley.
Ms. Velia Chavez, 6130 Stirrup Lane, Leon Valley.
Ms. Janice Lozano, San Antonio Board of Realtors, 9110 West IH 10, Suite 1, San Antonio.
Ms. Angie Navarette, 7309 Linkmeadow, Leon Valley.
Ms. Karen Dixon, 8333 Culebra Road, San Antonio.
Mr. Bill Toscano, 6016 Rue Liliane, Leon Valley.
Ms. Elsie Buchanan, 6232 Rue Marie Lyne, Leon Valley.
Ms. Karen Fredick, 6711 Forest Bend North, Leon Valley.
Mr. Marshall Owens, 6000 Rue Sophie, Leon Valley.
Mr. Mickey Smith, 6400 Grissom Road, Leon Valley.
Mr. Eddie Martinez, 6319 Rue Sophie, Leon Valley.
Ms. Ellen Miller, 7435 Horse Tail Drive, Leon Valley.

Speakers both favored and opposed the proposed property maintenance code. Those in favor cited the need for control on the number of items in front yards, auto parts and storage in front yards, construction materials in front yards, the need for accountability even by renters, sections addressing structural issues such as chimneys falling down and roof problems, landscaping issues, and trash left by residential garages, the need to focus on big problems. Those in opposition to some or all of the property maintenance code cited a problem with water runoff,

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

overreaching authority to come onto private property and into people's homes, the need to further clarify the language with specifics relating to seasonable variance in vegetation, cleaner front yards to prevent the accumulation of junk in the front of properties, that city employees would be required to carry legal paperwork and city identification, that the code is too restrictive in its standards, that the language is too broad and needs an attorney's review, that the Code does not allow for the progression of different owners without a time limit being set, the number of items in the front yard as being too restrictive, a problem with the requirement that trash containers be in by 10 p.m., the section requiring properties be free of insects, fire ants, unfair to property and real estate managers, that lawsuits may arise out of the proposed code due to overreaching restrictions and authority, the great increase required in code enforcement with the current staffing levels, the need for clean-up along Bandera Road, that the new proposed property maintenance code is not resident or business friendly and not representative of the spirit of Leon Valley. A concern was also voiced that the new property maintenance code may be used as a tool for neighbor on neighbor harassment.

There was a question raised about the authority to come onto a private property and into a private structure. The City Attorney was asked to address the concern. Mr. McKamie indicated that no one can enter your house without your permission unless they get a warrant. He further noted that the ordinance gives the City officials the authority to go in on behalf of the City if there is a health or safety violation. Without a property owner or resident's consent, the City already has the authority to go onto your property under state law. If there is a health or safety problem in your structure, you would want City officials to take action.

Mr. McKamie continued that those kinds of issues require a health or safety warrant which can be issued by the municipal court judge. This (property maintenance code) empowers the City employees to enforce this ordinance in that way.

Mayor Riley closed the public hearing at 9:20 p.m., there being no other speakers to address the City Council. Mayor Riley reiterated that there will be another public hearing on February 7. She thanked those present for their input.

The City Council took a ten minute break until 9:30 p.m.

The City Council took action on Agenda Item 7.

9. City Manager's Report. (Longoria)

- A.** Informational Issues. Mr. Longoria reported on the 12 inch line water line main break at El Verde and Bandera Road. There was a loss of 1 million gallons of water. The break caused damage to the base material underneath El Verde Road. City Engineer Sia Sayyadi came in to check the street. It is estimated that it will take from three weeks to one month to make the repair because it will make the repair. The neighbors to the south of the City Hall will allow us to make a detour using their driveway. We have a plan to get our fire trucks out. He confirmed that funds for the emergency repairs are available from the Street Maintenance Sales Tax Fund. Staff will bring back an item to ratify the repair expenditure at a future meeting.

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

- B.** Monthly Departmental Reports. There were no questions raised about the Monthly Department Reports.
 - C.** Financial Statement Report for December 2011. There was a brief report on the Financial Statement Report.
 - E. Future Agenda Items.**
 - (1) Consider Ordering the May 12, 2012 General Officers Election, January – March 5, 2012.
 - (2) Second Public Hearing to Consider Ordinance Amending Chapter 6, Health and Sanitation, to Adopt New Article 6.06, “Property Maintenance Code,” and Providing a Penalty of Up to Two Thousand Dollars (\$2,000). February 7, 2012.
 - (3) Consider Action on Ordinance Amending Chapter 6, Health and Sanitation, to Adopt New Article 6.06, “Property Maintenance Code,” and Providing a Penalty of Up to Two Thousand Dollars (\$2,000). February 21, 2012.
 - (4) Public Workshop to Receive Citizen Input on Capital Facilities Needs Assessment Report and Proposed Public Safety & Administration Support Facility. Time Certain – 7:30 p.m. February 07, 2012.
 - (5) Second Public Workshop to Receive Citizen Input on Capital Facilities Needs Assessment Report and Proposed Public Safety & Administration Support Facility. Time Certain – 7:30 p.m. February 21, 2012.
- 10. Citizens to be Heard.** There were no citizens to come forward to be heard.
- 11. Announcements by the Mayor and Council Members.**
At this time, reports about items of community interest regarding which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley Council or a City official.
- Community Events:**
- 01-28-12 Town Hall Meeting, 9 a.m. – 12:30 p.m., Leon Valley Conference Center, 6421 Evers Road, Leon Valley, 78238.
 - 02-25-12 23rd Anniversary Earthwise Living Day, 10 a.m. – 2 p.m., Leon Valley Community Center, 6427 Evers Road, Leon Valley, 78238.
 - 03-24-12 Pet Rabies Vaccination Clinic, 10 a.m. – 12 Noon, at the Leon Valley Conference Center at 6421 Evers Road, Leon Valley, 78238.

Councilman Reyna asked that Council Member Hill’s grandmother be kept in everyone’s prayers. Council Member Baldrige indicated she concurred Councilman Reyna’s comment.

Mr. McKamie indicated he would bring the new attorney to a meeting in February to introduce him, Brian Smith, who has city management and economic development experience.

Agenda Item 4 – Special Meeting

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 24, 2012**

Mayor Riley noted that the MPO will conduct a community event in Leon Valley on February 13 at the Leon Valley Conference Center to obtain public input. She invited persons to come to the MPO meeting on February 13 in Leon Valley.

Mayor Riley invited those interested in attending the Town Hall Meeting to come at 8:30 a.m. to meet and greet and get their coffee in time for the meeting to start at 9 a.m.

Executive Session

12. Executive Session in Accordance with the Texas Government Code.

- A.** The City Council of the City of Leon Valley convened in Executive Session at 9:42 p.m., Pursuant to Section 551.071, Consultation with Attorney, M&C # 01-15-12, Negotiations Concerning an Interlocal Agreement with CPS Energy with Reference to the Community & Economic Investment Development Fund (CEID).
- B.** The City Council of the City of Leon Valley reconvened into Open Session at 10:07 p.m. No actions were taken resulting from the Executive Session.

- 13.** 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.

- 14. Adjourn.** Motion to adjourn by Councilman Dean and second by Council Member Baldrige at 10:07 p.m. With no other business to come before the City Council, the Mayor adjourned the meeting.

Mayor Chris Riley

ATTEST:

Janie Willman, City Secretary

Agenda Item 5 – Special Meeting

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

The City Council of the City of Leon Valley, Texas, met on the 28th day of January 2012 at 9 a.m. at the Leon Valley Conference Center, at 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

TOWN HALL MEETING – 9:00 A.M. – 12:30 P.M.

1. Call to Order, and Determine a Quorum is Present, and Open Remarks.

Mayor Chris Riley called the Town Hall Meeting to order at 9 a.m. with a quorum and the following City Council Members in attendance: Reyna, Baldrige, and Dean. Council Members Hill and Biever have excused absences. Ms. Hill is with a family member who is very ill and Mr. Biever is out of town.

City Staff in attendance: City Manager Longoria, City Secretary Willman, Administrative Assistant Angela Trejo, Community Development and Interim Economic Development Director Flores, Finance Director Wallace, Fire Chief Irwin, Human Resources Director Caldera, Library Director Trent, Police Chief Wallace, Public Works Director Vick, Assistant Public Works Director Stolz, and Stormwater Manager Flores.

Guest speakers included: Mr. Olen Yarnell, Capital Facilities Committee Chairman, Mike Lanford, NCARB, Principal of Alamo Architects, Jim Carrillo, AICP, ASLA, Vice-President of Half Associates, Andrew Douglas, AIA, President of Douglas Architects, Art Herrera, Project Manager for VIA Metropolitan Transit, and Sia Sayyadi, PE, RPLS, President of Sia Engineering, Inc., and Consulting Engineer for the City of Leon Valley.

Mayor Chris Riley made introductory remarks regarding the Town Hall Meeting. She indicated it is a continuation and outgrowth of the 2011 Town Hall Meeting. Mayor Chris Riley described the three hour meeting as a brainstorming session. She invited input to help determine the direction in which the City needs to proceed. She stated that the City Council will base its decisions on facts and evidence and on what the City can afford.

2. Presentations on the Following;

A. Municipal Facilities Capital Improvements - Mayor Chris Riley introduced Mayor Pro Tem Jack Dean. Mayor Pro Tem Jack Dean introduced Olen Yarnell, Chairman of the Capital Facilities Committee (CFC). Mr. Yarnell provided a brief history of the City Council appointed ad-hoc Committee's work since June 2007. They acknowledged the work of the Committee including Council Member Hill was absent from the meeting.

CFC Committee Chair Olen Yarnell introduced Mike Lanford of Alamo Architects. Mr. Lanford briefed the City Council and the assembly indicating what is being presented represents the consensus of the Committee, it utilizes best practices, and reuses everything that can be reused. He and his staff interviewed all departments and employees and included Police Chief Wallace and Fire Chief Irwin. The Committee met 8 times during the needs assessment process. He reported that

Agenda Item 5 – Special Meeting

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

although City employees are in tight quarters that all staff is dedicated to doing their work with a positive attitude. The cost is estimated between \$6 to \$7 million. He discussed in detail the dynamics and considerations found through the assessment process.

The following persons spoke on this agenda topic:

Walter Geraghty.
Darby Riley.
Lynn Joseph.
Marcus Semmelman.
Mike Davis, Jr.
Al Baldrige.
Walton Daughtery.

- B. Beautification of Bandera Road & Poss Road** – Mayor Chris Riley introduced Council Member Irene Baldrige. Council Member Baldrige made introductory remarks. Council Member Irene Baldrige introduced Jim Carrillo, of Halff Associates. Mr. Carrillo spoke to the challenges presented by Bandera Road as being heavily trafficked and not pedestrian friendly. He briefed the City Council and the assembly on the history of the options determined as beautification opportunities for Bandera Road as the result of the call for projects by the Texas Department of Transportation two years ago.

A key element of the beautification options included looking at entryway features, including monuments in the median and landscaping. It was also suggested that the City's water towers be lighted as they represent an iconic symbol of the City of Leon Valley.

It was announced that \$200,000 would be required to do the entryway monuments. A funding source will be determined. The work on the project is to be completed in 2012.

Council Member Baldrige also introduced Andrew Douglas, President of Douglas Architects. Mr. Douglas commended the City Council for doing the Town Hall Meeting and related projects in the right way by working to obtain public participation and input. He described Poss Road in front of Raymond Rimkus Park as being the heart of the City of Leon Valley. He spoke to the water conveyance issues related to flooding which involves FEMA. Mention was made of utility work which will be done shortly by the San Antonio Water System (SAWS). He discussed some alternatives which will help with flooding from the water tributary. He detailed opportunities for softening the current pathways with landscaping. He indicated it would be a buffer area to give the Park an edge and soften it simultaneously with accent landscaping. He indicated there can be created a master plan and build it or phase it in over time. It would unify what's coming or proposed for Bandera Road.

The following persons spoke on this agenda topic:

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

Lynn Joseph.
Ruben Robledo.
Rita Burnside.

- C. Economic Development in Leon Valley** – Mayor Chris Riley introduced Councilman Art Reyna. Councilman Reyna made introductory remarks. Councilman Reyna introduced City Manager Manuel Longoria, Jr. Mr. Longoria briefed the City Council and the assembly on the topic of Economic Development. He noted that each city defines for itself what Economic Development is and comprises because each city is unique. It is a team sport, including multiple organizations from the City, the Economic Development Corporation, the Chamber, the business community and schools which provide workforce training. Mr. Longoria emphasized that Economic Development is generally defined as activity or projects that bring new revenues to the City including sales tax, property taxes, and bed taxes. Mr. Longoria explained the planning process for determining a roadmap to arrive successfully at Economic Development. He detailed the dynamics and factors involved in setting goals and objectives and establishing a policy and set target program. Important in assessing the Economic Development growth and program are measurement metrics to track actual performance. Examples would be growth in property tax roll, and sales tax, jobs, and specific recruitment of targeted businesses.

The following persons spoke on this agenda topic:

Ruben Robledo.
Tony Flores.
Larry Little
Al Uvietta.
Jim Carrillo.
Al Baldrige.
Roy Horn.
Marcus Semmelman.
Mickey Smith.

- D. Bus Rapid Transit Leon Valley Primo Line** – Mayor Chris Riley introduced Mr. Art Herrera, Project Manager, VIA Metropolitan Transit. Mr. Herrera made an extensive and detailed presentation on the proposed route for the Primo Line and how it was determined as it comes into the City of Leon Valley. He discussed issues of timing and service as the busses will come from the Fredericksburg Road Corridor. He introduced the use of the most current technology and energy using compressed natural gas (CNG).
- E. Drainage / Flood Control Projects** - Mayor Chris Riley introduced Public Works Director Byron Vick. Mr. Vick introduced Stormwater Manager Marisa Flores. Ms. Flores identified 3 stormwater projects as determined by the City Manager. City Engineer Sia Sayyadi, President of Sia Engineering addressed the City Council and the assembly regarding the impact of the LC – 17 (Huebner Creek) Project being

Agenda Item 5 – Special Meeting

**CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS
JANUARY 28, 2012**

done by Bexar County Flood Control. He indicated that the City will inherit and maintain the property once the project is completed. Bexar County Flood Control is working on Phase I of the Project.

The following persons spoke on this agenda topic:

Mary Key.
Lynn Joseph.
Matt Hodde.
Daniel Bee.

- 3. Closing Remarks and Adjournment.** Motion to adjourn at 12:40 p.m. by Councilman Reyna and second by Councilman Dean. With no further business to come before the City Council, Mayor Riley adjourned the meeting.

Mayor Chris Riley

ATTEST:

Janie Willman, City Secretary

MAYOR AND COUNCIL COMMUNICATION

DATE: February 7, 2012
M&C: # 02-05-12
Regular Meeting

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 first public workshop to receive citizen input on the Capital Facilities Needs Assessment Report and Proposed Public Safety & Support Service Facility. The City Council 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.

Environmental Stewardship – Cities that reuse available materials in construction and renew public facility infrastructure practice environmental stewardship through the use of

Agenda Item 3

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: _____

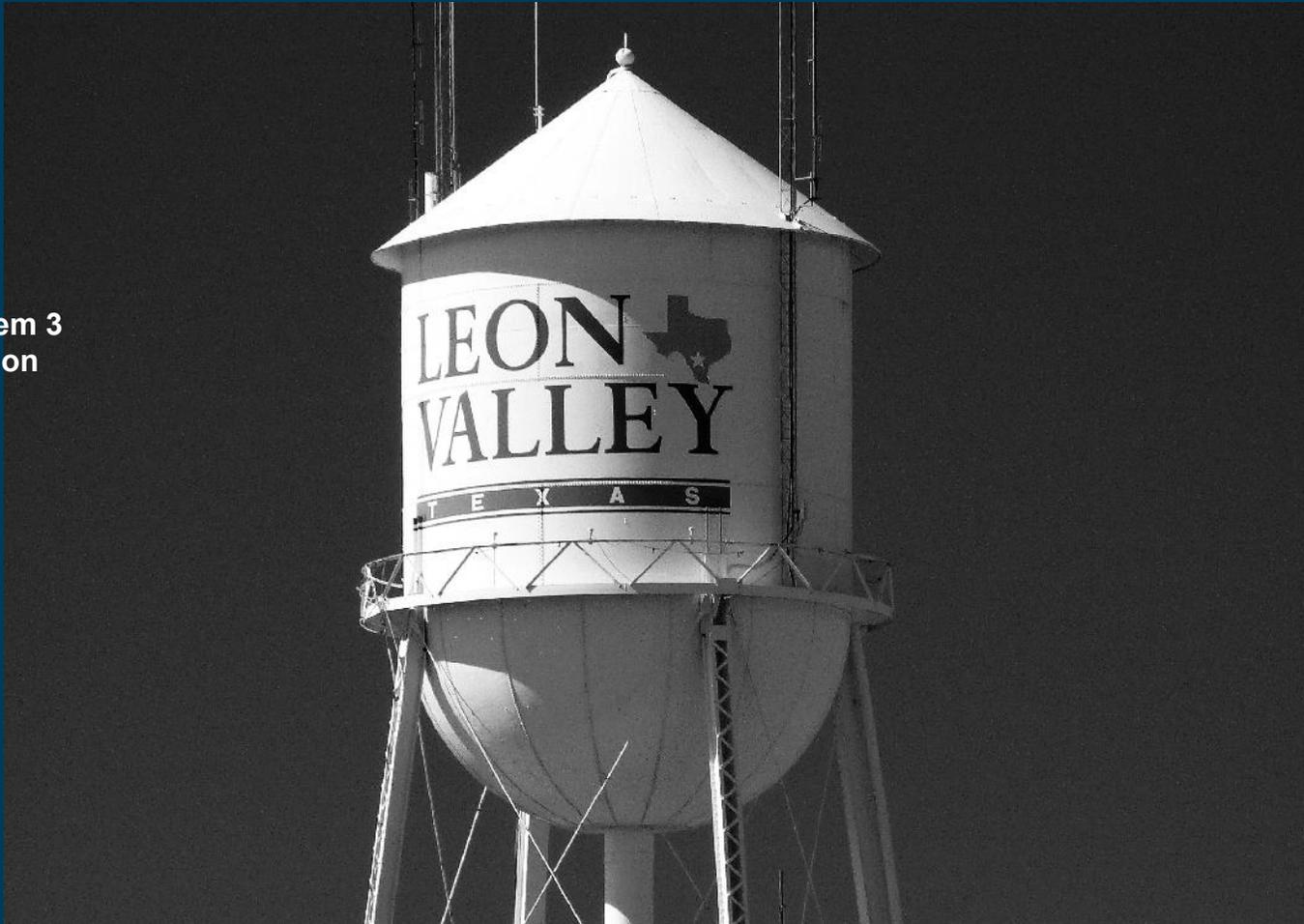
DISAPPROVED: _____

APPROVED WITH THE FOLLOWING COMMENTS: _____

ATTEST:

Janie Willman, City Secretary

Agenda Item 3
Presentation



Public Safety and Support Service
Center
City of Leon Valley

Alamo Architects
January 28, 2012

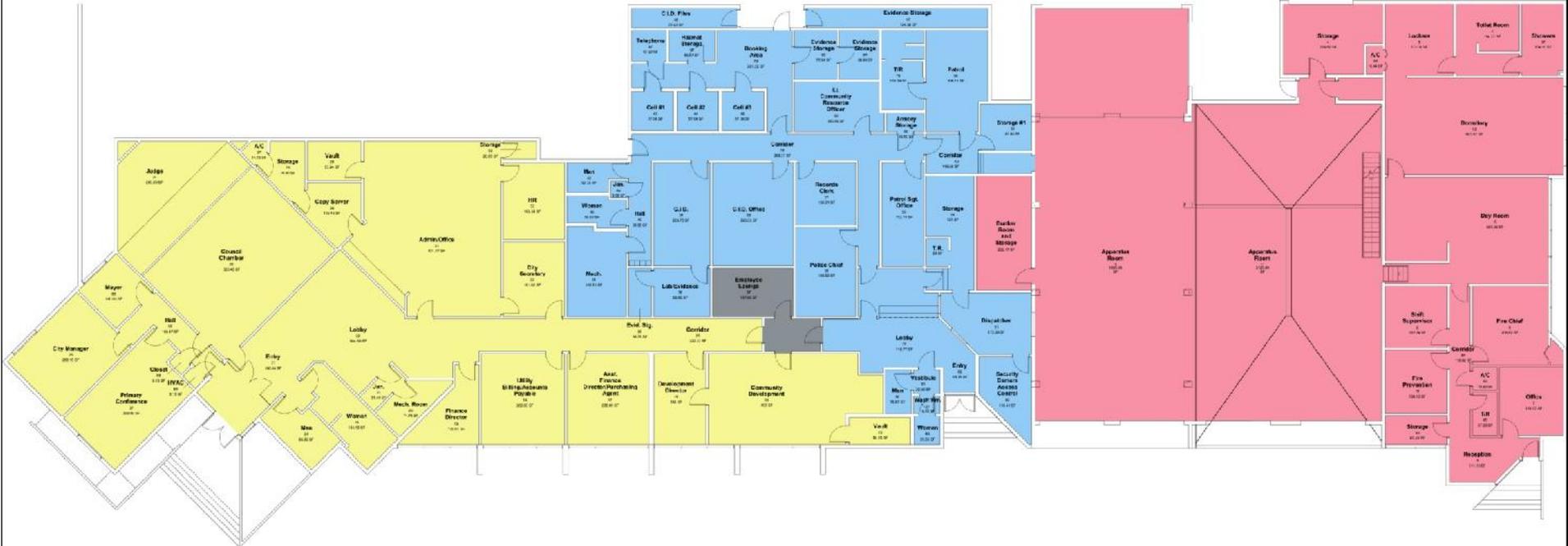
Introduction

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

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

- Better Meeting Spaces for Private Conversations

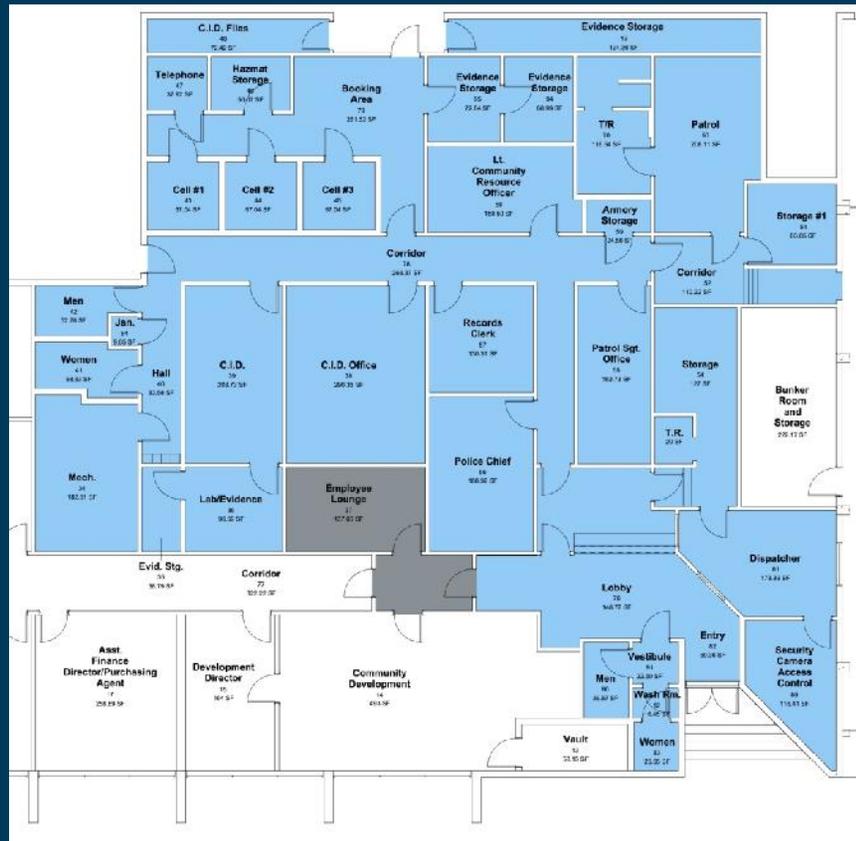


Needs Assessment - Findings

City Administration & Municipal Services

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





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

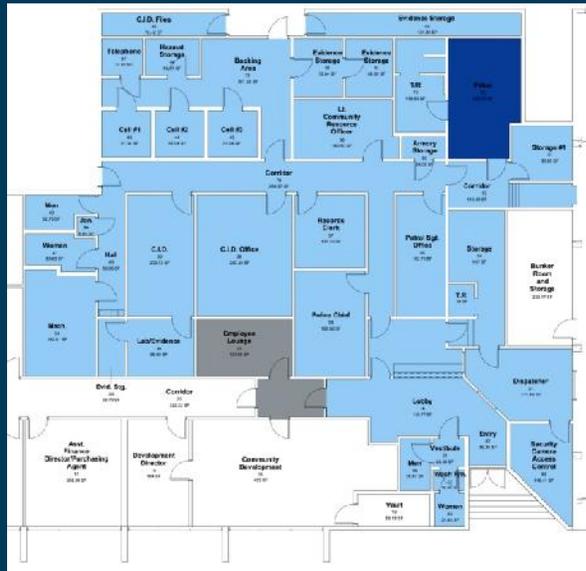
- Intake Process
- Interview
- Juveniles



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
 - 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

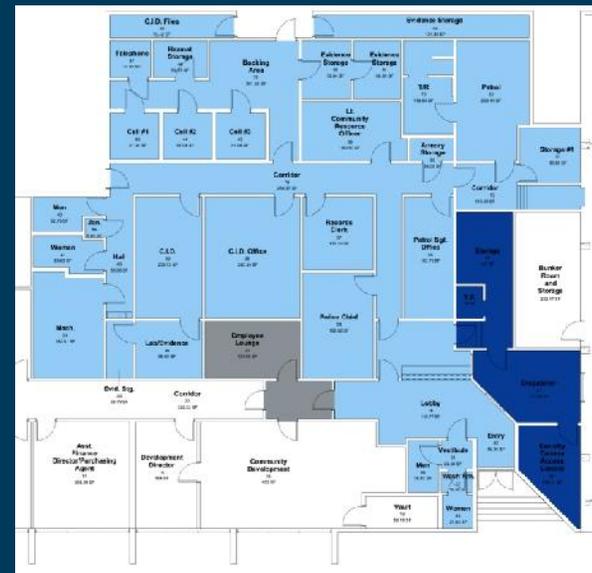
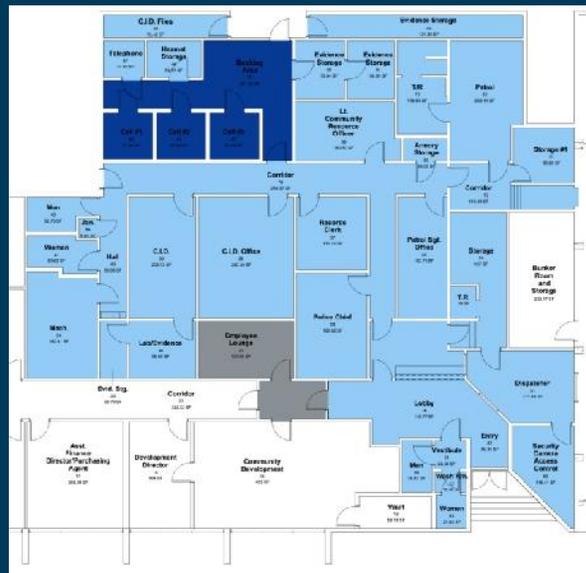
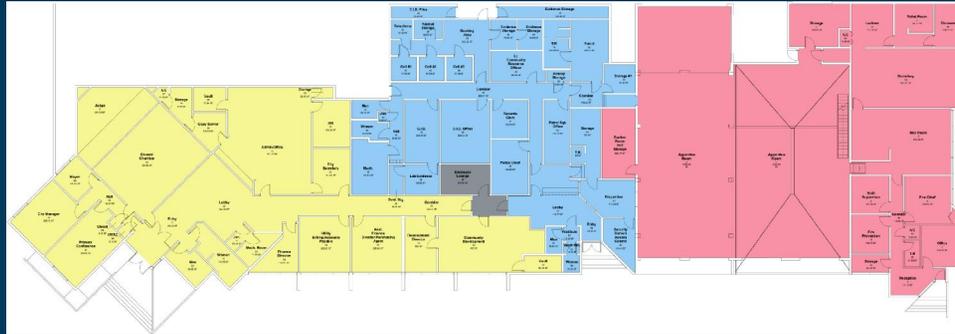
- Improve Storage
 - Armory Storage
 - Technology Storage
 - Evidence Storage
 - Locker Room, Gear Lockers



Needs Assessment - Findings

Police Department

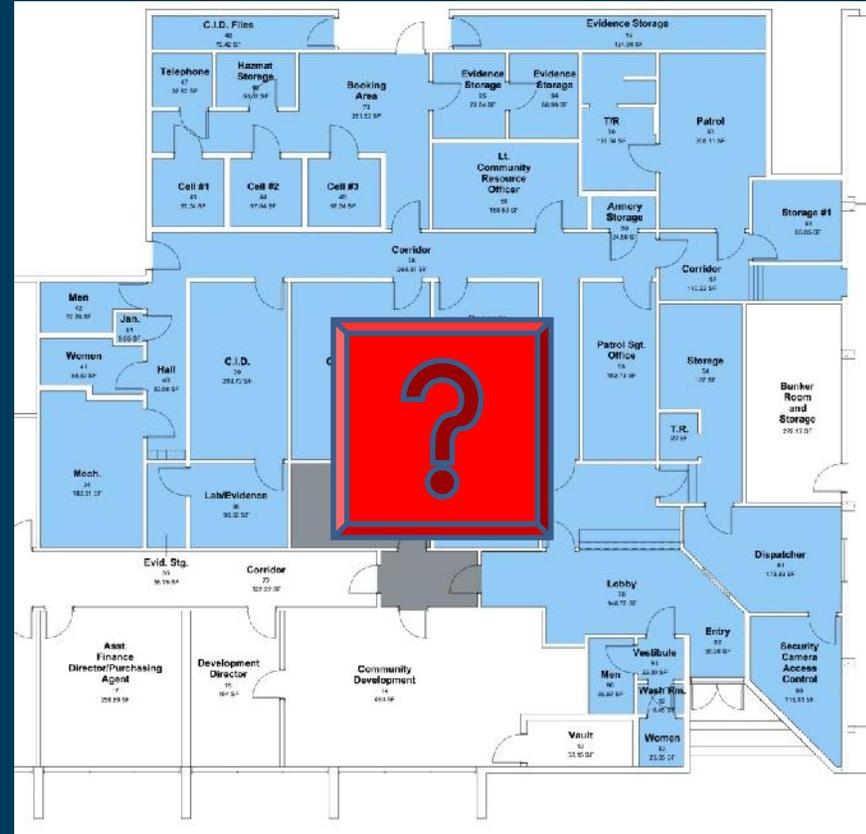
- Improve Security
 - Prisoner Hold Area
 - Security Camera Coverage
 - Centralize Dispatch
 - Centralize Door Lock Controls



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

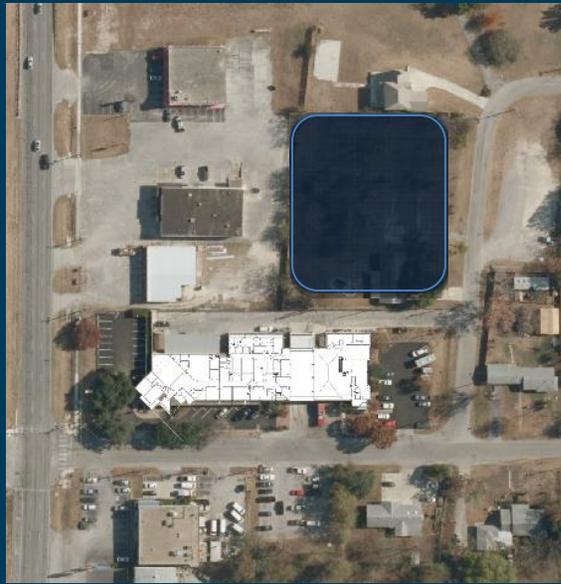
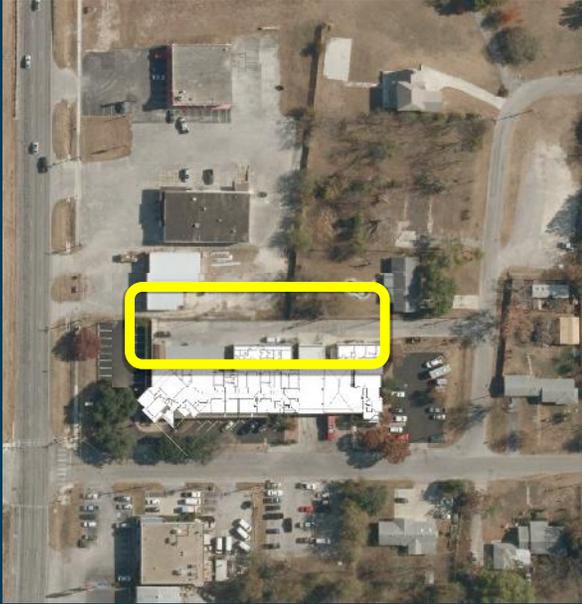
Fire Department

- 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

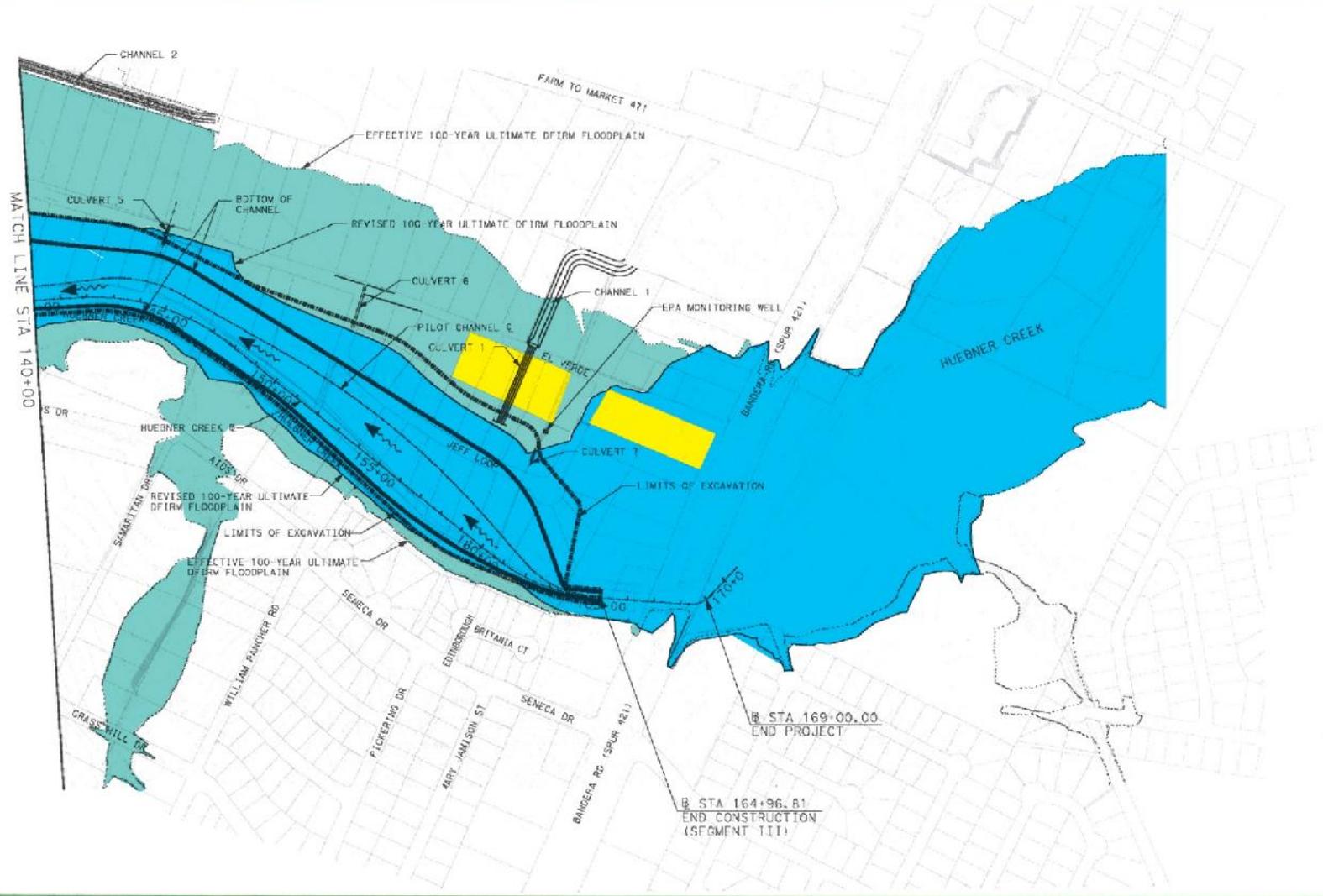


Flood Plain



Bexar County
Public Works Department
Flood Control

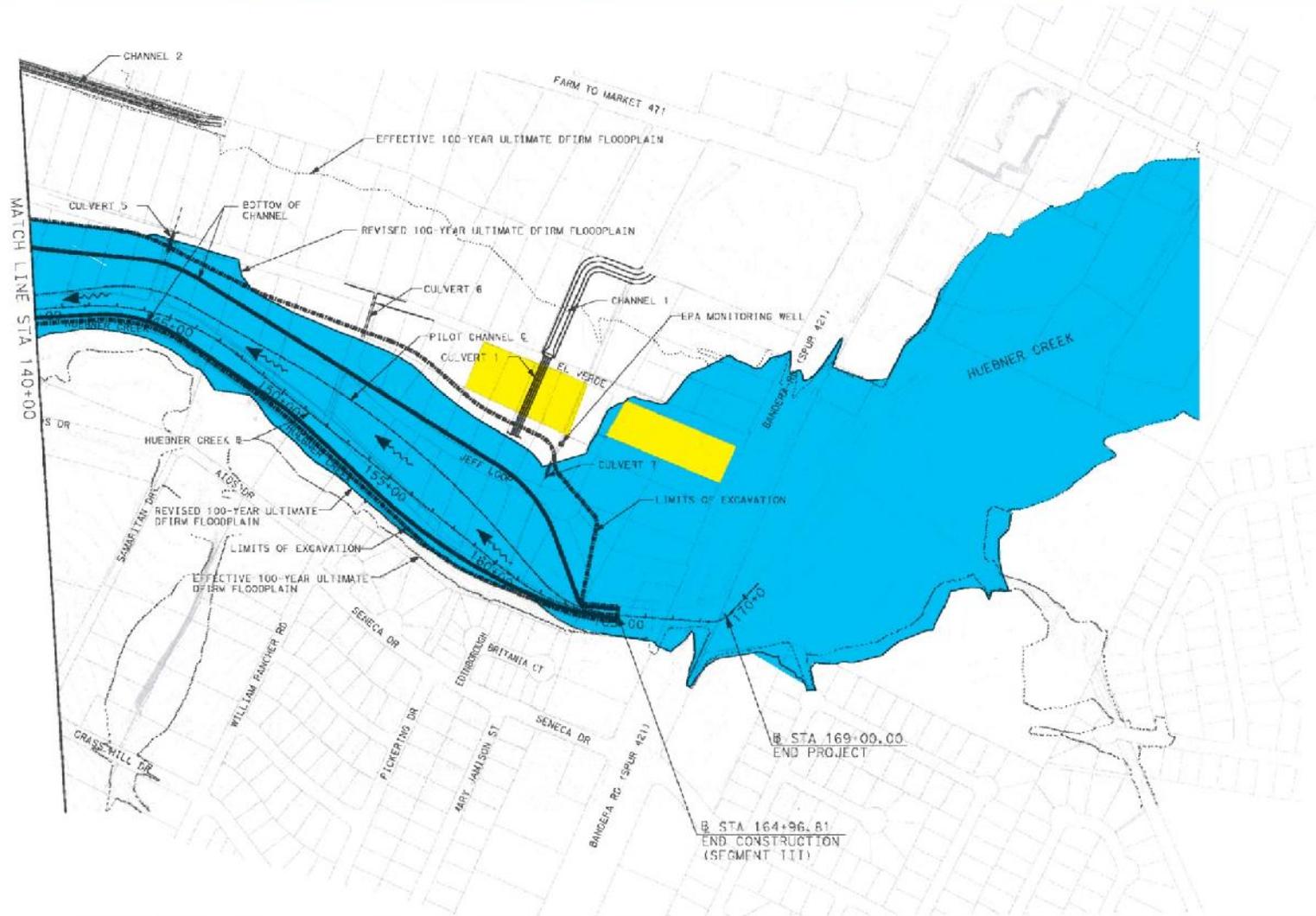
Huebner Creek LC-17 Project Layout



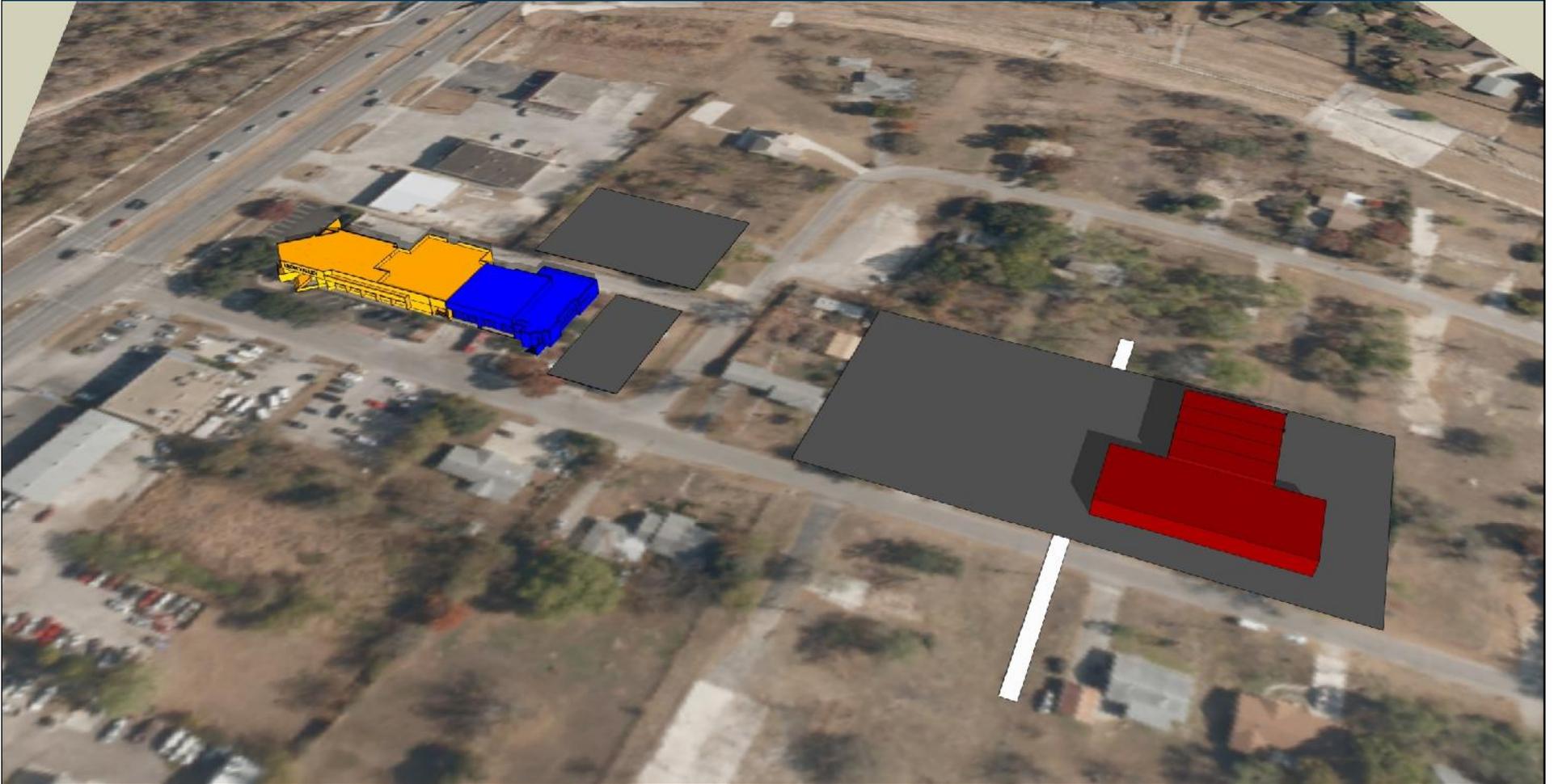


Bexar County
Public Works Department
Flood Control

Huebner Creek LC-17 Project Layout



Recommended Scheme



Recommended Scheme
Remodel existing facility with New Fire Station on New Lots

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 6

	Current Sq. Ft.
FIRE DEPARTMENT	
Living and Administrative Areas	
FD01 Secretary	33.33
FD02 Entry	25.00
FD03 Ass. Chief	150.00
FD04 Women's Toilet Room	47.97
FD05 Copy/File Room	85.50
FD06 Fire Psychological	95.00
FD07 Front Mechanical Room	16.00
FD08 Shift Supervisor (Captain)	138.00
FD09 Fire Chief	235.95
FD10 Fire Chief Closet	12.00
FD11 Corridor	116.90
FD12 Kitchen	192.00
FD13 Dayroom	390.00
FD14 Dayroom Stair	50.00
FD15 Dormitory	612.00
FD16 Storage/Workshop	278.54
FD17 Rear Mechanical Room	78.00
FD18 Apparatus Room Rear Foyer	55.92
FD19 Locker Room	195.42
FD20 Men's Toilet Room	180.75
FD21 Men's Shower Room	117.28
FD22 EMS Storage Area	182.78
FD23 Training Room	551.00
FD24 Training Room Storage	16.00
Existing Gross Sq Ft Subtotal	3,870.30
Apparatus Storage	
FD25 Apparatus Main Room	3,741.00
FD26 Apparatus Room Extension	627.00
Existing Gross Sq Ft Subtotal	4,368.00
Existing Gross Sq Ft Total	8,238.30
Gross Sq Ft Improvement	6,761.70
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 Scheme

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

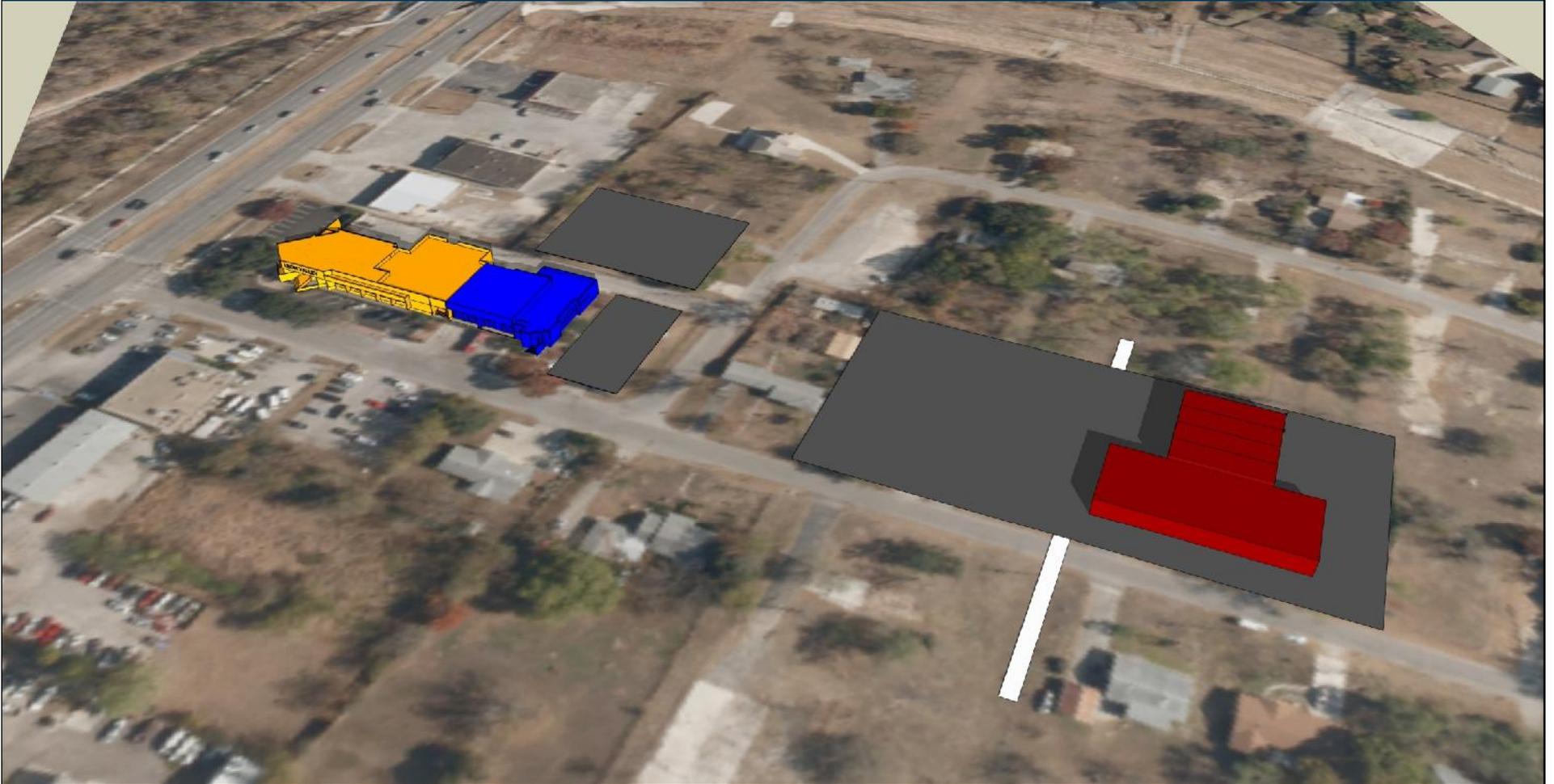
Remodel	7096	150	\$1,064,400
Demo	766	30	\$22,980
New Construction	0	225	\$0
		Sub total	\$1,087,380

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



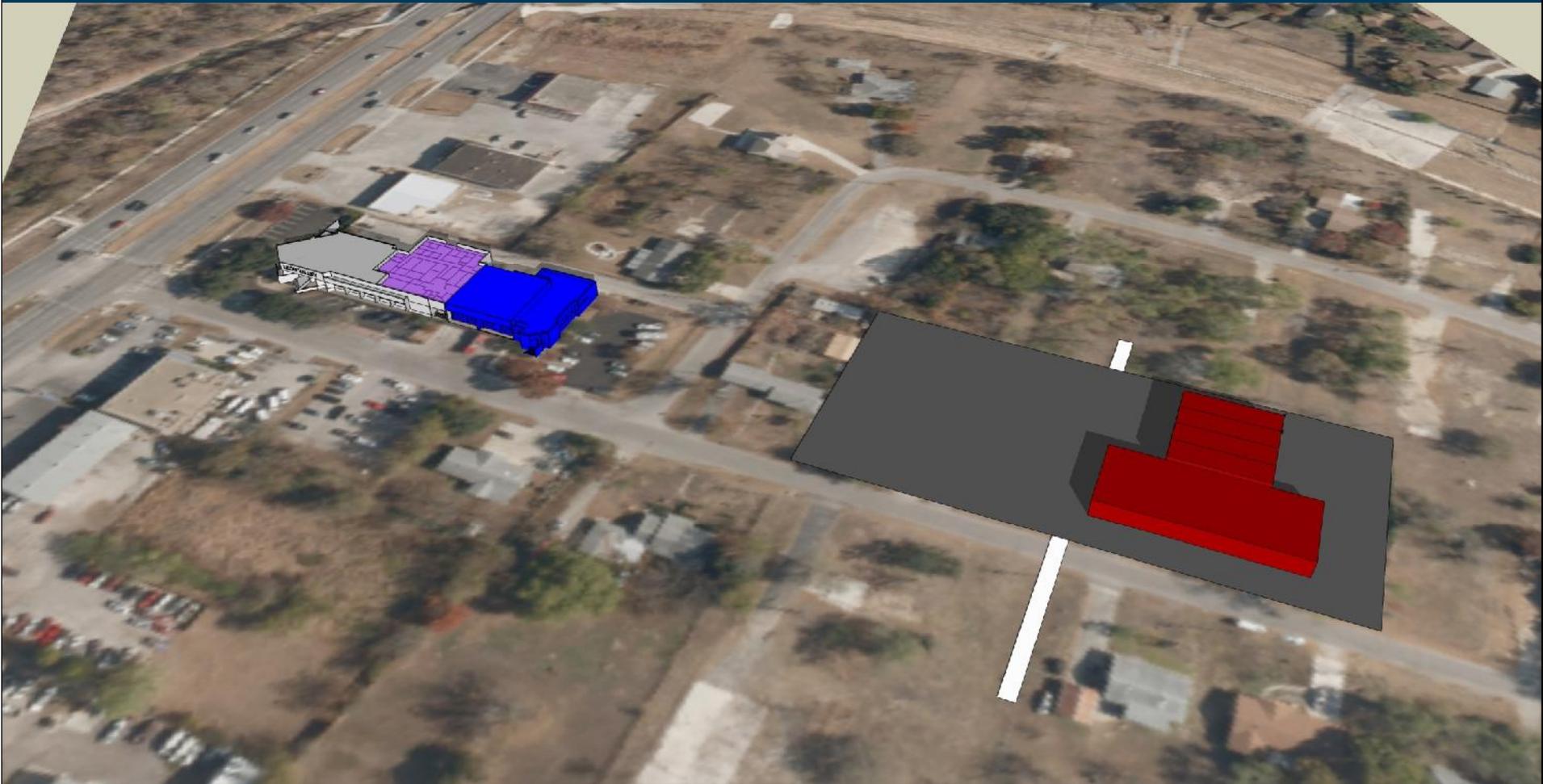
Phase Two
Construct Fire Station



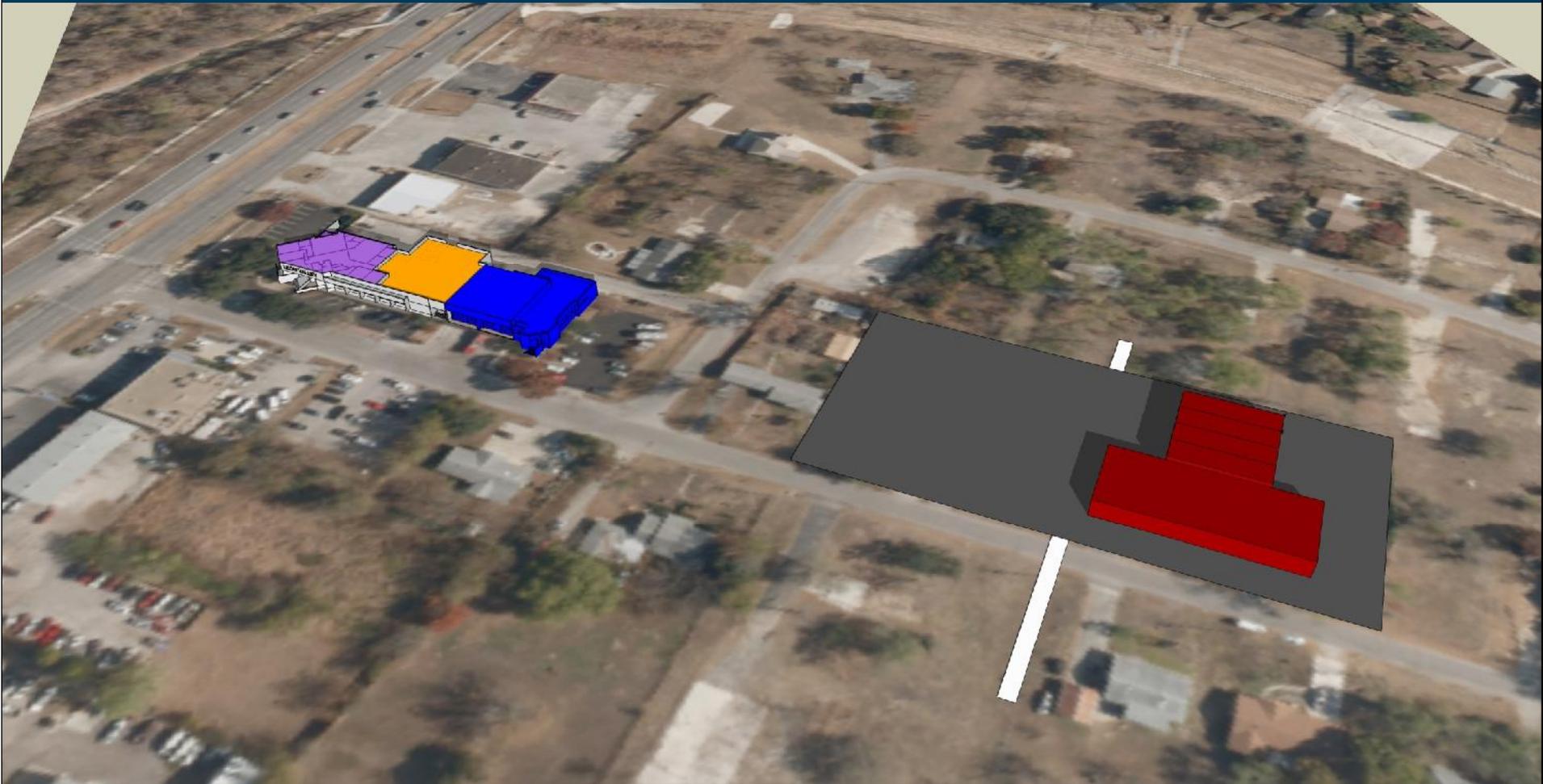
Phase Three
Remodel Existing Fire Station



Phase Four
Relocate Police to New Renovation

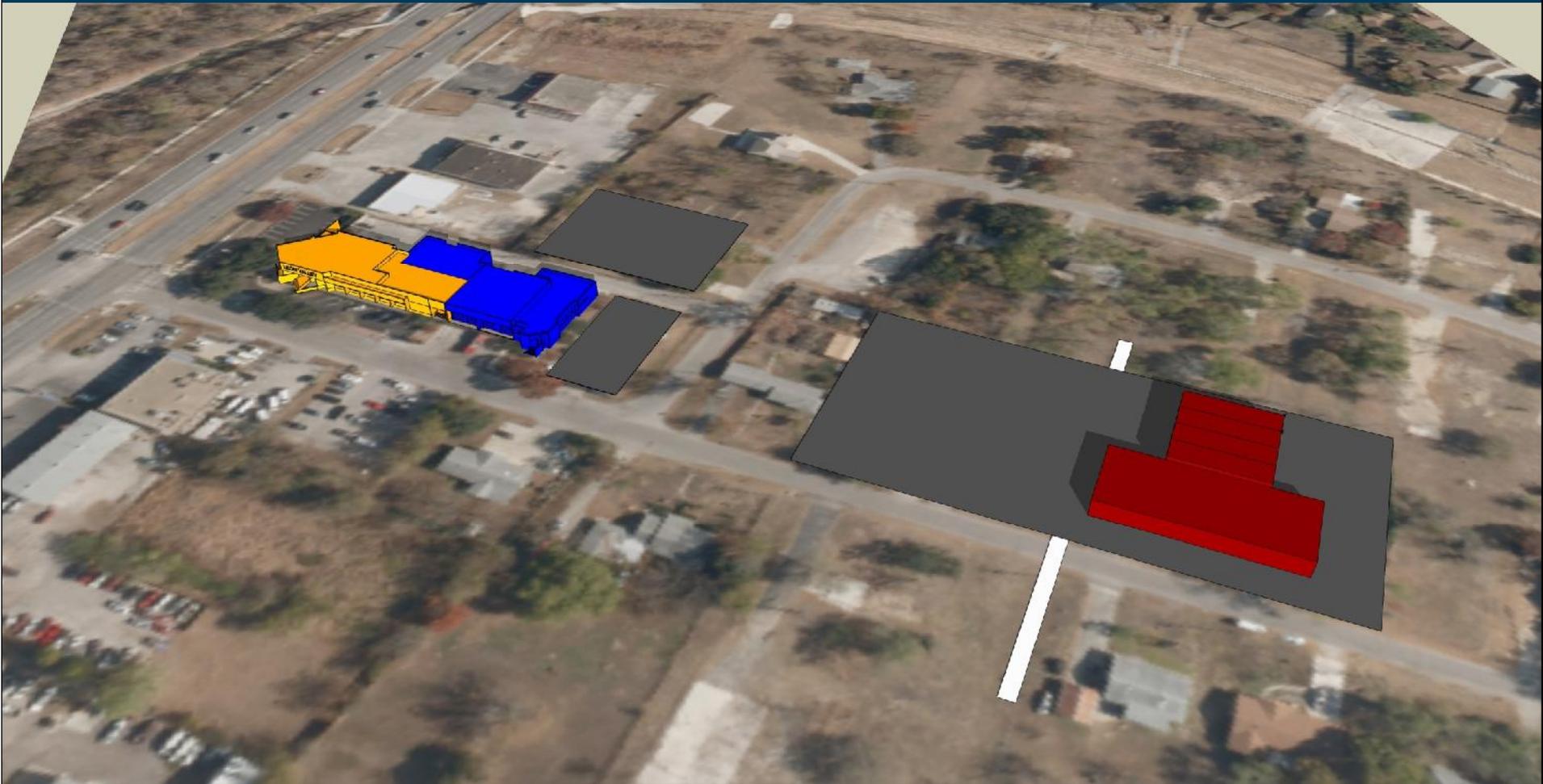


Phase Five
Remodel Existing Police Area



Phase Six

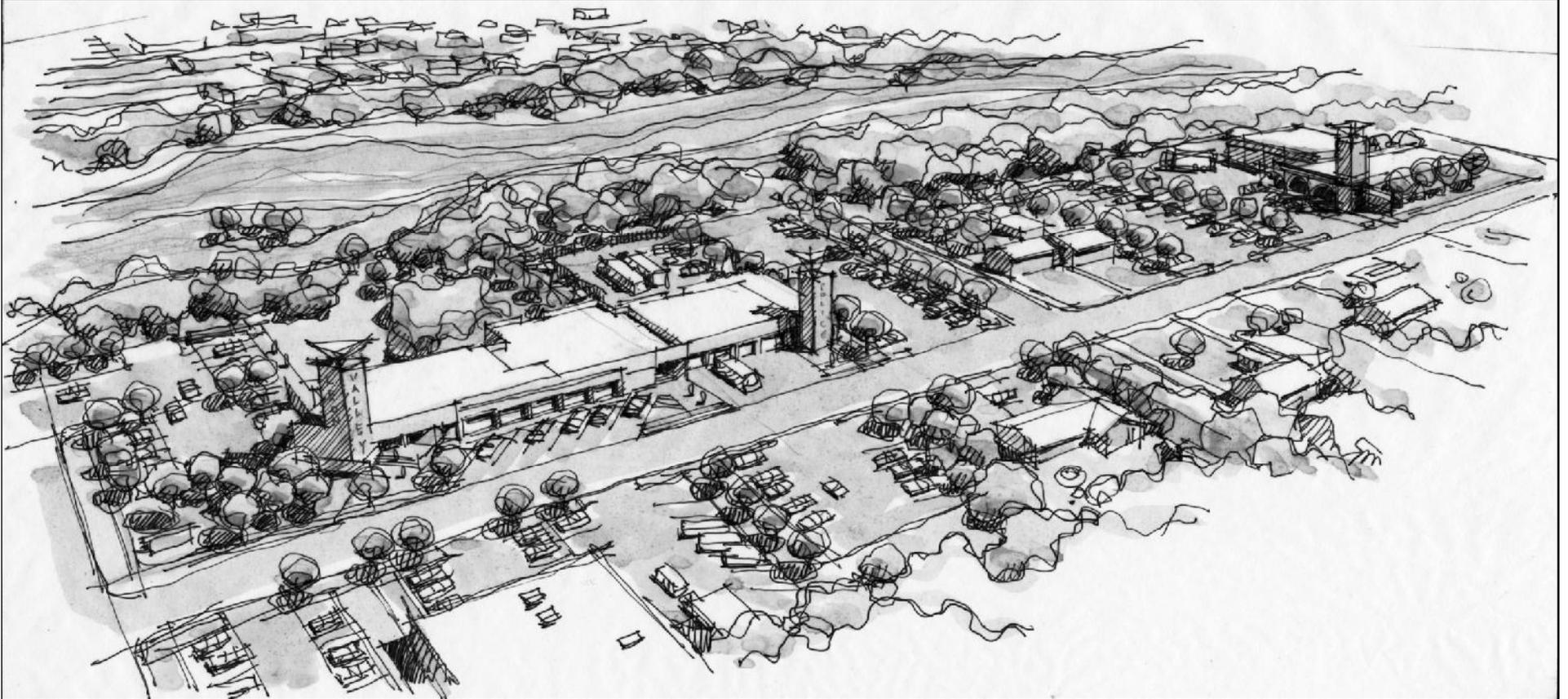
Temporarily Re-locate Admin and Remodel



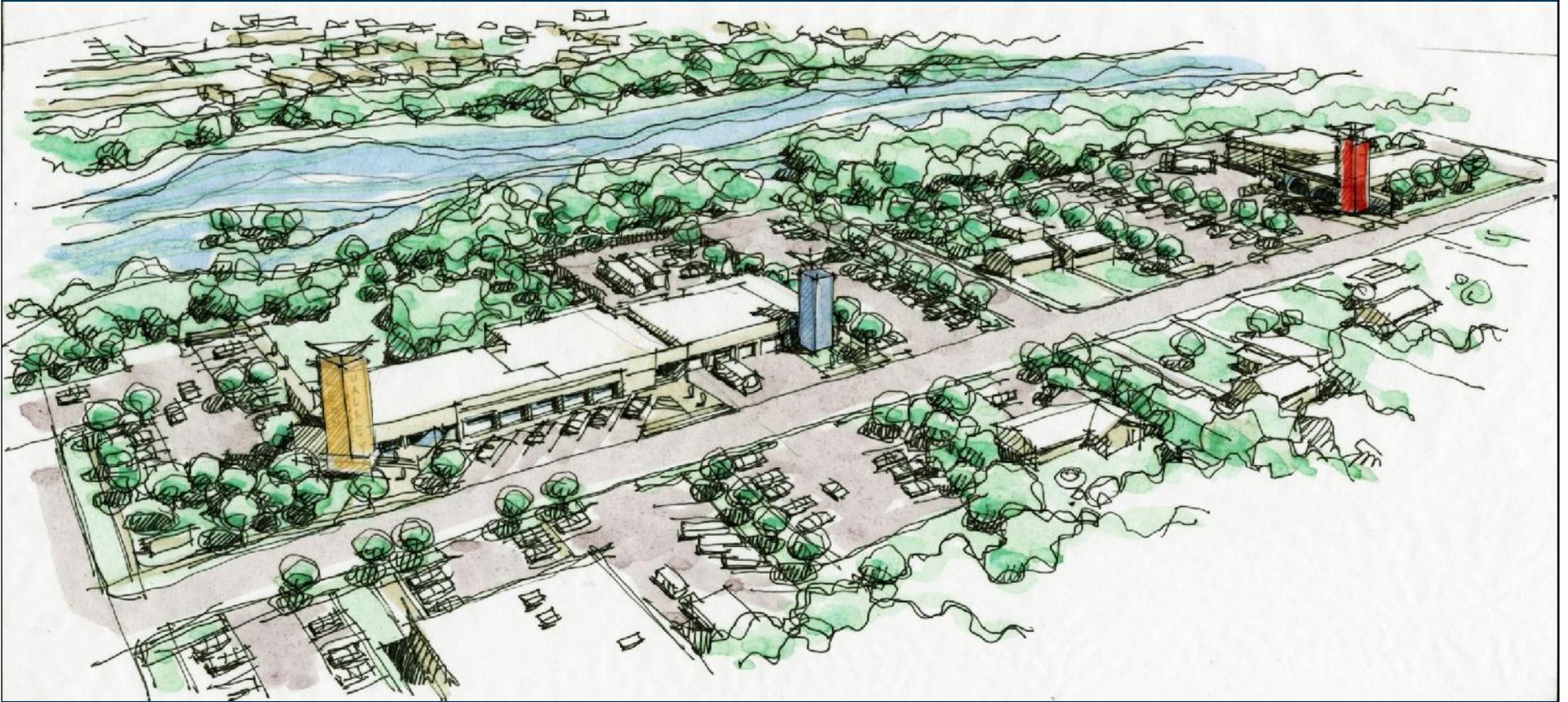
Phase Seven
Complete Work



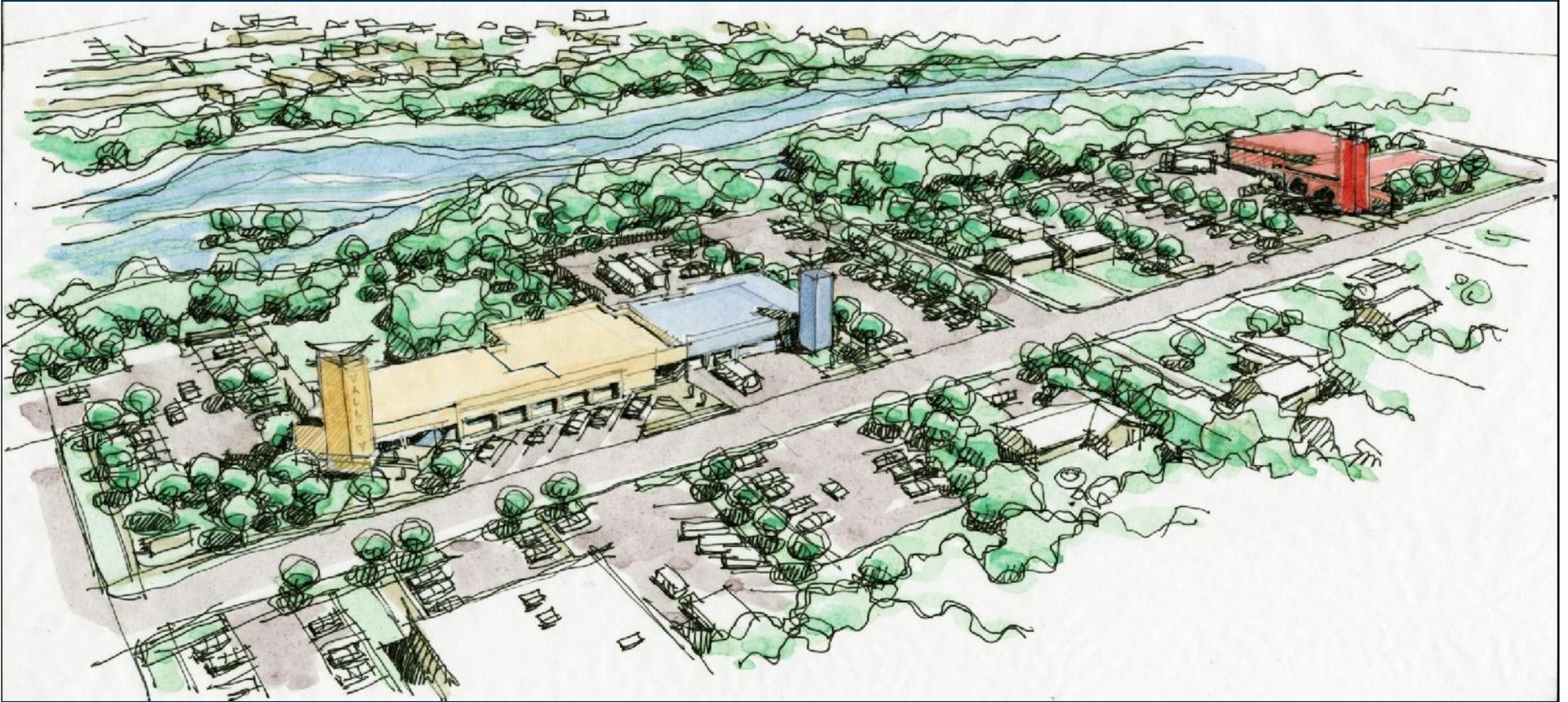
Concept Sketch



Concept Sketch



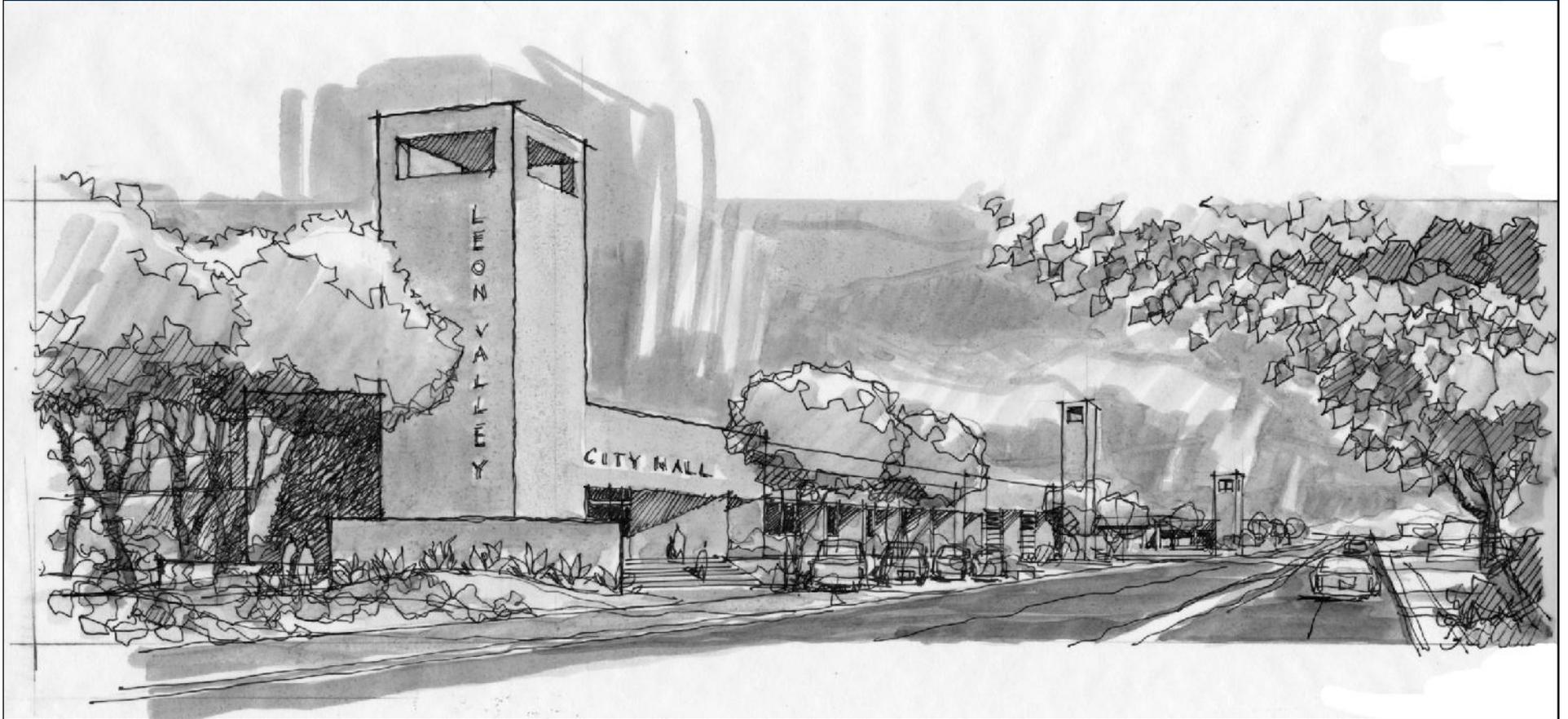
Concept Sketch



Concept Sketch



Concept Sketch from Ground Level



Concept Sketch from Ground Level



Concept Sketch from Ground Level



Concept Sketch from Ground Level

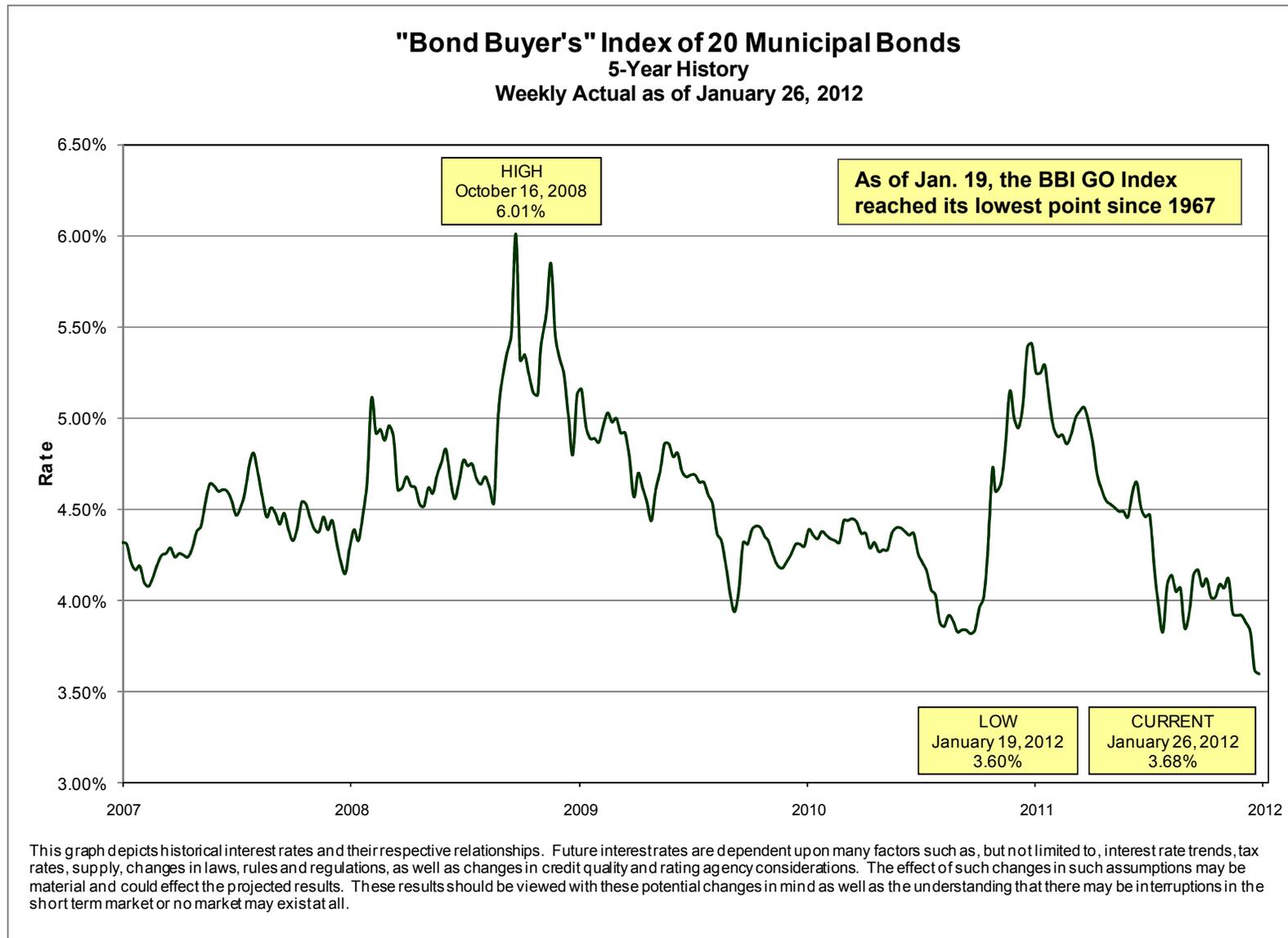
The End

Questions and Discussion

Market Update

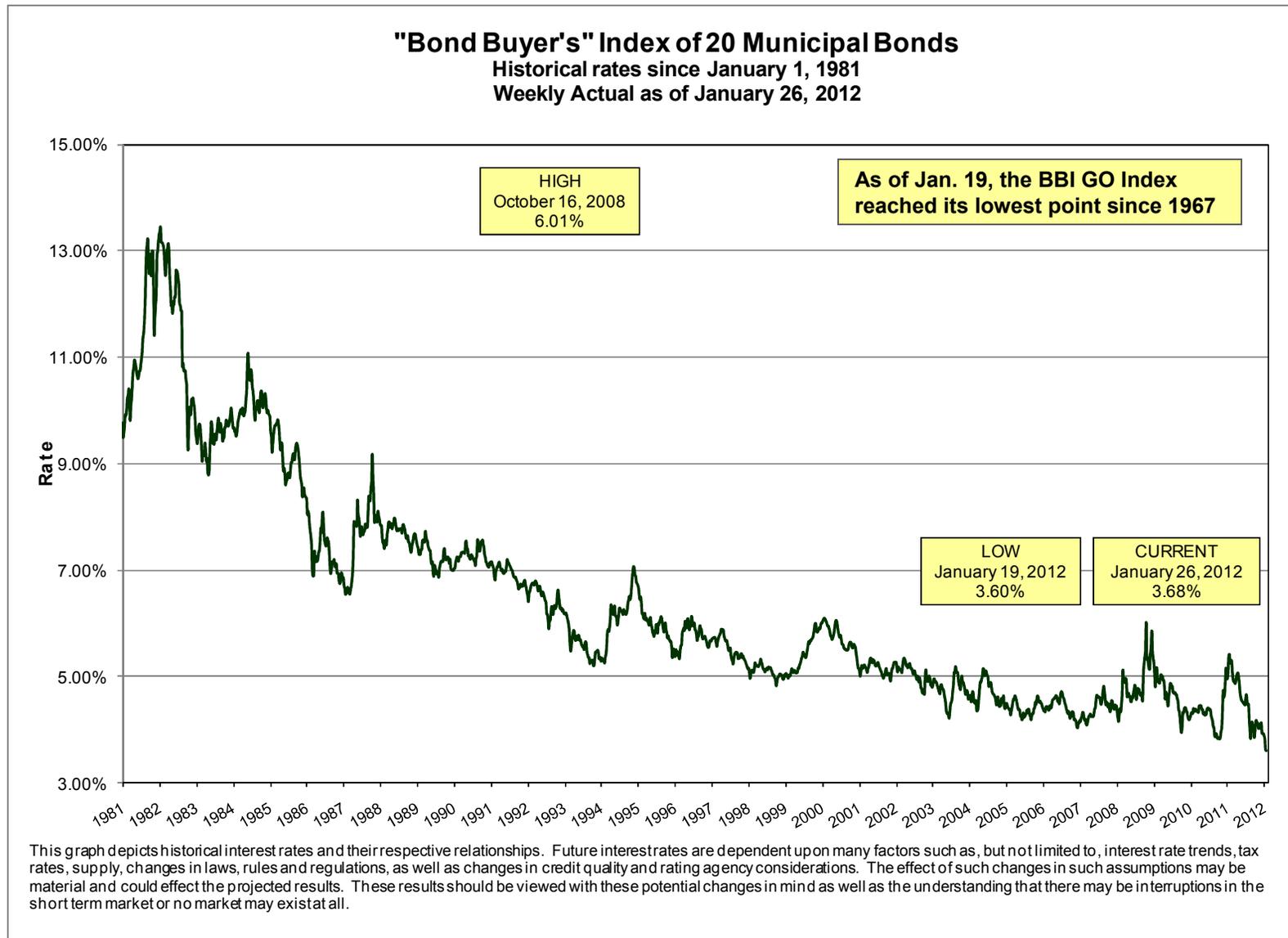


Bond Buyer's Index of 20 Municipal Bonds



CITY OF LEON VALLEY, TEXAS

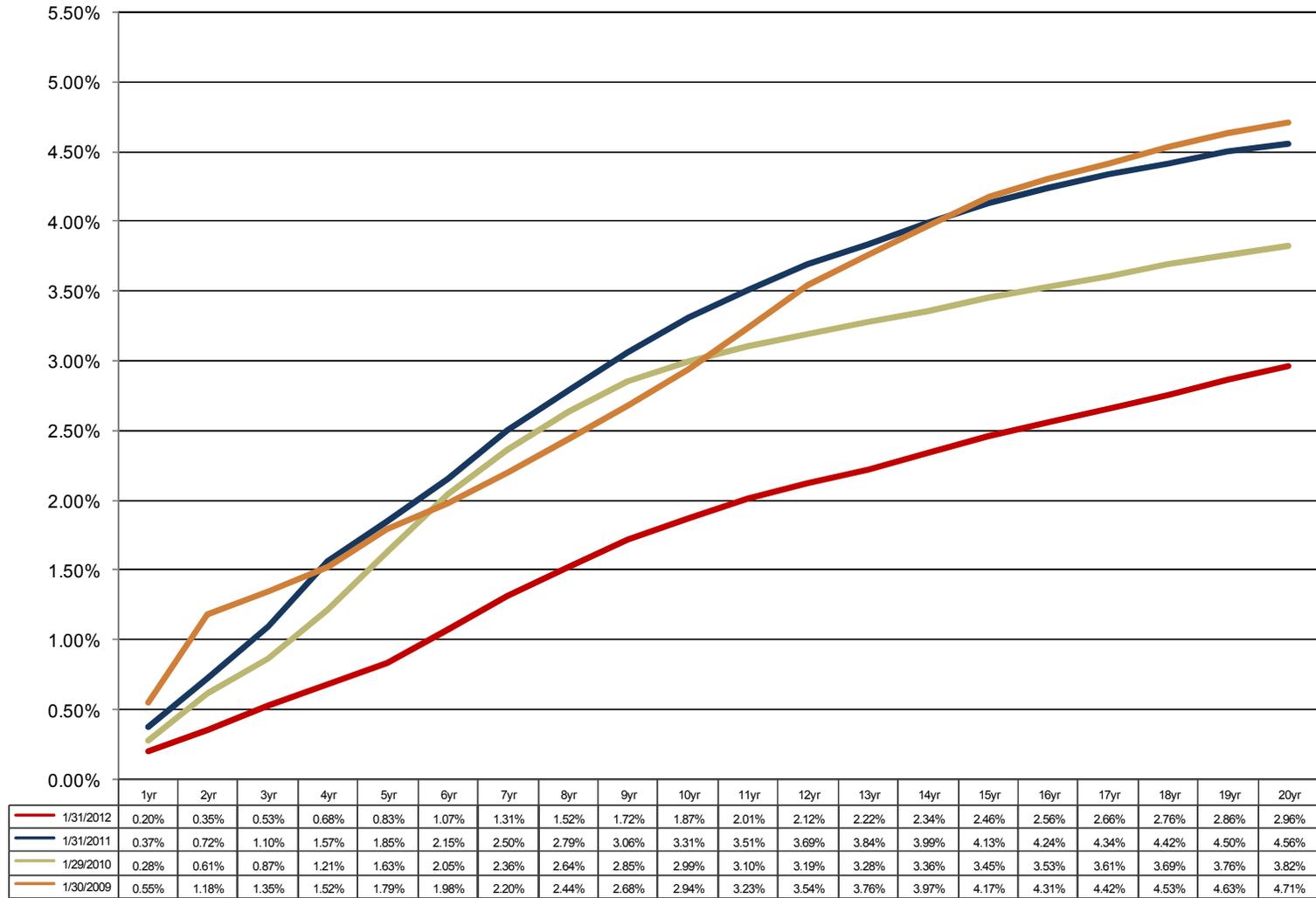
Bond Buyer's Index of 20 Municipal Bonds



CITY OF LEON VALLEY, TEXAS

Municipal Yield Curve

AAA MMD Interest Rates
Rates as of January 31, 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

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

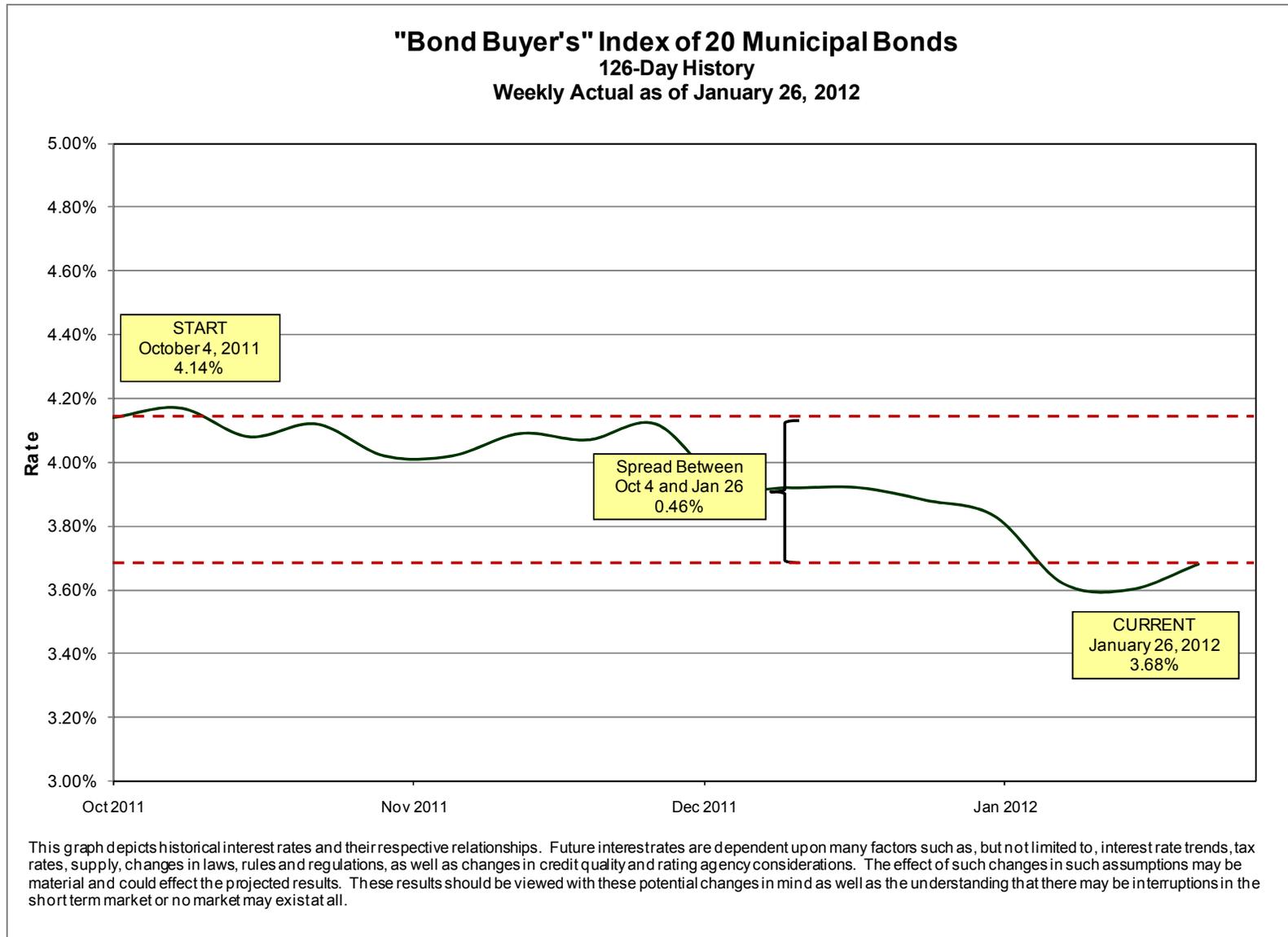
Interest Rate Assumptions

- 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

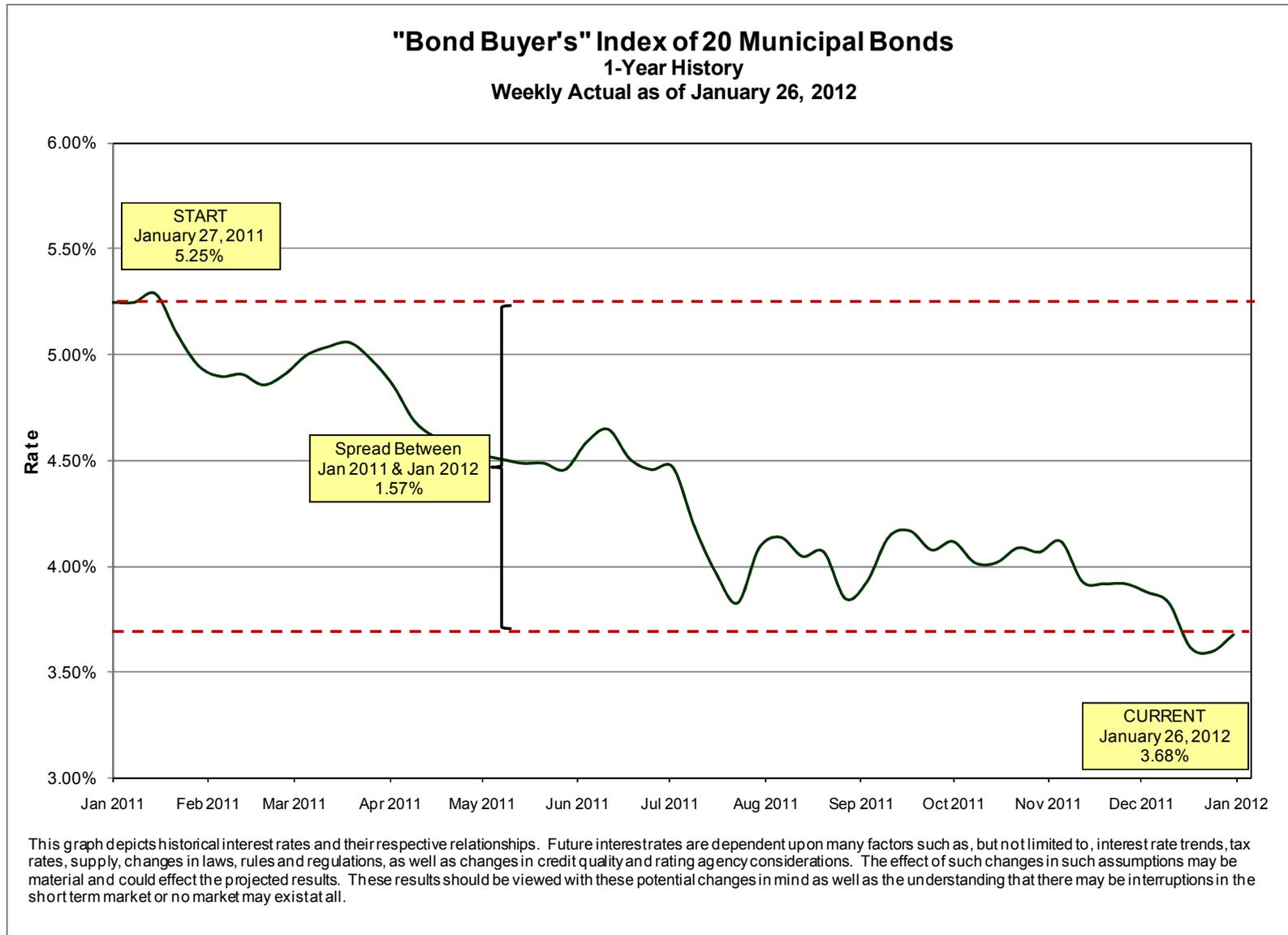
- In projecting the City's debt issuance capacity and resulting tax rate impact, it is important to understand that if the interest rate environment remains relatively unchanged from its current state by the sale date, the projected tax rate impact can be lower than projected

Bond Buyer's Index of 20 Municipal Bonds



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.
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- (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	-