

**CITY COUNCIL MEETINGS OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, FEBRUARY 2, 2010**

The City Council of the City of Leon Valley, Texas, met on the 2nd day of February 2010 at 7:00 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:

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

Call to order and Pledge of Allegiance.

Mayor Riley called the Regular City Council Meeting to order at 7:00 p.m. and asked that the minutes reflect that all the members of Council were present: Garcia, Reyna, Baldrige, Dean, and Nelson.

City Manager Lambert, City Secretary Feutz, Public Works Director Vick, Fire Chief Irwin, Police Chief Wallace, Economic Development Director Ryan, Community Development Director Flores, HR Officer/Assistant City Secretary Caldera, Grant Writer Consultant Word, City Engineer Consultant Sayyadi, and City Attorney McKamie were also present.

Mayor Riley asked Councilmember Baldrige to lead the assembled group in reciting the Pledge of Allegiance.

Presentation of annual status report by the Business Alliance Committee (McCarley/Ryan).

Economic Development Director Ryan asked that this presentation be rescheduled. There were no objections from City Council.

Citizens to be heard and time for objections to the Consent Agenda.

Mayor Riley asked Councilmembers if they wished for anything on the Consent Agenda to be removed for further discussion. Hearing no objections, Mayor Riley asked if anyone in the audience wished to speak for the "Citizens to the Heard" portion of the meeting.

Edward Trigo, applicant for Agenda Item # 9 and owner of Pro Tax, asked that his case be heard out of order as the next item of business, as he had business clients waiting at his office. By consensus, Council agreed to suspend the agenda order so that they would consider the sign variance case after the Consent Agenda.

Seeing no one to come forward for the "Citizens to be heard" portion of the meeting, Mayor Riley asked for a motion to approve the following Consent Agenda items:

Consent Agenda

Consider action to approve minutes of the Regular City Council Meeting of January 19, 2010 (Feutz).

Consider action to amend Resolution No. 10-003 which was approved January 19, 2010 and which ordered a Joint General Election in the City of Leon Valley, Texas, to be administered by Bexar County, on the 8th day of May 2010, for the purpose of

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electing a Mayor, Council Place No. 2, and Council Place No. 4 by the qualified voters of the City of Leon Valley; authorizing the City Manager to contract with the Bexar County Elections Administrator for the conduct of said election, and providing details relating to the conduct of holding the election. *The amendment will add polling locations for early voting by personal appearance (Feutz).*

Tomar medidas con el fin de enmendar la Resolución No. 10-003, aprobada el 19 de enero del 2010, la cual ordena que se lleven a cabo Elecciones Generales Conjuntas en la Ciudad de Leon Valley, Texas, que sean administradas por el Condado de Bexar, el día 8 de mayo del 2010, con el fin de que los electores calificados de la Ciudad de Leon Valley elijan Alcalde, un Concejal para el lugar No. 2 del Concejo y un Concejal para el lugar No. 4 del Concejo; y que autoriza al Presidente Municipal a que celebre un contrato con el Administrador Electoral del Condado de Bexar para que se lleven a cabo dichas elecciones y que proporcione los detalles con respecto a la realización de las elecciones. La enmienda agregará casetas electorales para votación por adelantado en persona (Feutz).

Consider approval of an Ordinance appointing a new member to the Board of Adjustment (Maloy) and a new member to the City Park Commission (Koger) (Mayor Riley).

A motion was made by Councilman Reyna, seconded by Councilmember Nelson, to approve the Consent Agenda items as listed above. Upon unanimous vote, Mayor Riley announced the motion carried.

Action Agenda

Consider action on M&C # 02-03-10 - a request by Edward Trigo, owner of Protax, for a variance to Chapter 3, "Signs," Section 3.04.013(b), "Temporary Signs," to allow a seasonal business to display temporary signage for 120 days in lieu of 30 days per quarter (Flores).

Community Development Director Flores addressed Council presenting the variance requested by Edward Trio, owner of Protax, to allow a seasonal business to display temporary signage for 120 days in lieu of 30 days each quarter at 6525 Bandera Road, a B-2 (Retail) zoned property. She explained that the request was for two white banners with red and black lettering, each measuring thirty-two square feet, for a consecutive 120-day period. Ms. Flores explained that the current code allows seasonal businesses to make the request and she displayed slides illustrating the proposed sign locations.

Mr. Trigo answered questions of Council explaining that he has been at this business location for five years and that this was his first request before Council for this signage. He did however, explain that in the past he has had only one temporary sign each year.

Discussion followed on the rules for temporary weekend signs and the desire of Council to continue to improve the appearances of Bandera Road by reducing the number of temporary signs. Mr. Trigo stated that he understood Council's intentions and that he could live with only one temporary sign and expected that his signs would be down in May of this year.

A motion was made by Councilman Reyna, seconded by Councilmember Dean, to approve the

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variance as requested. Upon vote, Mayor Riley announced the motion carried.

Consider action on M&C # 02-01-10 with attached Resolution and exhibits - a request of the Business Alliance Committee for changes to their name, mission statement and goals, and their bylaws to better reflect their business function and activities for the City (McCarley/Ryan).

Economic Development Director Ryan introduced Business Alliance Committee Chair Mike McCarley who would be presenting the information on the committee's request.

Chairman McCarley addressed Council providing an overview of the committee's past accomplishments and explaining that the Committee wanted to go to more specific goals and to engage with business owners and managers with Council's approval. He stated that the committee recommended changes to the current Business Alliance name, mission, goals and bylaws. He proposed a name change of "Business Owners' and Managers' Association Committee (BOMA) with a mission statement of the BOMA Committee to act as a business advisory committee to City Council. Mr McCarley highlighted the five new proposed goals which will guide the committee to provide business expertise and assistance to the City Council and to the City's business community and to other Committee members and to assist in providing business incentive ideas and programs that will promote a robust economy and attract and retain local businesses. He stated that the Bylaws remain basically the same as they were for the BAC, but changes will reflect the new name of the committee, requirements for the number of members, quorum for the committee, and other changes which will better reflect the business functions and activities of the committee.

Discussion followed between members of City Council and committee members (Mike McCarley, Walter Geraghty, and Al Baldrige) regarding the changes proposed by the committee.

Following discussion, a motion was made by Councilman Reyna, seconded by Councilmen Garcia, to approve the request changes to the Business Alliance Committee: the name to the Business Owners' and Managers' Association (BOMA) Committee, and their mission, goals, and bylaws. Upon unanimous vote, Mayor Riley announced the motion carried and the changes were approved.

Consider action on M&C # 02-02-09 - a request to authorize the City Manager to execute the Community Development Block Grant (CDBG) Program Intergovernmental Cooperative Agreement for the infrastructure improvements for the City of Leon Valley Senior Citizen Center project at the Leon Valley Community Center. Submittal of the application for this grant was approved by City Council on February 3, 2009 with the total grant request totalling \$208,500. (Ryan).

Economic Development Ryan addressed Council explaining that approval of the request will authorize the City Manager to execute the interlocal agreement to move forward with the grant that has been awarded to the City by the Bexar County CDBG program in the amount of \$104,222 for funding Community Center renovations. Ms. Ryan announced that the city had received 100% of Commissioner Elizondo's Precinct 2 funding allocated for this CDBG program. Renovations such as kitchen and bathroom upgrades and weatherization improvements will be considered for funding.

City Manager Lambert stated that the City had requested twice that amount and Bexar County has told him that the additional money will still be coming to the City. He stated that this first grant

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award will be used to weatherproof the structure and the second funding award will be used for energy efficiency such as solar panels in conjunction with a rebate from CPS Energy.

Councilmembers asked for clarification of the proposed improvements such as lowering the ceiling, bathroom renovations for ADA compliance, kitchen safety renovations, insulation and facades. Ms. Ryan noted that she is working with the City Engineer to determine feasibility of lowering the ceiling and requirements for sprinklers with that action. City Engineer Sayyadi reported that the grant is for weatherization improvements and the amount awarded will limit the scope of the improvements that can be done at the center.

Councilmember Baldrige stated that the center's porch should remain intact with any renovations. She recounted how at the beginning of the planning for the new Community Center, it was a major issue to include plans for the building's porch, with its country look and plants on the outside of the porch.

Following discussion, a motion was made by Councilmember Nelson, seconded by Councilman Garcia, to approve the request to authorize the City Manager to execute the CDBG agreements as requested. Upon unanimous vote, Mayor Riley announced the motion carried.

City Manager Lambert reviewed the funding plans with \$104,000 coming from this grant, approximately another \$102,000 from another solar improvements grant, approximately \$50,000 from a CPS Energy rebate, and his goal to seek reprogramming of the \$54,000 park bridge grant funding toward additional Community Center building improvements. He explained that the park bridge project was not proving to be a feasible project due to flood zone building requirements.

**Consider action on M&C # 02-04-10 with attached resolution - a request to authorize the
submittal of an application to the 2010 Bexar County Community Development Block Grant
(CDBG) Program (Lambert).**

City Manager Lambert explained that CDBG funding is limited to three main categories: projects affecting low income areas - based on census demographics, projects for those with disabilities, and projects for senior citizens. He explained that the amount available for the 2010 CDBG programs for Bexar County Precinct 2 is very limited this year. He stated that he ruled out the library's children's wing expansion for this application window as it carried a price tag much higher than the funding available for grant award this year.

Grant Writer Word addressed Council asking for Council's approval to submit a grant request to the Bexar County CDBG program to fund outdoor exercise equipment targeted for use by senior citizens. Ms. Word presented information on the type of wellness stations that would be wheelchair accessible and that will outdoor exercise equipment stations for seniors. She explained that the grant request will be for four (4) stations at a cost of \$32,314, with the City's matching contribution coming from public works' labor and equipment use for construction of the stations. Ms. Word stated that the plans were to install the stations on the Huebner Creek trail located behind the Public Works building.

Discussion followed on other options for locations to place the stations that were safe and convenient for senior citizens and near an area that is already frequented by the seniors. Ms. Word recommend that since the grant was due this week, that wording on the exact location of the stations could be broadened to reflect somewhere in proximity to the City's trail system.

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Councilmembers agreed that the exact location of the stations would be determined later if the grant is awarded to the City.

A motion was made by Councilman Reyna, seconded by Councilmember Dean, to approve the application for the Bexar County CDBG program grant for the purchase and installation of outdoor exercise equipment at an exact location to be determined. Upon unanimous vote, Mayor Riley announced the motion carried.

Discussion Agenda

Discussion and presentation regarding video opportunity from Made Men Inc.(Chief Wallace).

Police Chief Wallace addressed Council stating that Carlos Garcia, CEO and owner of "Made Men, Inc." has proposed including scenes from an arrest, booking and jailing using the Leon Valley Police Department facilities, cars, and staff for a video being produced by Mr. Garcia under his local recording label.

Mr. Garcia, "La Plague" addressed Council explaining that he would like to have participation of the Leon Valley Police Department in filming an arrest, booking, processing and jailing of a subject in the video. He explained that the music video of his wife, Mimi Garcia "Bunzz" involving a scenario where a young man makes bad choices and is jailed as a consequence of those bad choices and scenarios of how that now affects his family and friends. Mr. and Mrs. Garcia asked Council's permission to use the City's police department on a Saturday for about one hour, when it is convenient for the City. They explained that they will be working with their business partner, San Antonio attorney Jeff Molinar for this project and he will appear as the judge in the video. The couple described the scenario and played a short video clip of the first part of the music video for the Council. The couple stated that the filming would only be used for this one song's video.

The City Attorney recommended that council know about the use of their city's facilities and that the control of the facility to be used in the video is within the purview of the Chief of Police and City Manager. He stated that it would be good for the Council to review the film before it is released.

Council discussed their concerns such as: where the film ends up, the amount of control the City has on this, how many videos will the film clip be used for, and if the City's name be used in the video. Council directed the City Attorney to develop a contract to address use of the City facility, liability issues, and creative control to city council for the next council meeting. Councilman Reyna also requested that a credit be given to Leon Valley with the video.

City Manager's report.

City Manager introduced two interns from UTSA, Michael Sindon and Ray Milan who are volunteering their services as interns for the City this semester. Mr. Lambert reports that Mr. Sindon was working at the Economic Development Department and Mr. Milan was working at City Hall on projects.

CIED Fund Use Update

Mr. Lambert updated the Council on CPS Energy's response to the request for an extension to use the CIED funds which were due to expire on January 31, 2010. He reminded them that as part of the franchise agreement discussions, CPS Energy was being asked to allow

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the cities more discretion in using their CIED funds. Councilman Reyna suggested that the option to lower the franchise fee rate be considered if limitations on use of the CIED funds were removed as a bargaining point in the negotiations.

Status report on Conference Center floor improvements

Mr. Lambert reported that the floor improvements of the stained concrete for the Conference Center were almost completed and invited Council to stop by to view the improvements. Mr. Lambert also reported that painting, new counter tops and a sink have been also included in the improvements.

Mr. Lambert also reported on the feral hogs and little piglets that are present in the city and showed a film clip from a recent encounter with about 20 of the pigs and a patrol officer on duty at 6:30 a.m. He reported how the officer had herded the group away from Wurzbach Road for safety reasons.

Status report on IT solutions for City Hall

Mr. Lambert reported that in response to Council's requests for upgrades to the City's phone system for reporting capability and better customer service, Mr. Milan, an intern, had been reviewing proposals for the City and his report would reflect options that the City can pursue if Council so wishes.

Intern Ray Milan presented information on the current telephone system which serves six facilities with 51 land (POTS) lines through AT&T. He explained that the proposal is to implement a PBX local network telephone system and presented the advantages of that system and the approximate costs from early proposals ranging from fiber optics to PBX with T1 line service. He stated that a SWOT analysis would be done on the proposed systems and proposals would be brought back to Council for formal consideration.

Councilman Reyna recommended that his original request was to investigate other phone systems and with money saved from a new phone system, an additional staff member be hired to just answer the phone so that callers to City Hall will always get a live person answering the phone. Mr. Lambert stated they will have to see how much can be saved and how the budget looks before adding additional staff.

Mr. Lambert expressed his surprise at the number of phone calls received each day at city facilities and that he estimates that the number of calls coming in is equal to the entire population of Leon Valley calling about every 10 days. Councilmembers offered suggestions for other phone system options they have experienced at other places.

Mr. Milan also presented options that could be considered for improvements to audio visual quality improvements in the Council Chambers which included new standalone personal computer, monitors at the council dais, and additional overhead speakers. He estimated that costs would be in the range of \$4,000. Council expressed their interest in updating the computer and in adding an additional screen for Council and the audience to view meeting presentations, but not to add monitors or speakers.

Citizens to be heard.

Resident Al Baldrige addressed Council announcing that it was Groundhog Day and six more weeks of winter is predicted.

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Resident Pedro Esquivel addressed Council thanking the City Manager for insuring street repairs that he had reported earlier were completed and he recommended that a changing station be added to the restrooms at the Community Center with its renovation plans. Mr. Esquivel reported on his family's recent experience renting the Community Center a few weeks earlier and complained of the failure of security personnel to open the facility on time and how the dispatchers and public works had done a good job in helping them. He complained that in the past he had lost his deposit fee when he canceled his lease agreement and that he didn't think that was fair. The City Manager stated that Mr. Esquivel's report was the first he had heard of the problem and ordered an investigation into the matter immediately.

Resident Gail Nelson addressed Council suggesting that the senior fitness stations be placed on the grassy area at the Grass Valley pool's open space as an alternative to at the trail system. He noted that the seniors work out at the pool during the summer and parking is available and the park is in close proximity.

Announcements.

A. Update on Earthwise Living Day Event - February 27, 2009

B. Greater Bexar County Council of Cities (GBCCC) Update

Mayor Riley announced that meetings offered information on the EPA's efforts to change air quality levels and FEMA's flood insurance programs maps changing.

C. Volksmarch 2010 - March 13, 2010

Mayor Riley announced the Volksmarch would begin at the Library and be held in conjunction with the next Trade and Market Day.

Mayor Riley announced that grant options from the National Endowment for the Arts will be reviewed to be considered as a funding opportunity for entry way structures, but workshop training is required out of state.

Councilman Garcia reported on the recent Community Advisory Group meeting which re-elected John Hoyt as its Chairman and Secretary.

Convene into executive session in accordance with the Texas Government Code, Section 551.072 "Deliberations about Real Property" to discuss land acquisition options.

Mayor Riley announced that Council would convene into executive session in accordance with the Texas Government Code, Section 551.072 "Deliberations about Real Property" to discuss land acquisition options at 9:37 p.m.

Reconvene into open session and consider discussion and any actions as appropriate from executive session regarding "Deliberations about Real Property".

Mayor Riley convened the Council into open session at 10:02 p.m. and announced that there would be no action taken on this agenda item.

Adjourn.

Hearing no further business or discussion, a motion was made to adjourn the meeting by

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Councilmember Dean, seconded by Councilmember Baldrige. Mayor Riley announced the meeting adjourned at 10:03 p.m.

Mayor Chris Riley

Marie Feutz
City Secretary

Approved by unanimous vote of City Council at the Regular City Council meeting of Feb. 16, 2010.