

SPECIAL CITY COUNCIL WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, APRIL 3, 2008

The City Council of the City of Leon Valley, Texas, met for a Special City Council Workshop Meeting on the 3rd day of April 2008 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 - 7:00 P.M.

Call to order.

Mayor Riley called the meeting to order at 7:05 p.m. and asked that the minutes reflect that the following members of Council were present: Manea, Reyna, Baldrige Dean and Nelson.

City Manager Lambert, City Secretary Feutz, Police Chief Wallace, Interim Development Director Flores, City Accountant Wallace, Fire Chief Irwin, Library Director Trent, and Public Works Director Vick were also present.

Discussion and direction on the preparation for the upcoming Sustainable Design Assistance Team (SDAT) visits.

Mayor Riley welcomed guests Timothy Baisdon, from Parson Architects, and the Texas Building and Developments team members: Rob and Sayra Green and Chris and Mary Lou Stein, and also resident Al Uvietta, who had worked on the application for the SDAT program.

Mr. Baisdon congratulated the city on the award of the SDAT program. He summarized the SDAT process explaining that it will bring a neutral team of professionals to give a fresh set of eyes and ears to listen to local experts, professionals, and the community on how Leon Valley can sustain itself in the future. Mayor Riley explained that at the end of the process, the City will have a plan, and together with the local representatives from the American Institute of Architects (AIA) and the Steering Committee, implementation of the plan will begin.

Mr. Baisdon explained that the plan may be a policy plan that will help to identify activities and measurements which can be used to analyze what the City of Leon Valley values and what will make it sustainable. He noted that if the City readies maps, and other reports that would be of value to the SDAT, it will save time and money.

The group discussed what they felt "sustainable" meant and what it included. Members of the group expressed their support of "sustainable" meaning leaving the community better than when it was first found, including businesses and residents, including looking to future generations, and the inclusion of economic development and recovery as part of being sustainable. Members considered that being "sustainable" didn't necessarily mean the city is self-sustainable.

Questions raised and considered included, what is Leon Valley's position in the community; how the high cost of fuel will affect businesses; how the city can reinvent itself for business and other things; and how the community travels to businesses and how businesses live with residents.

Mayor Riley introduced members of the Texas Building and Developments team. After introductions, Chris Stein presented a slide show illustrating issues that his team felt were hindering development in Leon Valley. He recommended the following considerations by the

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city to bring businesses back and new businesses in by:

1. Adoption of color/theme code for businesses along the Bandera Road business corridor and improvements needed to the appearance of the city's business district;
2. Consider abatements and incentives for business;
3. Provide financial/other incentives for building green;
4. Improve signage on entrances and exits to the City;
5. Improve landscape along Bandera Road;
6. Market a town square at Huebner Road and Evers; and
7. Provide/mandate attractive signs by revisiting the 2003 Sign Code.

Mr. Stein stated that the City had to overcome a negative reputation toward business development that it has had in the past. He and his partner, Rob Green, recommended stronger enforcement of sign codes to improve the appearance of the business corridor, new set back requirements for businesses along that corridor, and incorporating earth-toned colors or a theme for the appearance of businesses. He recommended making new codes to be retroactive to bring the business community up to the new code requirements, including green building codes. The team provided business statistics for the City of Leon Valley and stated that the area could support many more businesses, but locating in Leon Valley has to be attractive to the business and property owners for business locations.

Discussion in the group centered on recommendations from Tim Baisdon and from the Texas Building and Developments team, and how the SDAT could help the City make decisions that will work in Leon Valley. Mayor Riley thanked everyone for their input and expressed her optimism that the work with the SDAT will be rewarding.

Adjourn.

Hearing no further business, a motion was made by Councilman Reyna, seconded by Councilmember Dean, to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 9:14 p.m.

ATTEST: Chris Riley
Mayor

Marie Feutz
City Secretary

Approved by majority vote of City Council at the Regular City Council Meeting of April 15, 2008.

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