

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

The City Council of the City of Leon Valley, Texas, met on the 4th day of June, 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 - 7:00 P.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 the following members of City Council were present: Garcia, Reyna, Baldrige, and Dean. Mayor Riley announced that Councilmember Nelson had an excused absence.

City Manager Lambert, City Secretary Feutz, Fire Chief Irwin, Police Chief Wallace, Community Development Director Flores, HR Officer/Assistant City Secretary Caldera, and City Attorney McKamie were also present.

Mayor Riley asked everyone to join her in reciting the Pledge of Allegiance.

Presentation of Good Neighbor Awards recognizing accomplishment for successful 2010 Volksmarch (Mayor Riley).

Mayor Riley introduced Ellen Ott from the Randolph Roadrunners. Mrs. Ott presented awards to recognize the work of Leon Valley residents William Cooper and Al Uvietta who had developed and marked the trails used for the 2010 Volksmarch in Leon Valley. She thanked the Council for the privilege of working with Leon Valley for the Volksmarch program and announced that they would return in 2011 for another event.

Mayor Riley presented Good Neighbor Awards to Mr. Cooper and Mr. Uvietta and thanked them on behalf of the City for their work for the Volksmarch program in Leon Valley.

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. Councilman Reyna asked that agenda items # 8 and #9 be removed for further discussion and Councilman Dean asked that agenda item #4 be removed for further discussion. Hearing no further objections, Mayor Riley asked if anyone in the audience wished to speak for the "Citizens to be Heard" portion of the meeting.

Seeing no one 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 M&C # 06-01-10 - a request for review and approval of the Bexar Metro 9-1-1 Network District Fiscal Year 2010 Budget (Chief Wallace).

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Consider Ordinance to reappoint the Municipal Court Judges and the City Prosecutor (L. Lambert).

Consider action to approve a Resolution appointing members to the Bandera Road Site - Community Advisory Group (CAG) and to the Business Owners' and Managers' Alliance (BOMA) Committee (Mayor Riley).

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

Action Agenda

Consider action to approve minutes of the Regular City Council Meeting of May 18, 2010 and the Special City Council Meeting of May 20, 2010 (Feutz).

Councilman Dean stated that on page 1 of the minutes, under "Call to Order", his name was repeated in the one sentence stating who was present at the meeting; one "Dean" was to be omitted to correct the sentence.

A motion was made by Councilman Reyna, seconded by Councilmember Dean, to approve the minutes with the correction noted by Councilmember Dean. Upon unanimous vote, Mayor Riley announced the motion carried and the minutes were approved as amended.

Consider action to approve an Ordinance appointing members and alternates to the Board of Adjustment, the Leon Valley Public Library Board of Trustees, the Tree Advisory Board (Tab), and the Zoning Commission; and Members to the Community Events Committee, the Leon Valley Earthwise Living Committee, the City Park Commission, the Leon Valley Stormwater Management Committee, and the Trade and Market Days Committee (Mayor Riley).

Councilman Reyna asked why some names within the ordinance were typed in italicized print. City Secretary Feutz stated that the names printed in italics had not informed her office before the meeting packets were printed as to whether they wanted to be reappointed, but italicized print was now removed for the final ordinance.

A motion was made by Councilman Reyna, seconded by Councilmember Dean, to approve the Ordinance. Upon unanimous vote, Mayor Riley announced the motion carried.

Consider action on M&C # 06-02-10 - a request to approve the Inter-local Agreement with Bexar County for the reprogramming of FY 2008 Community Development Block Grant (CDBG) allocation of \$45,050 to the Senior Citizen Community Center Project (Lambert).

Councilman Reyna asked for clarification on what the City would be purchasing with the grant funds for the community center. City Manager Lambert explained that the funds being reprogrammed were originally to be used to construct a bridge across Huebner Creek to access the park area from the Poss Road parking area, but FEMA requirements for this floodplain area made the bridge construction impractical; therefore, the funds were being reprogrammed and added to grant funding already awarded for community center renovations. Mr. Lambert

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

described renovation plans that hoped to lower the ceiling, renovate bathrooms, add solar tiles, and renovate the front of the building.

A motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to approve the new inter-local agreement with Bexar County that would reprogram funds to now be used for the Community Center renovation project. Upon unanimous vote, Mayor Riley announced the motion carried.

Consider action on a Resolution approving a City Tax Abatement Policy (Lambert).

City Manager Lambert addressed Council asking for their consideration of a Resolution that would: 1) announce the City's intention to provide tax abatements, as allowed under the Texas Tax Code, Chapter 312, and 2) adopt Guidelines and Criteria for granting commercial and residential tax abatements. He explained that adoption of the proposed Guidelines and Criteria would not limit the discretion of the Council to consider any application or request for a tax abatement. He explained that if the Guidelines and Criteria were adopted, they would remain effective for two years at which time Council would review the document for any modifications. Mr. Lambert explained that Council, under the proposed Guidelines, may consider abatements for projects where planned improvements will be valued at a minimum of \$100,000 and the tax abatement only would apply to the improved value of the project.

Councilmembers discussed keeping residential tax abatements in the program, the terms of abatement, and ways that the abatements could help economic development. Following discussion, a motion was made by Councilmember Dean, seconded by Councilman Reyna, to approve the Resolution that announced the City's intention to consider providing tax abatements to promote economic development and redevelopment as per Texas Tax Code, Chapter 312, and which included the proposed "Guidelines and Criteria for Granting Commercial and Residential Tax Abatements". Upon unanimous vote, Mayor Riley announced the motion carried and the Resolution was approved.

Consider action on a Resolution approving the 2010 Leon Valley Strategic Plan (Lambert).

City Manager Lambert reviewed the proposed 2010 Strategic Plan for the city with its goals and objectives:

Goal #1 - Economic Development - to attract and retain quality businesses that will generate sales tax revenue within the City of Leon Valley.

Councilman Garcia recommended adding an objective to pursue the additional 1/8% economic development sales tax under this goal. Councilmembers recommended that communication of projects completed under sales tax programs be publicized.

Goal #2 - Safety and Security - maintain a high level of safety and security for the residential and business communities.

Goal #3 - Transportation - develop strategies to mitigate traffic congestion and improve travel safely through Leon Valley.

Goal #4 - Infrastructure/Capital Plan -effectively manage and improve the City's infrastructure and capital needs,

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Goal #5 - Environmental Sustainability - to become an environmentally sustainable city through conservation, recycling and education.

Council discussed the future of the Leon Valley water system, the value of the City's water system and the secured water rights, and development of a prospectus of the water system's worth. Council asked if there were other possible buyers of the City's water system and changing methods to determine interest level for purchase of the Leon Valley water system.

Mr. Lambert stated that Waste Management has been asked to follow up on a recycling program for Leon Valley apartments and businesses.

Goal #6 - Citizen Involvement - promote effective communication with and to include the involvement of citizens.

Discussion included the suggestion to add consideration of video streaming of Council meetings and adding a business district holiday lighting contest and for the City to enhance holiday lighting to attract attention to Leon Valley and its businesses.

Goal #7 - Parks, Recreational Green Space and Cultural Opportunities - develop a system of facilities that promote recreational/cultural activities to enhance the quality of life and wellness of the community.

Discussion on where to include the action item for consideration of a lake in the natural area concluded that the action could be economic development or could be parks and recreation.

Mr. Lambert reviewed capital items that included renovation of the Fire and Police Departments and City Hall, development in the future of an El Verde area park, Bandera Road beautification, water and sewer system improvements, decorative street lights and street signs, walls along Huebner and Evers Roads, a new fire truck and new ambulance, park land acquisition, library expansion, reauthorization of the street maintenance sales tax, city center and elevated clock tower, and a museum at the Huebner-Onion house. He provided estimated costs and possible funding sources that included bonds, grants, and sales tax reauthorization.

Council asked to receive a copy of the updated strategic plan electronically with the capital items list after it was prioritized but agreed that accomplishing some of the objectives will depend on the availability of funding.

No motions or action was taken on this agenda item.

Consider adoption of a Resolution for creation of a legislative agenda (Mayor Riley/Councilman Reyna).

Councilman Reyna gave each member of Council a printed list summarizing issues that would be pursued with the next Legislative Session as recommended by the Texas Municipal League's Municipal Revenue and Finance Committee. He asked that everyone review the list and see if anything needed to be added or omitted.

Mayor Riley asked to add the issue of a deposit on cans, glass, and plastic bottles that would encourage recycling. She also informed Council that she would attend a workshop on transportation legislative priorities and she would bring back any information for Council at the next meeting.

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Councilman Reyna asked about a traffic study on Bandera Road that was requested at an earlier meeting. Resident Al Uvietta was recognized and he stated that there was a study done from HTNB engineers in 2007 or 2008 during the time that he served on the ARMA study group. He stated that it included information that may be helpful and was prepared for the Alamo Regional Mobility Authority. Councilman Reyna asked that the HTNB study and anything from MPO and ARMA and TxDOT be reviewed by our traffic engineer to help Council develop a resolution. Mr. Lambert reported that he had calls in for the City's engineer and he would continue to followup on the requested traffic study.

Mayor Riley announced that no action would be taken on the resolution.

Discussion Agenda

Discussion of revisions to the Sign Code regarding temporary signs, banner signs and "flag signs" (Flores).

Community Development Director Flores addressed Council providing a brief explanation on types of temporary signs that are regulated by the current codes: temporary signs for special events, temporary banners and signs for thirty days, temporary weekend signs from Friday morning through Monday at noon and with certain spacing between signs, corporate or logo flags allowed without a permit, and permit- exempt United States or Texas flags. She explained challenges of having several sign categories with varying restrictions and the challenges of the overlay not clearly defining "projects" that could also affect sign conformity.

Councilman Reyna recommended that based on a recommendation from a representative from a sign company who had appeared before Council on another issue, a sign code review was needed. Council discussion recommended that the time for seasonal business sign variances which allow banner signs for up to 120 days be reviewed and that sign/banner materials be specified. City Attorney McKamie cautioned that the City could not regulate colors and aesthetics but could ban banner signs or could possibly require a minimum structure for seasonal type signs. It was recommended that the sign code be reassessed to minimize signage without detracting from or harming the business and which would develop a comprehensive approach to the issue. City Manager Lambert stated that the signage issue is included in the proposed strategic plan. Councilmembers recommended that a committee of stakeholders be formed to review the issue and make recommendations for Council. Mayor Riley asked that Council provide recommendations for the review committee. Mr. Lambert also recommended that Halff Associates be included.

Discussion to consider options for a final report visit from the AIA's Sustainable Design Assessment Team (SDAT) (Mayor Riley).

Mayor Riley asked Council to consider whether they wanted to pursue having some or all of the AIA's Sustainable Design Assessment Team (SDAT) return to Leon Valley to help review progress since their October 2008 visit and for any recommendations on the economic development progress and direction the City is taking. She recommended that the visit be in partnership with the Leon Valley Economic Development Corporation (LVEDC) to share the costs.

Discussion followed but was not definitive on whether economic development tax moneys could be used for this purpose and the need for the LVEDC to consider the issue first.

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Councilmembers also questioned the benefit the City would receive from a return visit. The City Attorney said he would look into the legal issues raised.

City Manager's report (Lambert).

A. Financial Report for April 2010- postponed from May 18, 2010

City Manager Lambert reported on revenues and expenses for the month of April and reported that sales tax revenue continued to look good, but that ad valorem collections were a little lower than last year at this time. He noted that building has begun again in the Ridge Subdivision and inspections expenses and permit revenue are increasing. Overall, Mr. Lambert reported that all funds are in good shape.

B. Department Monthly Reports - April 2010 - postponed from May 18, 2010

No questions were received from Council on the reports.

C. Trade and Market Day Committee

City Manager Lambert reported on a meeting with Nita Lange and Sheila Harris, volunteers on the Trade and Market Days Committee, to work out a joint action plan for communications between the committee and the City. He asked Council for direction on his policy that for committees with only advisory functions, he has assigned staff as the administrators for their committee, commission or board finances and program operations and he thinks this may have caused some conflict on this committee. He noted that only the Leon Valley Economic Development Corporation is not an advisory group and that this policy did not affect them. He asked to reactivate the Committee and increase their committee numbers and recommended that during the summer hiatus the committee be built up. He also recommended that the employee hired to work with the Trade and Market Days Committee will serve as the liaison, rather than the Economic Development Director. Mayor Riley asked for Council's help in identifying volunteers who would serve on this committee.

Trade and Market Days Committee Member Nita Lange informed Council that more money must be spent to advertise the market day events. Ms. Lange stated that the Committee meets once a month after the market day event and then the members work on the market day. She stated that it is a lot of work for this event program and that in the past there were 5-7 committee members. She noted that having a quorum was difficult; Councilman Reyna recommended that a quorum of 3 be put in their bylaws so that business can continue when committee members cannot attend the work meeting. Ms. Lange reported that vendors will go somewhere else if Council reduces the number of Trade and Market Day events per year.

Councilmembers thanked Ms. Lange for her continued support

D. COPS Hiring Grant report

Mr. Lambert announced that the COPS Hiring Grant program had again been funded and applications are ready. He stated that Chief Wallace will go forward and apply for the grant, and if awarded, a request to accept the grant funding for three years will be brought to Council for approval as the fourth year of the program must be funded 100% by the City to meet the grant program requirements.

E. Report on FY 2011 Budget revenue estimates

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Mr. Lambert reported that the proposed estimates for ad valorem tax revenue for FY 2011 indicate a lower return because of \$10 million less in property value on the tax rolls. The City Manager provided a preliminary overview of the expected revenues for FY 2011 which will not cover the anticipated expenses.

F. Dates for Council Retreat Workshop and Budget Workshop Meetings

Discussion on dates in July 2010 for the possible budget workshop meeting did not result in a date being set.

Citizens to be heard.

Resident Jesse Barrera addressed Council asking them to consider subletting the grounds keeping work to a third party for more regular mowing after the flood control project is completed in the Leon Valley Ranches area.

Announcements by Councilmembers and Mayor.

A. Report on ICSC Conference (Mayor Riley and Councilman Reyna).

Councilman Reyna and Mayor Riley reported on meetings at this conference to make contact with businesses and to learn. The conference was also attended by Economic Development Director Ryan. They reported using the Buxton services to help identify businesses that may best be suited for Leon Valley based upon Buxton research. Councilman Reyna suggested that it may be more beneficial to actually make direct contact at some of the potential businesses in the future.

B. Forest Oaks Community Association (FOCA) Pool Update (Councilmember Baldrige).

Councilmember Baldrige reported on a good turnout for the open house held by the Forest Oaks Community Association and she reported that the pool has a new manager this pool season.

C. Leon Valley Community Pool Update.

Mayor Riley reported that the Leon Valley Pool had repairs and improvements completed before opening day and their grand opening had a good turnout.

D. Report on VIA Bus Rapid Transit (BRT) meeting May 27, 2010

Mayor Riley announced dates for workshops on the Bus Rapid Transit in June that will provide additional opportunities for the public to express their support of the BRT system. She encouraged everyone to attend a workshop to voice their support of the BRT system for Bandera Road.

Councilman Garcia reported on the 2050 Airport Vision Plan project meeting and commented on his attendance at the BRT meeting where he met a gentleman from Helotes who complimented Leon Valley on our use of the brick pattern in the pavement on Evers Road to designate a crosswalk area on Evers Road by the Library.

Councilman Reyna presented a map from a meeting he attended for the Lackland Air Force Base Joint Land Use Study that depicted area growth away from Leon Valley and expressed his concerns on how that could affect economic development.

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, JUNE 1, 2010**

Convene into executive session in accordance with the Texas Government Code, Section 551.074, "Personnel Matters" to discuss the selection of a City Secretary.

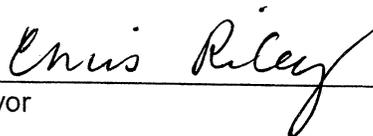
Mayor Riley announced that City Council would convene into executive session in accordance with the Texas Government Code, Section 551.074 "Personnel Matters" to discuss the selection of a City Secretary at 10:20 p.m.

Reconvene into open session and consider discussion and any actions as appropriate from executive session regarding "Personnel Matters" and the selection of a City Secretary.

At 10:59 p.m., Mayor Riley reconvened the Council into open session and announced that no action would be taken.

Adjourn.

Hearing no further business, a motion was made by Councilman Dean, seconded by Councilmember Baldrige, to adjourn the meeting. Mayor Riley announced the meeting adjourned at 11:00 p.m.



Mayor

ATTEST:



City Secretary

