

MAYOR AND COUNCIL COMMUNICATION

DATE: December 21, 2021 **M&C # 2021-12-21-4591 C. CALDERA**
TO: Mayor and Council
FROM: Crystal Caldera, ACM/HR Director
THROUGH: Gilbert Perales, City Manager

SUBJECT: Discussion and Possible Action on an Ordinance Authorizing the Execution of a Leon Valley Community Center Lease Agreement with the Northwest Seniors (2nd Read)

PURPOSE

The first reading was held on 12/8/2021.

Amended the agreement to included the requirement of the NWS tax filing of the 990EZ form.

The City of Leon Valley's lease agreement with the Northwest Seniors will expire on December 31, 2021. The attached proposed lease is for a new two (2) year lease with the Northwest Seniors. The lease, if approved, would be effective January 1, 2022 through December 31, 2024.

This lease comes with very few changes and all changes are highlighted in red (at the request of the Seniors).

SEE LEON VALLEY

- **Social Equity:** Providing seniors activities on a community level benefits all citizens.
- **Economic Development:** Allowing our seniors to organize their own programs saves the city money by not having to hire a director.
- **Environmental Stewardship:** Providing a community center that is close to seniors' residences reduces air pollution by them not having to drive longer distances to find activities.

FISCAL IMPACT

The City agrees to waive the following:

- Phone: \$360.00 per year
- Utilities: \$7,200.00 per year
- Supplies: \$1,584.00 per year

- Facility Rental: \$1,500.00 per week (52 wks/yr) \$78,000 per year
- Public Works: \$6,480.00 per year
- (Crew Maintenance of Grounds and Building/Set Up and Break down Fees)
- Weekend Events: \$1,600.00 (2 Saturdays a year)

Approximate Total Annual Waiver Amount: \$95,224.00

The Seniors agree to pay the following:

A fee of \$120.00 per month will be assessed for senior citizen daily activities - this is a clean-up fee.

There is no fiscal measure to the quality of life that having such a facility offers our treasured seniors.

STRATEGIC GOALS

N/A

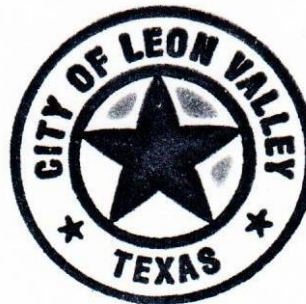
RECOMMENDATION

Staff recommends approval

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Benny Martinez, Council Place 1
SECONDER: Josh Stevens, Council Place 2
AYES: Martinez, Stevens, Hefner, Orozco, Bradshaw

ATTEST :


SAUNDRA PASSAILAIGUE, TRMC
 City Secretary



ORDINANCE No. 2021-66

AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH THE NORTHWEST SENIOR CITIZEN CLUB ORGANIZATION FOR THE LEASE OF THE LEON VALLEY COMMUNITY CENTER LOCATED AT 6427 EVERS ROAD, LEON VALLEY, TEXAS; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 51, Section 51.015 of the Texas Local Government Code authorizes a municipality to lease property located in or outside the municipality to carry out a municipal purpose; and

WHEREAS, in 1986, the City of Leon Valley ("the City") was awarded a Community Development Block Grant ("the Grant") to construct the Leon Valley Community Center ("the Center"); and

WHEREAS, in order to comply with the Grant, the City must use the Center for senior citizens, youth activities and other community events; and

WHEREAS, since the Northwest Senior Citizen Club uses the Center on a regular weekly basis, the City desires to enter into a lease agreement with the Northwest Senior Citizen Club; and

WHEREAS, it is the desire of the City Council of the City of Leon Valley to authorize the negotiation and execution of a lease agreement with the Northwest Senior Citizen Club Organization for the lease of the Leon Valley Community Center located at 6427 Evers Road, Leon Valley, Texas;

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

SECTION 1. The negotiation and execution of a lease agreement with the Northwest Senior Citizen Club Organization for the lease of the Leon Valley Community Center located at 6427 Evers Road, Leon Valley, Texas is hereby authorized.

SECTION 2. Said lease is attached hereto and incorporated herein in substantially final form as Attachment I.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.


SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the

enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of December 2021.

APPROVED



CHRIS RILEY
MAYOR

Attest :


SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: City Attorney


CLARISSA M. RODRIGUEZ
City Attorney