



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, February 15, 2022

**AGENDA**

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**The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.**

**The City Will Use Appropriate Guidelines from The Centers for Disease Control and Prevention with Respect to Social Distancing and Utilizing Additional Hygiene Controls.**

**Citizens May E-Mail Public Comments To [citizenstobeheard@leonvalleytexas.gov](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.**

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1. **5:30 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.
2. **The City Council Shall Meet in Executive Session to Discuss the Following:**
  1. Pursuant to Texas Government Code, Chapter 551, Section 551.074 Personnel Matters: Regarding the Review of City Attorney Request for Qualifications and Future Process (M&C # 2022-02-15-4698)
3. **Reconvene into Regular Session**
4. **Citizens to be Heard**
5. **Possible Action on Issues Discussed in Executive Session If Necessary**
6. **Presentations**
  1. Presentation and Discussion on the Approval of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2021 (M&C # 2022-02-15-4700 K. Rule and Debbie Fraser, CPA)
  2. Presentation, Discussion and Possible Direction on Credit Card Processing Fees (M&C # 2022-02-15-4691 K. Rule)
  3. Presentation, Discussion and Possible Direction on Impact Fees (M&C # 2022-02-15-4694 Councilor Josh Stevens and Councilor Jed Hefner)

4. Presentation, Discussion and Possible Direction on Sewer Rates and Potential Service Charge Adjustments (M&C # 2022-02-15-4695 Councilor Josh Stevens and Councilor Jed Hefner)
5. Presentation and Discussion and Possible Action on Resolution No. 21-024R in Regards to Open Records Requests (M&C # 2022-02-15-4699 Councilor Will Bradshaw and Councilor Josh Stevens)
7. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, 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 City Council or a City official.
8. **City Manager's Report**
  1. Upcoming Important Events:
    - a. Regular City Council Meeting, Tuesday, March 01, 2022, at 6:00 PM, in Council Chambers.
    - b. Drawing for Place on the May 07, 2022 Ballot, Monday, will be held on February 28, 2022 at 9:00 AM, in Council Chambers.
    - c. Annual Town Hall Meeting - Saturday, March 26, 2022, from 8:30 AM to 12:30 PM, at the Leon Valley Conference Center.
    - d. 32<sup>nd</sup> Annual Earthwise Living Day, March 05, 2022, from 9:30 AM to 1:30 PM, at the Leon Valley Community and Conference Centers, located at 6427 Evers Road.
    - e. Spring Large Item Waste Pick-up, beginning the week of February 21, 2022. Citizens may begin placing items by the curb the week of February 14-February 20, 2022.
    - f. AARP Foundations Tax-Aide Services, services provided every Tuesday and Thursday. This service runs Tuesday, February 1, 2022, through Thursday, April 15, 2022, at the Leon Valley Community Center located at 6427 Evers Road.
    - g. May 07, 2022 General Election Filing Period, begins Wednesday, January 19, 2022 and ends at 5:00 PM on Friday, February 18, 2022.
    - h. Last day to Register to Vote in the May Election, Thursday, April 07, 2022.
    - i. City-Wide Garage Sale, Saturday, May 14, 2022, from 7:00 AM to 6:00 PM.
    - j. Miscellaneous other events and announcements.

**9. Consent Agenda**

1. Consideration of the Following City Council Minutes:
  - a. Regular Meeting- February 1, 2022 5:30 PM
2. Acceptance of the Following Board, Committee, and Commission Minutes:
  - a. 10-20-2021 Earthwise Living Committee Minutes
  - b. 11-15-2021 Earthwise Living Committee Minutes
  - c. 01-10-2022 Economic and Community Development Advisory Committee Meeting Minutes
  - d. 01-19-2022 Earthwise Living Committee Minutes
3. Discussion and Possible Action on Zoning Case No. 2021-42 to Consider Approval of an Ordinance Rezoning Approximately 0.60 Acres of Land at 5314 Blackberry Drive, Generally Located on the South Side of Blackberry Drive, East of Seville Drive, from B-2 Retail District, With SO Sustainability Overlay District Zoning, to R-1 Single Family Dwelling District (1st Read and Public Hearing Was Held On 02-01-2022) (M&C # 2022-02-15-4648 M. Moritz)
4. Discussion and Possible Action on An Ordinance to Amend the Leon Valley Code of Ordinances, Article 1.06 Boards, Commissions and Committees and Add Sec. 1.06.008 Economic and Community Development Advisory Committee and To Establish a Policy for Funding Economic and Community Development Projects (1st Read Was Held On 02-01-2022) (M&C # 2022-02-15-4672 W. Cox)
5. Discussion and Possible Action a Resolution of The City of Leon Valley, TX., City Council Appointing Kathleen Kelly List to the Position of Alternate #2 on The Leon Valley Public Library Board of Trustees (M&C # 2022-02-15-4693 Councilor Josh Stevens, Mayor Chris Riley and Councilor Will Bradshaw)
6. Presentation and Discussion of the Monthly Financial Report for Period Ending January 31, 2022 (M&C # 2022-02-15-4689 K. Rule)
7. Presentation Discussion and Possible Action to Approve Citizen Bond Survey and Method for Distribution to the Public (M&C # 2022-02-01-4677 M. Moritz)

**10. Regular Agenda**

1. Presentation, Discussion, Public Hearing, and Recommendation to Amend the Leon Valley Code of Ordinance Chapter 15 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sections 15.02.306 "R-1" Single-Family Dwelling District, 15.02.326 "Re-1" Residential Estate District, 15.02.307 "R-2" Two-Family Dwelling District, 15.02.308 "R-3" Multiple Family Dwelling District, 15.02.309 "R-3a" Multiple Family Retirement Dwelling District, 15.02.310 "R-4" Townhouse District, 15.02.312 "R-6" Garden House District, and 15.02.313 "R-7" Single Family Medium Density Dwelling, (C) Setback Requirements, (1) Front Yard, and Section 15.02.324 Table of Minimum Requirements, or Division 6. Districts, Boundaries, and Use Regulations, Section 15.02.305, (E), to Reduce the Front Yard Setback Requirements to Allow Certain Structures in a Required Front Yard Area (1st Reading as Required by City Charter) (M&C #2022-02-15-4651 M. Moritz)
2. Presentation and Discussion on an Ordinance Authorizing the City Manager to Enter into Listing Agreement with NAI partners for 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.'s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840, 217843 (21 Acres) (1st Reading as Required by City Charter) (M&C # 2022-02-4697)
3. Presentation and Discussion to Consider Approval of an Ordinance Awarding a Bid and Authorizing the City Manager to Sign a Contract with San Antonio Pool Management, Inc. in the Amount of \$105,710.00 to Manage the City of Leon Valley Community Pools and Provide Off-Season Maintenance (1st Reading as Required by City Charter) (M&C # 2022-02-15-4692 D. Dimaline)
4. Presentation and Discussion on an Ordinance Amending the City of Leon Valley's Code of Ordinances, Chapter 5 "Fire Prevention and Protection", Article 5.04 Section 5.04.001, "Adopted", And Section 5.04.002, "Amendments", By Adopting the International Fire Code, 2021 Edition with Amendments (1st Reading as Required by City Charter) (M&C # 2022-02-15-4649 M. Naughton)

**11. Citizens to Be Heard****12. Requests from Members of City Council to Add Items, Discuss, and Prioritize for Future Agendas**

1. Attachment: (M&C # 2022-02-15-4688)

### 13. Adjournment

**Executive Session.** 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).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section 551.041 does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at [www.leonvalleytexas.gov](http://www.leonvalleytexas.gov). This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
February 10th, 2022 10:45 AM

