



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 19, 2022

MINUTES

5:30 PM Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status	Arrived
Chris Riley	City of Leon Valley	Mayor	Present	
Benny Martinez	City of Leon Valley	Council Place 1	Present	
Josh Stevens	City of Leon Valley	Council Place 2	Present	
Jed Hefner	City of Leon Valley	Council Place 3	Present	5:38 PM
Rey Orozco	City of Leon Valley	Council Place 4	Present	
Will Bradshaw	City of Leon Valley	Mayor Pro-Tem, Council Place 5	Present	

Mayor Chris Riley called the meeting to order announcing that a quorum of City Council was present with Councilor Hefner on his way. Mayor Riley asked Councilor Rey Orozco to lead the Pledge of Allegiance.

Mayor Riley introduced new city attorney, Nicole Warren of Messer, Fort, and McDonald.

At 5:43 PM, Mayor Riley called a five minutes recess due to technical difficulties.

Mayor Riley reconvened the meeting at 5:57 PM

CITIZENS TO BE HEARD

Those who spoke at this time were: Evan Bohl and Pat Martinez

City Secretary Passailaigue was recognized by Mayor Riley; City Secretary Passailaigue presented to City Council, documents that were handed to her by Evan Bohl after he spoke at the podium.

Councilor Josh Stevens called a Point of Order which was recognized by Mayor Riley.

A motion was made by Councilor Josh Stevens to not accept written political propaganda from audience members in attendance at the meeting; and that we only accept comments that are submitted in writing, online that we read in the meeting. That we only add written comments into the record if they are submitted in lieu of being in person. The motion was

seconded by Councilor Will Bradshaw.

Citizens to be Heard continued with the following speaking: Madison, Miss Teen Leon Valley

Councilor Benny Martinez read an e-mail that was submitted by: Justin Pulliam which Councilor Josh Stevens responded to.

RESULT:	APPROVED [4 TO 1]
MOVER:	Josh Stevens, Council Place 2
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Benny Martinez, Josh Stevens, Rey Orozco, Will Bradshaw
NAYS:	Jed Hefner

PRESENTATIONS

Presentation, Discussion and Direction to staff on the FY 2022-23 Capital Plan (M&C # 2022-04-19-4782 K. Rule)

City Manager Crystal Caldera presented the proposed FY2022-2023

Finance Director Kevin Rule was also present to answer any questions.

Before moving on to the next agenda item, Councilor Josh Stevens pointed out that a comment was missed the previous item. Councilor Stevens read an e-mail that was submitted by: Victor Diaz

RESULT:	PRESENTED
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A motion was made by Councilor Jed Hefner to move agenda item 7.2 up on the agenda now and then proceed with the rest of the agenda afterwards. The motion was seconded by Councilor Will Bradshaw.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

ORDINANCE

Discussion and Possible Action on an Ordinance Granting a Request to Rezone Approximately One (1) Acre of Land, Generally Located at 6008 Grissom Road, Being Lot 5, CB 5955, Leon Valley Ranches Subdivision, From B-3 Commercial with Sustainability Overlay District to B-3 Commercial with Commercial/Industrial Overlay Zoning District (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4747 M. Moritz)

A motion was made by Councilor Benny Martinez to approve as presented. The motion was seconded by Councilor Will Bradshaw.

Those who spoke on this item were: Jesse Barrera; Evan Bohl; and Cassie Rowse

Mayor Riley asked City Secretary Sandra Passailaigue to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Aye; Councilor Josh Stevens - Aye; Councilor Jed Hefner - Aye; Councilor Rey Orozco - Nay; and Councilor Will Bradshaw - Aye.

Mayor Riley announced the motion carried.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Benny Martinez, Council Place 1
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Will Bradshaw
NAYS:	Rey Orozco

A motion was made by Councilor Benny Martinez to move to Consent Agenda Item 6.8 at this time. The motion was seconded by Councilor Jed Hefner.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 1
SECONDER:	Jed Hefner, Council Place 3
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

REGULAR AGENDA

Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 Permitted Use Table, to Allow Certain B-3 Commercial Uses in the Sustainability Overlay Zoning District (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4684 M. Moritz)

Melinda Moritz, Public Works Director asked that this item be pulled indefinitely. The item was pulled as requested.

RESULT: TABLED WITHOUT OBJECTION**Next: 5/3/2022 6:00 PM****CONSENT AGENDA****Presentation, Discussion, and Possible Action on an In-Kind Grant Request from the Greater San Antonio Quilt Guild (M&C # 2022-04-19-4780 C. Miranda)**

Councilor Josh Stevens stated that for future In-Kind Grant applications, he would like the applicant to provide their most recent 990 along with the application.

PRESENTATIONS CONTINUED**Presentation, Discussion and Possible Action Regarding Needed Repairs to Aerial Platform (M&C # 2022-04-19-4772 M. Naughton)**

LVFD Chief Michael Naughton presented.

RESULT: PRESENTED

A motion was made by Councilor Josh Stevens to direct staff to accept this purchase price of \$793,118 with \$400,393 funded with ARP Funds and the remaining balance funded through the Government Lease Agency at 3.441 % over a period of five (5) years. The motion was seconded by Councilor Benny Martinez.

RESULT: APPROVED [UNANIMOUS]**MOVER:** Josh Stevens, Council Place 2**SECONDER:** Benny Martinez, Council Place 1**AYES:** Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw**Presentation, Discussion and Possible Direction to Staff on Huebner Creek Remediation Project Segment 1 (M&C 2022-04-19-4778 M. Moritz)**

Public Works Director Melinda Moritz presented.

Those who spoke on this item were: Evan Bohl; and Matthew Hodde

RESULT: PRESENTED**Presentation, Discussion, and Direction to Staff on Town Hall Meeting Results (M&C # 2022-04-19-4781 C. Caldera)**

Crystal Caldera, City Manager presented the results of the 2022 Annual Town Hall Surveys.

Those who spoke on this item were: Erick Matta

Mayor Riley moved agenda item 7.3 up at this time.

RESULT: PRESENTED

ORDINANCE CONTINUED

Discussion and Possible Action on an Ordinance Granting a Specific Use Permit to operate a "Restaurant - with On-premise Consumption of Alcohol", Generally located at 6417 Evers Road, Being Lot 18, Block 25, CB 4445F, McCain Subdivision (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4746 M. Teague)

Councilor Benny Martinez read an email submitted by: Tina Chasan

Councilor Josh Stevens read an email submitted by: Jesus Nava Garcia

Councilor Jed Hefner read an email submitted by: Sylvia Garcia

Councilor Rey Orozco read an email submitted by: Elaine Valdez

Councilor Will Bradshaw read an email submitted by: Natalie Flores

Applicant Bania Ruiz also spoke.

A motion was made by Councilor Benny Martinez to adopt as presented. The motion was seconded by Councilor Josh Stevens.

RESULT: ADOPTED [4 TO 1]
MOVER: Benny Martinez, Council Place 1
SECONDER: Josh Stevens, Council Place 2
AYES: Benny Martinez, Josh Stevens, Rey Orozco, Will Bradshaw
NAYS: Jed Hefner

Mayor Riley reminded members of City Council of the time which was approaching 10:00 PM and asked how they wanted to proceed.

City Manager Caldera requested the Consent Agenda be considered but stated that the Salary Analysis could wait until May 3rd.

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to adopt Consent Agenda Items 6.1 - 6.7 (Item 6.8 was already adopted); and pull Item 6.9 and 6.10. The motion was seconded by Councilor Will Bradshaw.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

Consideration of the Following City Council Minutes:

- a. Regular Meeting- March 15, 2022 6:00 PM
- b. Annual Town Hall Meeting- March 26, 2022 9:00 AM
- c. Regular Meeting- April 5, 2022 6:00 PM

Discussion and Possible Action on an Ordinance Granting Specific Use Permit 2022-03 for the Construction of an Accessory Dwelling Unit, to be located at 7355 Canterfield, Being Lot 14, Block 1, CB 4445J, Canterfield Subdivision Unit 1 (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4745 M. Teague)

Discussion and Possible Action to Consider Approval of an Ordinance Granting a Specific Use Permit to Operate an "Entertainment-Indoor" Facility, Generally Located at 6959 Bandera Road, Being Lots 30 & 31, Block 9, CB 4432C, HEB Neighborhood Shopping Center Subdivision (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4751 M. Teague)

Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX, City Council Accepting the Southwest Texas Regional Advisory Council Trauma System Grant in the Amount of \$9210 and the Texas A&M Forest Service Grant in the Amount of \$6,840; and Amending the General Fund Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 to be Increased in the Amount of \$16,050 to Provide Funding to Purchase Supplies, Training and Equipment Used for Providing Emergency Medical Care in Leon Valley (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4755 M. Naughton)

Presentation, Discussion and Possible Action on the Monthly Financial Report Ending March 31, 2022 (M&C # 2022-04-19-4774 K. Rule)

Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2022 (M&C # 2022-04-19-4775 K. Rule)

Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2022 (M&C # 2022-04-19-4777 D. Dimaline)

There was a consensus to table Item 6.9 to the May 3rd meeting without objection.

Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Article 14.09 Stormwater Management Utility, Division 2. Funding, Section 14.09.055 Fee Established, (1); Division 3. Rate Methodology, Section 14.09.091 Origin of Base Rate; and Appendix A Fee Schedule, A11.000 Water and Sewer Fees, A11.002 Reserved, to Revise the Stormwater Utility Rates, Remove the Rates from Article 14.09 Stormwater Management Utility and Place Them in Appendix A Fee Schedule, Article A11.000 Water and Sewer Fees, Section A11.002 (1st Read was Held on 03-01-2022) - *Item Removed from Consent* (M&C # 2022-04-19-4783 M. Moritz)

Councilor Benny Martinez asked to pull Item 6.10

CITY MANAGER'S REPORT

Upcoming Important Events: (M&C # 2022-04-19-4771)

- a. Regular City Council Meeting, Tuesday, May 03, 2022, at 6:00 PM, in Council Chambers.
- b. City-Wide Garage Sale, Saturday, May 14, 2022, from 8:00 AM to 6:00 PM.
- c. Early Voting, Monday, April 25, 2022 through Friday, April 29, 2022 from 8:00 AM to 6:00 PM; Saturday, April 30, 2022 from 8:00 AM to 8:00 PM; Sunday, May 01, 2022, from noon to 6:00 PM; and Monday, May 02, 2022 through Tuesday, May 03, 2022 from 8:00 AM to 8:00 PM., at the Leon Valley Conference Center.
- d. Election Day, Saturday, May 07, 2022, from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.
- e. Big Rig Petting Zoo, Friday, June 03, 2022, from 10:30 AM to 12:00 PM, at the Leon Valley Community Center/Conference Center Parking Lot.
- f. Miscellaneous other events and announcements.

RESULT: PRESENTED

Presentation, Discussion and Possible Action on Requests from Members of City Council to Add, Remove, and Prioritize Future Agenda Items (M&C # 2022-04-19-4714 C. Caldera)

RESULT: PRESENTED

PRESENTATIONS CONTINUED

Presentation, Discussion, and Possible Direction to Staff on Comparable Salary Information (M&C # 2022-05-03-4784 C. Caldera)

RESULT: TABLED WITHOUT OBJECTION Next: 5/3/2022 6:00 PM

Presentation, Discussion and Possible Direction on Items the Council would like to Propose to Senator José Menéndez for the Next Legislative Session (M&C # 2022-04-19-4786 Mayor Chris Riley)

Mayor Chris Riley presented.

There was a consensus that the items to send Senator Menendez for the next legislative session will be: Red-Light Cameras; Home Rule Charter; Long-Term Hotel Motel Tax; and Day-Light Savings.

Those who spoke on this item were: Evan Bohl

RESULT: PRESENTED

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

Announcements were made.

PULLED CONSENT AGENDA ITEM

Presentation, Discussion, and Possible Action to Sponsor a Program to Support and Promote 2022 National Small Business Week in an Amount not to Exceed \$1,500.00 - *Item Removed from Consent* (M&C # 2022-04-19-4779 W. Cox)

There was a consensus to discuss this item this evening even though Councilor Benny Martinez wanted to move it to May 3rd.

A motion was made by Councilor Will Bradshaw

RESULT: APPROVED [4 TO 1]
MOVER: Will Bradshaw, Mayor Pro-Tem, Council Place 5
SECONDER: Rey Orozco, Council Place 4
AYES: Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw
NAYS: Benny Martinez

CITIZENS TO BE HEARD

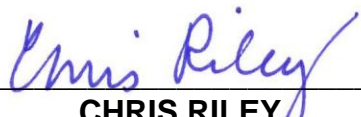
Those who spoke at this time were: Benny Martinez; Evan Bohl; Erick Matta; and Maria Gamboa

ADJOURNMENT


Mayor Riley announced that the meeting adjourned at 10:46 PM.

These minutes approved by the Leon Valley City Council on the 3rd of May, 2022.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



On March 23, 2021, the Leon Valley City Council unanimously voted to adopt Ordinance No. 2021-13, amending the Leon Valley Code of Ordinance, Section 1.04.001 (d) (2) saying that “All written comments shall be included in the meeting minutes.”

The Presiding Chair, the Mayor, has sole discretion on the appropriateness of which comments are and are not allowed.

The following comments have been reviewed and approved as “appropriate” to be included in the April 19, 2022 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

From: Elaine Valdez <[REDACTED]>
Sent: Tuesday, April 19, 2022 9:11 AM
To: Citizens to be heard
Subject: Regarding City Council meeting agenda item #3

There should be no reservations to approve on premise consumption of alcohol at the Cha Chas Gen Cafe. Why should we be so concerned about alcohol being served at this place of business when directly across the street from the cafe, beer drinking is permitted at Raymond Rimkus Park and our city public pools?

Elaine Valdez
Pavona Place resident

From: Jessie Rios [REDACTED] >
Sent: Tuesday, April 19, 2022 12:17 PM
To: Citizens to be heard
Subject: Citizens Be Heard

I am writing in about Cha Cha's Mexican restaurant and their liquor license. I didn't get anything in the mail about this happening, it would be nice if the city to kept us informed. I dont think its smart move to allow Cha Cha's to sell liquor. I saw Mrs.Ruiz criminal record and this looks like someone with bad judgment. I would even go as far as to not do business there. I hope the Mayor and council think long and hard about this decision. This does not feel like the right place or right business for the city to be involved with. Please make the best choice for the people who live near this place whose lives will be adversely affected.

Jesus Nava Garcia
7102 Forest Pine
Resident 6 years

From: Justin Pulliam [REDACTED] >
Sent: Tuesday, April 19, 2022 2:58 PM
To: Citizens to be heard; Sandra Passailaigue; Mayor Riley
Cc: Josh Stevens; Crystal Caldera; Will Bradshaw; Rey Orozco; Jed Hefner; Benny Martinez
Subject: Citizens to be Heard (First) April 19, 2022, City Council Meeting
Attachments: 2022-04-19 LV Pulliam Citizens to be Heard.pdf

Dear Mayor, Council, and Staff:

I request you to please read the attached public comments during Citizens to be Heard. I am unable to attend due to injury and recovery from a surgery.

Please also include the letter and attachments within the meeting minutes.

Sincerely,

Justin Pulliam

Greetings Mayor and Council:

Evan Bohl was correct: Josh Stevens is corrupt.

In 2020 Josh Stevens blatantly violated the Texas Election Code by hiding his phone number from the public. Councilor Stevens didn't think the public would see his declaration to the Texas Ethics Commission. He wrote: "I made the choice to not list my personal cell phone number on my public reports."

However, on his amended campaign finance reports, which he knew voters would see since they are posted on the city website, Stevens wrote "Added campaign treasurer phone number. This was accidentally omitted on original filing."

Which is it Councilor Stevens, did you "make the choice" to not list your phone number or was it "accidentally omitted"?

Unfortunately, there is more.

While the details are being covered up by those involved in the Change Leon Valley Project, Josh Stevens has knowledge of, or was possibly involved in, the hacking of the city attorney's email account.

Stevens told me: "I know much more than I'm gonna write in a message. I'm not gonna incriminate anybody or myself, for that matter."

It is very concerning that, at the very least, a sitting councilman is covering up information about an alleged felony that relates to the government he now serves on. Mr. Stevens should tell the full truth about what happened.

Mr. Stevens refuses to comply with the Government Code in response to open records requests I recently submitted. Yes, the same Stevens who passed the Transparency Resolution.

I expect government officials to be held to a higher standard. If they feel the need to remain silent to protect themselves or their friends, then they should resign from office.

I cannot be present at the meeting in person because I am still recovering for a recent surgery.

Sincerely,

Justin Pulliam
Fort Bend County

From: Natalia Flowers [REDACTED]
Sent: Tuesday, April 19, 2022 2:28 PM
To: Citizens to be heard
Cc: [REDACTED]; josh@votejoshstevens.com; Jed Hefner; Crystal Caldera
Subject: Cha Cha's
Attachments: e853e5ee-143b-430d-a921-988d48e8de2d.pdf

I'm writing in today to again tell council I am very much against allowing liquor to be served at Cha Chas. The owners of Cha Cha's has an extensive criminal history including theft, dui, failure to appear and more. I like to know who my neighbors are and I think yall should know as well. I attached a pdf of Mrs.Ruiz criminal record which is public information. I have shared this with my neighbors on Forest Pine and everyone feels the same. Its also disheartening to hear council be on board with this but their lives aren't going to be adversely affected OURS will. Why should our quality of life and saftey be comprised so people can get day drunk? Mrs.Ruiz swore when the restaurant opened it was going to be healthy food now alcohol. Now she wants to serve alcohol because food sales arent cutting it. Whats next letting her sell to go alcohol? If you all allow this I know that will be next. Alcohol is in no way healthy none of the vegan and vegetarian restaurants in San Antonio serve alcohol. I was a vegetarian for 10 years if you serve good vegetarian food you dont need to push alcohol on people.

From: Sylvia Garcia <[REDACTED]>
Sent: Tuesday, April 19, 2022 6:58 AM
To: Citizens to be heard
Subject: Cha Chas

I'm writing in today about the city letting Cha Cha's sell liquor by the park and Library. I do not think this is a good idea so close to our library and so close to where children play. We are a family friendly community and this is not family oriented. We didn't receive anything about this in the mail. I found out about this through my neighbor luckily she informed me. I saw the owners criminal history as well and this does not seem like a responsible or trustworthy person. Please do not allow this person to ruin our community to save her failing business.

Sylvia Garcia
Resident of Forest Pine 30 years

From: Tina Chasan <[REDACTED]>
Sent: Tuesday, April 19, 2022 3:56 PM
To: Citizens to be heard
Subject: Regular agenda item 7.3

Good evening Mayor, Councilors and my fellow Leon Valley residents.

I am writing in tonight because of the seemingly preponderance of emails in opposition to ChaCha's acquiring a liquor license.

I can honestly say that I never seen at either of their previous locations, Bandera road or Babcock road , any loud or drunken behavior by any of their patrons. They run a respectful family restaurant. So No problem there!

ChaCha's is now located more then the 200 ft required by law from any schools and even the library. No problem there!

On my numerous trips up and down Evers road during the day and in the evening hours, I noticed no great level of activity at our library, and certainly not one child walking to and from the library or in the parking lot, without a parent. No problem seen there!

The noise level should not be an issue to the community, since the business closes at 8pm, and the neighbors whose back fence is adjacent to the business's side deck should not not experience any audio disturbance. ChaCha's side outside deck is several feet from the abutting fence of the nearest residence. That one home is more than 40 ft from their own back fence. So once again, No problem there!

I always enjoyed and took my elderly mom, while she was still with us , for their Chile relleno Fridays along with their award winning , top shelf margaritas. I have waited a long time for this business to reopen and enjoy our favorite dish and drink once again, and the memory of the many Fridays with my mom, spent here.

Lastly, please remember when this was the Leon Valley Cafe, patrons were allowed to bring their own bottles of wine to enjoy with their meals. How is this situation any difference?

Please for your consideration, I ask you to approve allowing ChaCha's their right to be the best overall restaurant in Leon Valley, and perhaps to bring another "Best Margarita" in town award, home, to us.

Respectfully,

Tina Chasan

From: Victor Diaz <[REDACTED]>
Sent: Friday, April 15, 2022 5:19 PM
To: Citizens to be heard
Subject: Speeding on Linkview St

Dear Leon Valley Council,

I want to bring to your attention the speeding that occurs on Linkview St literally on a daily basis. You may already have knowledge of this matter. However, I would like to see something done about it. The Linkside Community does not have Speed Limit signs anywhere. I've only seen one in the entire community. It is on Linkmeadow St. No one can see that sign. Linkmeadow is not a high traffic street. Our street is used by many who are avoiding the stop light at the corner of Bandera and Eckhert Rd. I'm requesting a more frequent police presence during the morning and afternoon rush hours when this is more prevalent. I also suggest that speed bumps may be considered to detour this habit. Please alert me when this matter will be discussed in a Council Meeting.

Thank you.

Regards

Victor H Díaz

7707 Linkview St.

Sent from my iPhone