



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, June 7, 2022

MINUTES

5:45 PM Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status	Arrived	Departed
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	Remote	5:50 PM	8:17 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 in Chambers with Councilor Jed Hefner being expected remotely but not present at this time.

Mayor Riley asked Councilor Rey Orozco to lead the Pledge of Allegiance.

PRESENTATION

The Honorable Judge Michael Mery of the 144th District Court will Administer the Oath of Office and There Will Be a Presentation of the Certificate of Election to Council Member-Elect, Josh Stevens, Council Place 2; Council Member-Elect, Rey Orozco, Council Place 4; and Council Member-Elect, Chris Riley, Mayor (M&C # 2022-06-07-4661 S. Passailaigue)

Mayor Chris Riley introduced the Honorable Judge Michael Mery of the 144th District Court who administered the Oath of Office to the three newly elected officials.

After being sworn in, Josh Stevens, Council Place 2; Rey Orozco, Council Place 4; and Mayor Chris Riley all gave a brief statement.

Mayor Riley called for a recess at 6:08 PM in order to have a brief reception in honor of the newly elected.

Mayor Riley reconvened into open session at 6:22 PM

RESULT: PRESENTED

CITIZENS TO BE HEARD

Those who spoke at this time were: Brenda Tovey, Leon Valley

Mayor Chris Riley read an e-mail that was submitted by: Jesse Valdez, Leon Valley

PRESENTATIONS

Presentation, Discussion, Possible Action on Updates of Fourth of July (M&C # 2022-06-07-4821 C. Miranda)

Crystal Miranda, Community Relations Director presented an update on this year's July 4th event.

City Council specifically discussed a clear bag policy, security, and weather conditions that may affect the event.

RESULT: PRESENTED

Presentation Discussion and Possible Action on Bond Survey Results CFOC and Future Direction to the Committee (M&C # 2022-06-07-4851 M. Moritz)

Melinda Moritz, Public Works Director presented the results of the Bond Survey.

Councilor Rey Orozco thanked committee members and specifically Mr. and Mrs. William Johnson for compiling all of the survey responses for this report.

Councilor Josh Stevens also thanked the committee members.

RESULT: PRESENTED

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

Members of City Council made announcements.

CITY MANAGER'S REPORT

Crystal Caldera presented the City Manager's Report.

Upcoming Important Events: (M&C # 2022-06-07-4822 S. Passailaigue)

- a. **Regular City Council Meeting, Tuesday, June 21, 2022, at 6:00 PM, in Council Chambers.**
- b. **Reminder: The Regular City Council Meeting, Tuesday, July 05, 2022, was**

cancelled. There will be a Special City Council Meeting held on Tuesday, July 12, 2022, instead.

- c. Freedom and Fireworks July 4th - 5K/Parade route roads will be closed from 7:00 AM - 11:00 PM, 7:00 PM, Annual Parade, Spazmatics at 8 pm, and Fireworks at 9:45 pm.
- d. Miscellaneous other events and announcements.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Josh Stevens to approve the Consent Agenda as presented, with the exception of Item 7.4. The motion was seconded by Councilor Rey Orozco.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Josh Stevens, Council Place 2
SECONDER: Rey Orozco, Council Place 4
AYES: Benny Martinez, Josh Stevens, Rey Orozco, Will Bradshaw

Consideration of the Following City Council Minutes:

- a. **Regular Meeting- May 17, 2022 5:45 PM**

Acceptance of the Following Board, Committee, and Commission Minutes: (M&C # 2022-06-07-4835 S. Passailaigue)

Administration of the Statement of Appointed Officer and the Oath of Office to Presiding Municipal Court Judge Lawrence Morales and Municipal Court Judge Leslie Kassahn (M&C # 2022-06-07-4814 Mayor Chris Riley)

Discussion and Possible Action on an Ordinance Awarding a Bid to R.L. Jones, LP in the Amount of \$504,449.00, with \$75,667 (15%) for Contingency, Authorizing the City Manager to Enter into a Contract with R.L. Jones, LP for the Blacksmith Lane Water and Sewer Main Replacement Project, and Authorizing a FY 2021-2022 Enterprise Fund Budget Adjustment in the Amount of \$621,716.00 (1st Reading was Held on 05-17-2022) (M&C # 2022-06-07-4813 D. Dimaline)

Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment in the Amount of \$42,115 from the Stormwater Fund Balance to Provide Funding for Flood way Monitoring and Software Upgrades (1st Read as held on 5-17-2022) (M&C # 2022-06-07-4579 E. Burnside)

Discussion and Possible Action on an Ordinance Authorizing the Implementation of the Ambulance Service Supplemental Payment Program Charity Care Policy and Amending the Emergicon Agreement (1st Reading was Held on 5-17-2022) (M&C # 2022-06-07-4756 E. Burnside)

REGULAR AGENDA

Discussion and Possible Action the Juvenile Curfew Ordinance Review and Renewal Ordinance (1st Reading was Held 05-03-2022) - *Item Removed from Consent* (M&C # 2022-06-07-4785 D. Gonzalez)

Councilor Josh Stevens presented his concerns with this ordinance and proposed to amend the times listed in section 8.02.032 from 11:00 PM to 6:00 AM to midnight to 5:00 AM

After a brief discussion, a motion was made by Councilor Josh Stevens to table this item and have Councilor Jed Hefner, Councilor Rey Orozco, and City Attorney Warren work together to bring back a revised draft ordinance. The motion was seconded by Councilor Will Bradshaw.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Josh Stevens, Council Place 2
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Martinez, Stevens, Orozco, Bradshaw

Discussion and Possible Action to Elect a Mayor Pro-Tem (M&C # 2022-06-07-4812 S. Passailaigue)

A motion was made by Councilor Benny Martinez to nominate Councilor Rey Orozco as Mayor Pro Tem. The motion was seconded by Councilor Josh Stevens.

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

Discussion, and Possible Action, to Consider a Request for a Continuous Specific Use Permit for Temporary Retail Sales of Christmas Trees and Related Products, Generally Located at 7100 Bandera Road, being Lot 2, Block 1 CB 4446E, North Valley Unit Two Subdivision (1st Read and Public Hearing Was Held on 6-7-2022) (M&C # 2022-06-21-4828 M. Teague)

Mindy Teague, Planning and Zoning Director presented this item to consider approval of an ordinance granting a Continuous Specific Use Permit for temporary sales of Christmas trees and related products located at 7100 Bandera Road. The applicant would like to return annually to the same area to sell Christmas trees and associated products.

This item will be brought back for a second read.

RESULT:	TABLED WITHOUT OBJECTION	Next: 6/18/2022 5:30 PM
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Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from Texas State Library & Archives Commission Community Advancement Packages (CAP) Grant Program and Amending the General Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 in the Amount of \$9,820 to Provide Funding for the Leon Valley Public Library to Improve ADA Accessibility for Visitors and Increase Teen and Young Adult Participation (1st Read was held on 06-07-2022) (M&C #2022-06-21-4829 R. Reed)

This item was presented to inform the City Council that the Leon Valley Public Library received a grant in the amount of \$9,820 from the Texas State Library & Archives Commission Community Advancement Packages (CAP) Grant Program. This item will be accepting Grant Funds from Texas State Library & Archives Commission Community Advancement Packages (CAP) Grant Program and Amending the General Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 in the amount of \$9,820.

The purpose of the grant is to improve ADA accessibility for visitors with additional visual and audial needs and to increase teen and young adult participation through advanced STEM and Life Skills Programming.

This item will be brought back for a second read.

RESULT:	TABLED WITHOUT OBJECTION	Next: 6/18/2022 5:30 PM
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Presentation, Discussion, and Action to Consider Approval of a Resolution Awarding the Lowest Qualified Bid in the Amount of \$526,688.17, with \$79,003 (15%) for Contingency, and Authorizing the City Manager to Enter into a Contract with Clark Construction of Texas, Inc. for the Year 5 Street Maintenance Program (M&C # 2022-06-07-4849 D. Dimaline)

David Dimaline, Assistant Public Works Director presented this item seeking City Council consideration of a resolution awarding a bid in the amount of \$526,688.17 with \$79,003 (15%) for contingency and authorizing the City Manager to enter into a contract with Clark Construction of Texas, Inc. for the Year 5 Street Maintenance Program.

Staff recommends that the City Council approve a Resolution awarding a bid and authorize the City Manager to enter into a contract with Clark Construction of Texas, Inc. in the amount of \$526,688.17 with \$79,003 (15%) for contingency.

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

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Benny Martinez, Council Place 1
SECONDER: Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES: Martinez, Stevens, Orozco, Bradshaw

Discussion and Possible Action to Approve a Resolution Awarding the Lowest Qualified Bid in the Amount of \$173,230.00, with \$25,985 (15%) for Contingency and Authorizing the City Manager to Enter into a Contract with Central Electric Enterprises & Company to Construct the Huebner Well Emergency Generator Project. (M&C # 2022-06-07-4850 D. Dimaline)

David Dimaline, Assistant Public Works Director presented this item for City Council consideration of a resolution awarding a bid in the amount of \$173,230 with \$25,985 (15%) for contingency and authorizing the City Manager to enter into a contract with Central Electric Enterprises & Company for the purpose of constructing and installing an emergency generator at the Huebner Well pump station.

Staff recommends that the City Council approve a Resolution awarding a bid and authorize the City Manager to enter into a contract with Central Electric Enterprises & Company in the amount of \$173,230.00, with \$25,985 (15%) for contingency.

A motion was made by Councilor Josh Stevens to approve the resolution as presented. The motion was seconded by Councilor Rey Orozco.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Josh Stevens, Council Place 2
SECONDER: Rey Orozco, Council Place 4
AYES: Martinez, Stevens, Orozco, Bradshaw

Discussion and Possible Action on an Ordinance Formally Dedicating Veteran's Memorial Park, being a 0.800 Acre Tract of Land Adjacent to 6421 and 6427 Evers Road (1st Read was Held on 06-07-2022) (M&C # 2022-06-21-4820 M. Moritz)

Melinda Moritz, Public Works Director presented this item seeking City Council consideration to formally dedicate the area in front of the Community and Conference centers as parkland.

This was followed with a discussion. This item will be brought back for a second read.

RESULT: **TABLED WITHOUT OBJECTION** **Next: 6/18/2022 5:30 PM**

Presentation and Discussion of an Ordinance Authorizing a FY 2021-2022 American Rescue Plan Fund Budget Adjustment in the Amount of \$25,104.00 to the Stormwater Utility Fund Budget for the Purpose of the Zarzamora Creek Drainage Easement Clean-Up (1st Reading was Held on 06-07-2022) (M&C # 2022-06-21-4853 D. Dimaline)

David Dimaline, Assistant Public Works Director presented this item seeking City Council consideration of an ordinance authorizing an FY 2021-2022 American Rescue Fund budget adjustment in the amount of \$25,104.00 for the cleanup of the Zarzamora Creek drainage easement from Bandera Rd. to the City limits. The drainage easement is not owned by the City of Leon Valley; however, the owner has granted permission for the City and its contractor to enter the property and provide maintenance. The drainage easement has not been maintained for some time, and has resulted in overgrowth of vegetation, as well as trash and debris build-up.

This item will be brought back for a second read.

RESULT:	TABLED WITHOUT OBJECTION	Next: 6/18/2022 5:30 PM
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Discussion, and Possible Action to Consider an Ordinance Amending 2022-1 to Revise Exhibit C to Allow a Smaller Lot Size at 7213 Huebner Road (1st Read Was Held on 6-7-2022) (M&C # 2022-06-21-4854 M. Teague)

Mindy Teague, Planning and Zoning Director presented this item to amend Exhibit C of the Ordinance to reduce the required lot area from 3150 square feet to 3010 square feet for most of the lots, due to the streets being wider than what the applicant had originally sought (wanted 25 ft wide, was granted 28 ft wide).

The applicant has already reduced the number of proposed lots from 90 to 86 and having to provide for 3150 square feet per lot would cause them to lose an additional four lots.

This will be brought back for a second read.

RESULT:	TABLED WITHOUT OBJECTION	Next: 6/18/2022 5:30 PM
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Presentation and Discussion on an Ordinance Amending the City of Leon Valley Code of Ordinances, Chapter 1, Article 1.06 Boards, Commissions and Committees to Allow an Individual the Ability to Serve on a Maximum of Two (2) Boards, Commission or Committees (1st Reading as Required by City Charter) (M&C # 2022-06-07-4861 Mayor Riley)

Mayor Chris Riley presented this item and proposed to amend Ordinance Article 1.06 Boards, Commissions and Committees to allow an individual the ability to serve on a maximum of two (2) boards, commissions, or committees.

Staff was given direction to bring the ordinance back for a second read with an amendment to include serving on 2.5 committees which would include ad-hoc committees; to add a "permanent" committee; and to revise the Volunteer Application to include all committees and the instructions to the applicant to prioritize the committees they wish to serve on.

RESULT: TABLED WITHOUT OBJECTION

Next: 7/12/2022 6:00 PM

CITIZENS TO BE HEARD

Those who spoke at this time were: Danielle Bolton; and Hilda Gomez

REQUESTS FROM MEMBERS OF CITY COUNCIL TO ADD ITEMS TO FUTURE AGENDAS

Attachment: (M&C # 2022-06-07-4857 C. Caldera)

City Council discussed upcoming agenda items.

ADJOURNMENT


Mayor Riley announced that the meeting adjourned at 9:30 PM.

These minutes approved by the Leon Valley City Council on the 18th of June, 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 June 07, 2022 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

From: Crystal Caldera
Sent: Tuesday, June 7, 2022 8:21 PM
To: Sandra Passailaigue
Subject: Fwd: Letter to be read at the next Council meeting June 7th
Attachments: City of Leon Valley 5906 Code Compliance resolved.docx

Can print this?
Sent from my iPhone

Begin forwarded message:

From: H Gomez <[REDACTED]>
Date: June 6, 2022 at 5:42:02 PM CDT
To: Mayor Riley <mayorriley@leonvalleytexas.gov>, Crystal Caldera
<c.caldera@leonvalleytexas.gov>
Subject: Letter to be read at the next Council meeting June 7th

Mayor please read the attached letter acknowledging the efforts of LV staff. Thanks for all you do in making LV a great place to live.

From: Evan Bohl [REDACTED] >
Sent: Tuesday, June 7, 2022 5:21 PM
To: Sandra Passailaigue
Subject: CTBH comment on the "Committee participation restriction" topic

Hello Leon Valley,

When did Leon Valley become so inundated with applications to be on committees? The only waiting list that exists is the one for Community Garden Plots, which we at the Parks Commissions are seeking to address to enhance and benefit this city. What is the City Council doing? A question that cannot be answered with a single truth, but a flood of excuses and promises undeliverable.

So why does the Mayor and City Council wish to limit the ability of this City's CITIZEN ran committees? The problem this city has when it comes to the committees is genuine interest in them not manufactured by this Mayor or City Council. Now they seek to limit citizen participation. More and more they eliminate Citizens from the mix. But they were voted in. Do the Citizens care about their city, because City Council sure doesnt. They have lied, broken the law, and twisted the truth to defame to get into power and to keep power. This limitation of 2 committee appointments per person at this time is reckless and not advisable by the Citizens of Leon Valley. We did not suggest this. YOU DID MAYOR AND YOU DID COUNCILMAN BENNY MARTINEZ.

Always praying for Leon Valley,
Evan Bohl

From: Mayor Riley
Sent: Monday, June 6, 2022 5:59 PM
To: H Gomez; Crystal Caldera
Cc: Saundra Passailaigue
Subject: Re: Letter to be read at the next Council meeting June 7th

Hilda - I would be honored to read your letter. Thank you for taking the time to express yourself and addressing a possible solution to the council to consider regarding code compliance.

Sincerely,

Chris Riley

Mayor, City of Leon Valley
6400 El Verde Rd.
Leon Valley, TX. 78238
(210) 618-2092 - (cell)
(210) 684-1391, Ext. 218

From: H Gomez <[REDACTED]>
Sent: Monday, June 6, 2022 5:41 PM
To: Mayor Riley; Crystal Caldera
Subject: Letter to be read at the next Council meeting June 7th

Mayor please read the attached letter acknowledging the efforts of LV staff. Thanks for all you do in making LV a great place to live.

From: Resident, H Gomez at Forest Ledge St. 78240

Mayor Riley I ask that this letter recognizing Leon Valley staff be shared at next Council meeting, during Citizens to be heard.

Last year, in July, I along with other neighbors filled out "On It" forms involving a neighbor that was in violation of Code compliance: there was an unsightly accumulation of debris on home's front, side and back yard. A Code Compliance officer went to the home. Almost immediately, the home owner removed some debris. However, the male individual residing at the home, causing the violation, continued to acquire more debris and the situation escalated to a chronic, hazardous and unsafe living conditions.

Leon Valley Code Compliance process considers the rights of property owner receiving the citation, and allows time (months) for the property owner to comply. There were months of letters, citations, many face to face visits from Code Compliance officers, progressing to police visiting the home. As months stretched into a year, the piles of debris consumed the garage, driveway, both front, sides and back yard, along with a large trailer and 2 non-moving trucks loaded with junk parked on the street.

Neighbors worked together with Code Compliance Dept. providing updates. Police Chief Gonzales got involved trying to get the homeowner to comply, but the individual ignored the many attempts. Recently, another neighbor was in the process of selling her home. Her realtor informed her that two bids for her home were withdrawn due to buyers concerns of the home's proximity to the 'trash house'. That neighbor also contacted City staff complaining of the neighbor's chronic code violation.

This past week, Code Compliance staff, and Chief Gonzales took direct action. A Hauling and Junk removal company arrived and remove the junk around the home: 2 full trucks of debris. The truck returned to collect more, only to be blocked by the individual's vehicles. The following day, Chief Gonzales using LV trucks with trailers arrived and a crew removed ALL the junk that remained in the garage, driveway, back yard, and both sides of the home. We wanted to acknowledge and thank the efforts of the Mayor Riley, Chief Gonzales, Code Compliance officers and City Manager Crystal Caldera for working with residents to put the neighbor in compliance.

Further, I would like the city to consider amending the Code Compliance ordinance, and creating an article within the ordinance that allows the City to deal more efficiently with extreme or chronic cases like the one we faced. This code violation involved exorbitant amounts of time spent by Code Compliance, Police, other LV staff, and it was costly. I am reminded of a similar difficult case that occurred at the corner of Poss and Evers. That case took several years to resolve. I ask that you amend the Code Compliance policy so to more effectively resolve chronic or extreme cases.

On behalf of the neighbors that worked with LV staff, we greatly appreciate the results, and acknowledge that when residents work in cooperation with City staff desired results can be achieved.

From: Jesse L. Valdez [REDACTED] >
Sent: Friday, May 27, 2022 3:55 PM
To: Rey Orozco; Kasey Burleson; [REDACTED]; David Gonzalez; Crystal Caldera; Saundra Passailaigue
Subject: Resignation

I am honored and grateful for being selected to the new Citizen Police Advisory Committee. I have attended all of the meetings since our first meeting on February 16, 2022.

I believe that the Leon Valley Police are professional and extremely competent in their service to our city.

I feel that we do not need a citizen advisory (oversight) committee for the police department at this time. At the last meeting, Sargent Kasey Burleson provided committee members with excellent information and statistics which indicates that they are on top of what's happening in Leon Valley.

I feel that I am not qualified to offer these professionals any useful advice. For these reasons I am resigning from this committee effective immediately.

Jesus L. Valdez
Pavona Place resident

P. S. Ms. Passailaigue, I would like this email to be read at the next City Council meeting (citizens to be heard.)

From: Justin Pulliam [REDACTED] >
Sent: Tuesday, June 7, 2022 5:39 PM
To: Citizens to be heard; Sandra Passailaigue; Mayor Riley
Subject: June 7 2022 CTBH, 8.9, Pro-tem vote

Council:

Many of you once purported to protect the rights of the minority, going so far as to sue the city. Please stop the pathetic efforts to punish your political opposition.

What is wrong with hearing from the minority? Will their speech and ideas expose you or something? If you have such a solid majority backed by true community support, you should have nothing to fear if political opponents speak out, request information, or serve on committees.

Relating to Item 8.9, I would like to know the names of all people currently serving on more than two committees. Are these people on your team? Or did they campaign against your team?

Please vote Jed Hefner for Mayor Pro-Tem.

Justin Pulliam
Fort Bend County

From: Tina Chasan <[REDACTED]>
Sent: Tuesday, June 7, 2022 12:13 PM
To: Citizens to be heard
Subject: Reg agenda item 8 sub sec 9

Good evening Mayor , Council members and the citizens of Leon Valley.

I would like to express my complete endorsement of having citizens volunteer for no more than 2 committees or commissions at the same time.

I would hope that this will open up a wider variety of input from different citizens in our city.

I realize that Volunteerism takes a special kind of citizen to give freely of their time, as you, yourselves, know very well.

Sometimes these commissions and committees find it very difficult to fill the needed seats. I would like to suggest that we utilize the social media platform of next door neighborhood and the Leon Valley Facebook page to reach out to our citizens.

In the Nextdoor app, reach out to the leads in different parts of Leon Valley, to monitor the post from their neighbors then suggest in private messages to those that express concerns of police issues, economic development, red light cameras, anything, to consider volunteering for committees or commissions that will address those issues. Examples of this would be someone that posts that their vehicle was broken into, or suspicious person was seen, this person might want to attend a CPAC meeting. Learn what it's all about and then perhaps volunteer when next a new committee is being formed.

These are just some thoughts I wanted to share for your consideration.

In closing.....

Thank you to our Mayor Chris Riley and our city council who always give so much of their time , without compensation, in moving our city forward towards a positive progressive future.

Respectfully,

Tina Chasan

Forest Oaks/Canterfield