



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 2, 2022

MINUTES

6:00 PM Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status
Chris Riley	City of Leon Valley	Mayor	Present
Rey Orozco	City of Leon Valley	Mayor Pro Tem, Council Place 4	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
Will Bradshaw	City of Leon Valley	Council Place 5	Present

Mayor Chris Riley called the meeting to order announced that a quorum of City Council was present in Council Chambers.

Mayor Chris Riley asked Councilor Will Bradshaw to lead the Pledge of Allegiance.

Councilor Benny Martinez asked for a Point of Order which Mayor Chris Riley granted. Councilor Martinez spoke of an "Ugly Display" at the last meeting. Councilor Martinez reminded everyone that "The way we should operate and Robert's Rule of Order state that the Mayor leads the meeting, and she calls on a person to talk. That person should make a brief, concise statement and then, shut up for lack of a better word and then let the Mayor call on the next person to talk and according to Robert's Rules of Order, you are not allowed to talk unless it goes around the room and then you can talk a second time. But we shouldn't be talking over and over and arguing amongst ourselves and it just keeps getting louder and louder and louder and nobody gets to speak. So, when you make your statements, make them brief. Concise, brief, and to the point and then we can move on and let the next person talk."

THE CITY COUNCIL SHALL MEET IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

Section 551.071: Consultation with the Attorney Regarding Pending or Contemplated Litigation, or Settlement Offer; or on a Matter in which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with the Texas Open Meetings Act, Re: City of Leon Valley v. 5622 Equity DE LLC, a Delaware Limited Liability Company D/B/A Vista Del Rey Apartments Located at 5622 Evers Road

Mayor Riley read aloud the agenda caption for Item 2.1

The City Council went into Executive Session at 6:03 PM

RECONVENE INTO REGULAR SESSION

The City Council reconvened into Open Session at 6:49 PM

CITIZENS TO BE HEARD

Those who spoke at this time were: Gerard Valdez (LIFT Organization); Franklin Adams (business); and Ron Palmeri (Leon Valley)

POSSIBLE ACTION ON ISSUES DISCUSSED IN EXECUTIVE SESSION IF NECESSARY

A motion was made by Councilor Josh Stevens to have Attorney Brad Bullock proceed with the Chapter 54 litigation against 5622 Equity DE LLC, a Delaware Limited Liability Company D/B/A Vista Del Rey Apartments located at 5622 Evers Road. The motion was seconded by Councilor Rey Orozco.

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

A motion was made by Councilor Jed Hefner to move agenda item 10.1 up to this point of the agenda. The motion was seconded by Councilor Benny Martinez.

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

REGULAR AGENDA

Discussion and Action to Consider Approval of an Ordinance Granting the Rezoning of an Approximately 9.174 acre Tract of Land from R-3 Multiple Family, B-1 Small Business, and B-2 Retail Zoning, with Sustainability Overlay Zoning, to Planned Development District with R-6 Garden Home Base Zoning, With R-3 Multiple Family Dwelling as an Additional Use and no Sustainability Overlay, on an Unplatted Parcel Generally Located at the Corner of Evers and Seneca Roads, Being P-4A, Abstract 530, CB 4432 (1st Read was Held on 8-2-2022) (M&C # 2022-08-16-4904 M. Teague)

Mindy Teague, Planning and Zoning Director introduced the item which has been placed on the agenda in response to a request to rezone approximately 9.174 acres from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, with Sustainability Overlay zoning, to Planned Development District with R-6 Garden Home base zoning and R-3 Multiple Family as an Additional Use and no Sustainability Overlay, on an unplatted parcel of land generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432.

Applicant/Property owner Samir Chehade, STS Partners, LP also gave a presentation which was followed by a lengthy discussion.

Mayor Chris Riley opened the Public Hearing at 7:26 PM.

Those who spoke were: Tom Nolan (Leon Valley); Rudy Garcia, (Leon Valley); and Roland Soto (Leon Valley)

Mayor Riley read an email submitted by the following: Tina Chasan, (Leon Valley); Tony Amons (Leon Valley); and Erick Matta (Leon Valley)

There being no further comments; Mayor Riley closed the Public Hearing at 8:55 PM

Mayor Riley moved Agenda Item 10.5 up next on the agenda.

RESULT:	TABLED WITHOUT OBJECTION	Next: 8/16/2022 6:00 PM
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Discussion and Possible Action to Award the Fiscal Year 2023 Group Insurance Bid for Employee Medical, Dental and Life Insurances; and to Authorize the City Manager to Execute the Insurance Agreement(s) (M&C # 2022-08-02-4921 C. Caldera)

Crystal Caldera, City Manager presented this item for City Council consideration. The City currently pays 100% of the employee-only premium under Blue Cross Blue Shield of Texas basic health, dental, and Fort Dear Born Life insurances. Gallagher Benefits Services, the City's Insurance Broker, negotiated the proposed Fiscal Year 2022-2023 health insurance rate.

If approved, this item will authorize the City Manager to execute the contract for the FY 2022-2023 Group Health, Dental & Life Insurances and to continue to provide reputable and comprehensive insurance coverage to the City employees. The contract will be for the

period October 1, 2022, to September 30, 2023. The City's insurance broker, Gallagher Benefit Services, Inc. will serve as the City's liaison with the insurer selected by Council. A motion was made by Councilor Benny Martinez to accept as presented. The motion was seconded by Councilor Josh Stevens.

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

PRESENTATIONS

Presentation, Discussion and Workshop on an Ordinance Approving and Adopting Fiscal Year 2022-2023 Proposed Budget (M&C # 2022-08-02-4915 K. Rule)

Crystal Caldera, City Manager and Kevin Rule, Finance Director presented the Proposed Budget for FY 2022-2023 which was followed by discussion.

This item will be brought back on the August 16, 2022 agenda for a second reading.

RESULT: **PRESENTED**

Presentation, Discussion, and Possible Action on Fourth of July Recap (M&C # 2022-08-02-4910 C. Miranda)

Crystal Miranda, Community Relations Director presented a July 4th Event wrap up.

RESULT: **PRESENTED**

Presentation, Discussion and Possible Action on Police Vehicle Identification (M&C # 2022-08-02-4905 D. Gonzalez)

David Gonzalez, Chief of Police presented this item.

RESULT: **PRESENTED**

A motion was made by Councilor Jed Hefner to direct staff to bring back a plan to phase in the black and white option with the Fiscal Year 2023 Budget. The motion was seconded by Councilor Will Bradshaw.

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

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to adopt the Consent Agenda along with Agenda Item 10.6 as presented. The motion was seconded by Councilor Rey Orozco.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Jed Hefner, Council Place 3
SECONDER: Rey Orozco, Mayor Pro Tem, Council Place 4
AYES: Rey Orozco, Benny Martinez, Josh Stevens, Jed Hefner, Will
 Bradshaw

Consideration of the Following City Council Minutes:

- a. **Regular Meeting- July 19, 2022 5:30 PM**

Acceptance of the Following Board, Committee, and Commission Minutes:

- a. **06-13-2022 Economic and Community Development Advisory Committee Meeting Minutes**
b. **06-28-2022 Planning Zoning Commission Meeting Minutes**

Discussion and Possible Action on a Resolution Moving Alternate Member Maryanna Christensen to the Position of Trustee on the Library Board of Trustees (M&C # 2022-08-02-4911 S. Passailaigue)

Discussion and Possible Action on a Resolution Appointing Alternate Members to the Planning & Zoning Commission (M&C # 2022-08-02-4919 S. Passailaigue)

Discussion and Possible Action on a Resolution Appointing Members to the Economic and Community Development Advisory Committee (M&C # 2022-08-02-4920 S. Passailaigue)

Presentation, Discussion, and Possible Action on a Resolution Authorizing a Texas Office of the Governor (OOG) Grant Application for Ballistic Rifle Armor and Carriers (M&C # 2022-08-02-4867 D. Gonzalez)

REGULAR AGENDA CONTINUED

Discussion and Possible Action on an Ordinance of the City Council of the City of Leon Valley Ordering and Establishing Procedures for a Special Election on Amendments to the City's Charter; Authorizing the City Manager to Sign a Joint Election Agreement with the Bexar County Elections Administrator for the Conduct of Said Election, and Providing Details Relating to the Conduct of Holding the Election, Authorizing the Use of the Leon Valley City Council Chambers and the Leon Valley Conference Center on the 8th Day of November, 2022, for Election Day Voting, and the Use of the Leon Valley Conference Center, Located at 6421 Evers Road, Leon Valley, Texas, 78238, for Early Voting (October 24, 2022 Through November 4, 2022) (First Read was Held on 08/02/2022)

Una Ordenanza Del Consejo Municipal De La Ciudad De Leon Valley Que Ordena Y Establece Procedimientos Para Una Elección Especial Sobre Enmiendas A La Carta Orgánica De La Ciudad; Autoriza Al Administrador De La Ciudad A Firmar Un Convenio De Elección Conjunta Con La Administradora De Elecciones Del Condado De Bexar Para La Celebración De Dicha Elección, Y Proporciona Detalles Relativos A La Celebración De La Elección, Autoriza El Uso De Las Cámaras Del Consejo Municipal De Leon Valley Y Del Centro De Conferencias De Leon Valley El Día 8 De Noviembre De 2022 Para La Votación El Día De Elección Y El Uso Del Centro De Conferencias De Leon Valley, Ubicado En 6421 Evers Road, Leon Valley, Texas, 78238, Para La Votación Anticipada (Del 24 De Octubre De 2022 Al 4 De Noviembre De 2022, Inclusive) (M&C # 2022-08-16-4914 C. Caldera)

Crystal Caldera, City Manager presented this item to call a Special Election to be held on Tuesday, November 08, 2022. The purpose of the election is to allow registered voters of the City of Leon Valley an opportunity to cast their vote on proposed City Charter Amendments.

There was a consensus among members of City Council to remove Proposition G.

This item will be brought back on the August 16, 2022 agenda for a second reading.

RESULT:	TABLED WITHOUT OBJECTION	Next: 8/16/2022 6:00 PM
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A motion was made by Councilor Rey Orozco to move Agenda items 10.2; 10.3; and 10.7 to the August 16, 2022 Regular City Council Agenda. The motion was seconded by Councilor Jed Hefner.

RESULT: **APPROVED [4 TO 1]**
MOVER: Rey Orozco, Mayor Pro Tem, Council Place 4
SECONDER: Jed Hefner, Council Place 3
AYES: Rey Orozco, Benny Martinez, Jed Hefner, Will Bradshaw
NAYS: Josh Stevens

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

Councilor Josh Stevens spoke about the increase in pay and the reason behind the timeline for the effective date of said increases.

CITY MANAGER'S REPORT

Upcoming Important Events:

- a. **Crime Control & Prevention Board of Directors Meeting, Tuesday, August 16, 2022, at 5:30 PM, in Council Chambers.**
- b. **Regular City Council Meeting, Tuesday, August 16, 2022, at 6:00 PM, in Council Chambers.**
- c. **Trash and Treasure Day, Saturday, October 01, 2022, at the Leon Valley Community Center.**
- d. **Miscellaneous other events and announcements.**

Crystal Caldera, City Manager made an announcement.

RESULT: **PRESENTED**

REGULAR AGENDA CONTINUED

Discussion and Possible Action on a Resolution Granting Mr. Samir Chehade, STS Partners, LP, a Variance to the City of Leon Valley Code of Ordinances, Chapter 13, Tree Preservation on a 9.174 Acre Tract of Land, Generally Located in the 6300 Block of Evers Road at the Corner of Evers and Seneca Roads, Being P-4A, ABS 530, CB 4432 Subdivision (M&C #2022-08-02-4916 M. Moritz)

RESULT: **TABLED WITHOUT OBJECTION** **Next: 8/16/2022 6:00 PM**

Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment for FY 2021-2022, in the Amount of \$ 34,959 for Market increases for Police and Fire/EMS Department (1st Read was Held on 07-19-2022) (M&C # 2022-08-02-4901 C. Caldera)

RESULT: **TABLED WITHOUT OBJECTION** **Next: 8/16/2022 6:00 PM**

Presentation and Discussion on an Ordinance Amending the City of Leon Valley Code of Ordinances, Chapter 1, Article 1.06 Boards, Commissions, and Committees, Section. 1.06.002 Tree Advisory Board (a) Membership; (b) Terms; and (e) Duties; Providing for Repealer, Severability and Savings Clauses; and Providing for an Effective Date (First Read as Required by City Charter) (M&C # 2022-08-16-4912 S. Passailaigue)

RESULT: TABLED WITHOUT OBJECTION Next: 8/16/2022 6:00 PM

CITIZENS TO BE HEARD

None

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

Attachment: (M&C # 2022-08-02-4908 C. Caldera)

Items coming on future agendas: Speed Hump Policy revisions

Councilor Josh Stevens asked for an item to be placed on the next agenda regarding the future of the Economic Development Director position.

RESULT: PRESENTED


ADJOURNMENT

Mayor Riley announced that the meeting adjourned at 10:39 PM.

These minutes approved by the Leon Valley City Council on the 11th of August, 2022.

APPROVED


CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

