



**CITY OF LEON VALLEY  
CITY COUNCIL SPECIAL MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 23, 2021

**MINUTES**

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**5:30 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
David Edwards	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
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 welcomed everyone and then announced a quorum of City Council was present.

Mayor Riley led the Pledge of Allegiance.

**The City Council Shall Meet In Executive Session To Discuss The Following:**

Mayor Riley read aloud the agenda caption for Item 2.1, 2.2, and 2.3.

Before entering into Executive Session, Mayor Riley introduced everyone to City Attorney Roxana “Roxy” Perez Stevens. Attorney Stevens is from the New Braunfels office of the City’s current contract attorney firm, Denton, Navarro, Rocha, Bernal & Zech.

The City Council went into Executive Session at 5:34 PM

**Pursuant to Texas Government Code, Chapter 551, Section 551.074 Personnel Matters: Regarding the Review of City Manager Application (M&C # 2021-03-23-01)**

**Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Attorney on Legal Matters: To Receive Legal Advice from the City Attorney on the Rule 11 Agreement with the Aquarium (M&C # 2021-03-23-02)**

**Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Attorney on Legal Matters: To Discuss Pending Litigation; Specifically, Benny Martinez vs. The City of Leon Valley, Cause No. 2019-CI-08343 in the 438th District, Bexar County Texas (M&C # 2021-03-23-03)**

**Reconvene Into Regular Session And Take Action On Issues Discussed In Executive Session If Necessary**

The City Council reconvened into Open Session at 6:38 PM

Mayor Chris Riley summarized the session as follows:

Item 2.2 - There will be no action on this item tonight.

Item 2.3 - A motion was made by Councilor Josh Stevens to proceed as recommended by the City's litigation counsel regarding 2.3. The motion was seconded by Councilor Rey Orozco.

On Item 2.1 - Mayor Chris Riley said she was pleased to say that the City Council has hired a new city manager. Gilbert Perales, ACM of Arlington, Texas will join us on July 5<sup>th</sup>. Mr. Perales has over forty-four years of experience and we look forward to having him on board.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Josh Stevens, Council Place 2
<b>SECONDER:</b>	Rey Orozco, Council Place 4
<b>AYES:</b>	David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

## **PRESENTATIONS**

**Discussion and Possible Action Regarding the Lion's Roar Policy and Content to include In Memoriam to Policy (M&C # 2021-03-23-04 C. Caldera)**

Acting City Manager Crystal Caldera presented this item.

A motion was made by Councilor Jed Hefner to approve the addition of "In memoriam" column into the Lion's Roar Guidelines as discussed. The motion was seconded by Councilor Rey Orozco.

Those who spoke on this item were: Jack Miller (San Antonio)

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Jed Hefner, Council Place 3  
**SECONDER:**    Rey Orozco, Council Place 4  
**AYES:**         David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will  
                     Bradshaw

**Presentation and Direction on Special Events Consideration for FY 2021 (M. Mendoza, Special Events Coordinator)**

Special Events Coordinator Maribel Mendoza presented the item which was briefly discussed.

Those who spoke on this item were: Benny Martinez (Leon Valley); Erick Matta (Leon Valley); and Jack Miller (San Antonio)

There was a consensus to have Ms. Mendoza move forward with the design and creation of the 2021 Leon Valley Fiesta Medal.

**RESULT:**        **PRESENTED**

**Presentation, Discussion and Direction to City staff on Stimulus Bill – H.R. 1319, the American Rescue Plan Act of 2021 (M&C # 2021-03-23-05 C. Caldera)**

Acting City Manager Crystal Caldera presented this item seeking City Council direction to City Staff on fund allocation.

Acting City Manager Caldera explained that Stimulus Bill - H.R. 1319, the American Rescue Plan Act of 2021 is a corona virus relief package. The City of Leon Valley will be allocated \$2.68 million. The Local allocations are governed by "Title IX, Subtitle M, Section 9901: Coronavirus State and Local Fiscal Recovery Funds.

Stimulus Bill - H.R. 1319 provides four (4) eligible areas for a city to use the funds on: to respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses, and non-profit's, or aid to impacted industries such as tourism, travel, and *hospitality (COVID related expenditures directly or indirectly related)*; to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the local government who are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work; for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the local government prior to the emergency; or to make necessary investments in water, sewer, or broadband *infrastructure (Whether related to COVID or not)*.

Those who spoke on this item were: Jack Miller (San Antonio); and Erick Matta (Leon Valley)

<b>RESULT:        PRESENTED</b>
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**CITIZENS TO BE HEARD**

Those who spoke at this time were: John Grey (Brazoria County); Jack Miller (San Antonio); Erick Matta (Leon Valley); and Benny Martinez (Leon Valley)

Councilor Will Bradshaw read an e-mail submitted by: Lydia Bransell

Councilor Josh Stevens also read an e-mail submitted by: Lydia Bransell

**ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS**

- Councilor Will Bradshaw spoke about getting back to normal; gives him hope.
- Councilor Rey Orozco echoed the previous comments; doesn't see the Council slowing down any time soon but still has a long way to go.
- Councilor Jed Hefner wished everyone a "Happy Tuesday".
- Councilor Josh Stevens thanked everyone for coming and invited everyone to e-mail their concerns to any member of Council.
- Councilor David Edwards welcomed everyone and thanked them for coming.
- Mayor Chris Riley introduced City Attorney Roxana Perez Stevens; spoke about Animal Control; Emergency Preparedness; Earthwise Living Day Month - March 27<sup>th</sup> Free Tree Give-a-way; volunteer vacancies; NW Senior Citizens decided not to open at this time; Bandera Road virtual meetings - postcard has been sent out with meeting dates and time; and Happy Easter.

**CITY MANAGER'S REPORT**

Acting City Manager Caldera reminded everyone of the May 1, 2021 General Election; spoke about a budget workshop, (consensus was to hold one on a Saturday in April) Date was set for April 10th at 9:00 AM

**Upcoming Important Events:**

- Tuesday, April 6, 2021, at 6:00 p.m. Regular City Council Meeting in Council Chambers.**
- March is Earthwise Living Month. Please check our website and social media for related events.**
- Possible Dates for Preliminary Budget Workshop.**
- May 01, 2021 General Election.**
- Miscellaneous other events and announcements.**

<b>RESULT:        PRESENTED</b>
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**CONSENT AGENDA**

A motion was made by Councilor Will Bradshaw to approve the Consent Agenda but to add

all letters submitted during each meeting. The motion was seconded by Councilor Josh Stevens.

**RESULT:**        **ADOPTED [UNANIMOUS]**  
**MOVER:**        Will Bradshaw, Mayor Pro-Tem, Council Place 5  
**SECONDER:**    Josh Stevens, Council Place 2  
**AYES:**         David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Consideration of the Following City Council Minutes:**

- a.     **Regular Meeting- July 21, 2020 6:00 PM**
- b.     **Special Meeting- August 10, 2020 5:30 PM**
- c.     **Special Meeting- February 22, 2021 6:00 PM**
- d.     **Annual Town Hall Meeting- March 6, 2021 9:00 AM**
- e.     **Special Meeting- March 9, 2021 6:00 PM**
- f.     **Special Meeting- March 15, 2021 5:30 PM**

**ORDINANCE**

**Discussion and Possible Action on an Ordinance Amending Ordinance No. 2020-33, Providing Requirements for Citizens to be Heard Comments Submitted by the Public; and other Pertinent Amendments Desired by Members of City Council (1st Read was Held on 03-09-2021) (M&C # 2021-03-23-06 Mayor Chris Riley)**

The item was presented by Councilor Will Bradshaw.

Those who spoke on this item were: Erick Matta (Leon Valley); Jack Miller (San Antonio); and Evan Bohl (Leon Valley)

A motion was made by Councilor Jed Hefner to adopt as written. 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:**         David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on an Ordinance of The City Council of The City of Leon Valley, Texas, Amending Chapter 4, Article 4.06 Garage Sales of The City of Leon Valley Code of Ordinances; and Appendix A, Article A17.000 Miscellaneous Fees, Section A17.002 Garage Sale Permit (1st Reading was Held 03/09/2021) (M&C # 2021-03-23-07 Councilors Jed Hefner and Will Bradshaw)**

A motion was made by Councilor Will Bradshaw to adopt the ordinance as written. The

motion was seconded by Councilor Rey Orozco.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Will Bradshaw, Mayor Pro-Tem, Council Place 5
<b>SECONDER:</b>	Rey Orozco, Council Place 4
<b>AYES:</b>	David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action on an Ordinance Accepting Two Texas Office of the Governor (OOG) Grant Award and Adjusting and Increasing the General Fund Budget in the amount of \$31,322 for Ballistic Rifle Armor Carriers and an amount of \$38,032 for Training Equipment, for a Total Budget Adjustment of \$69,354 (1st Read was Held 3-15-2021) (M&C # 2021-03-23-08 D. Gonzalez)**

This item was presented by LVPD Chief David Gonzalez without any changes.

Those who spoke on this item were: Benny Martinez (Leon Valley)

A motion was made by Councilor Will Bradshaw to adopt the ordinance as presented. The motion was seconded by Councilor David Edwards.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Will Bradshaw, Mayor Pro-Tem, Council Place 5
<b>SECONDER:</b>	David Edwards, Council Place 1
<b>AYES:</b>	David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

**Discussion and Possible Action to Authorize the City Manager to Enter into an Agreement with Bexar County Accepting a Community Development Block Grant (CDBG) in the Amount of \$318,960 to Provide Funding for the Settlers Ridge Water and Sewer Main Project, Authorizing the Execution of the CDBG Program Agreement, and Approve an Ordinance Authorizing a FY 2020-2021 Enterprise Fund Budget Adjustment in the Amount of \$637,920. (1st Read was Held on 03-09-2021) (M&C # 2021-03-23-09 D. Dimaline)**

This item was presented by David Dimaline, Assistant Public Works Director without any changes.

A motion was made by Councilor Jed Hefner to adopt the ordinances as presented. The motion was seconded by Councilor David Edwards.

**RESULT:**       **ADOPTED [UNANIMOUS]**  
**MOVER:**       Jed Hefner, Council Place 3  
**SECONDER:**   David Edwards, Council Place 1  
**AYES:**        David Edwards, Josh Stevens, Jed Hefner, Rey Orozco, Will  
                    Bradshaw

## **REGULAR AGENDA**

### **Discussion and Possible Action allowing the League of Women Voters to Hold a Candidates Forum in April, 17, 2021 (M&C # 2021-03-23-10 Mayor Chris Riley)**

A motion was made by Councilor Rey Orozco to set April 17, 2021 at 9:00 AM for the League of Women Voters to sponsor a Candidates Forum at the Leon Valley Community Center. The motion was seconded by Councilor David Edwards.

**RESULT:**       **APPROVED [UNANIMOUS]**  
**MOVER:**       Rey Orozco, Council Place 4  
**SECONDER:**   David Edwards, Council Place 1  
**AYES:**        Edwards, Stevens, Hefner, Orozco, Bradshaw

### **Discussion and Possible Action of the Annual Town Hall Survey and Capital Facility Improvements Update (M&C # 2021-03-23-11 Councilor Josh Stevens)**

Councilor Jed Hefner presented the results of the survey from the 2021 Annual Town Hall Meeting.

Those who spoke on this item were: Benny Martinez (Leon Valley)

**RESULT:**       **PRESENTED**

### **Presentation and Discussion on an Ordinance Amending Section 3.05.005(a) Residential Fences, To Modify Allowed Fence Height in Side and Rear Yards from Six (6) Feet to Eight (8) Feet (M&C # 2021-03-23-12 B. Melland)**

Brandon Melland, Planning & Zoning Director presented this item in response to a request that City Council made on March 2, 2021 of Staff to prepare an ordinance to potentially amending the City's regulations pertaining to allowed fence heights on residential lots.

Mr. Melland presented an exhibit proposing an amendment to Section 3.05.005(a) Residential Fences, modifying an allowed fence height in side and rear yards of residential lots, from six (6) feet to eight (8) feet.

Mayor Riley read an e-mail submitted by: Brent Rowse (Leon Valley)

Those who spoke on this item were: Jack Miller (San Antonio); and Cassie Rowse (Leon Valley)

There was a consensus among member of City Council, that this item need not come back for a second read as there was no interest in moving forward with this amendment.

**RESULT: FIRST READ**

**Presentation and Discussion on an Ordinance Amending Chapter 8, Business Regulations, Removing Article 8.10, Rental Registration & Inspection (1st Reading as Required by City Charter) (M&C # 2021-03-23-13 B. Melland)**

Brandon Melland, Planning & Zoning Director presented a proposed ordinance that would amend Chapter 8, Offenses and Nuisances to remove Article 8.10, Rental Registration and Inspection, which applies to single-family, two-family, and multi-family residential buildings.

Director Melland added that the Planning Staff believes that eliminating this program will save the City money because Staff believes that this process costs more than \$65, which is the current fee for each registration. The department is recommending approval of the amendment.

**RESULT: FIRST READ**

**Presentation, Discussion and Possible Action on a Contract and/or Provide Direction Regarding Updating the City's Comprehensive Master Plan (M&C # 2021-03-23-14 B. Melland)**

A motion was made by Councilor Rey Orozco to move this item to the April 06, 2020 agenda. The motion was seconded by Councilor Jed Hefner.

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Rey Orozco, Council Place 4  
**SECONDER:** Jed Hefner, Council Place 3  
**AYES:** Edwards, Stevens, Hefner, Orozco, Bradshaw

**CITIZENS TO BE HEARD**

Those who spoke at this time were: Jack Miller (San Antonio); Evan Bohl (Leon Valley); John Grey ((Brazoria County); and Benny Martinez (Leon Valley)

**Requests From Members Of City Council To Add Items To Future Agendas**

Mayor Chris Riley requested an Executive Session, an update to the Council on the lawsuit, the City of Leon Valley vs. Tara Pharmaceutical Industries, LTD. Mayor Riley added that "it doesn't have to be at the next meeting but I would like the Council to have an update on this soon."

Councilor Will Bradshaw requested that an item be added to the next agenda to consider an adjustment to the Assistant City Manager's pay during this time while she is filling in for the incoming city manager.



Councilor Jed Hefner requested an update from Public Works on the status of the MPO grant that we were applying for and get a timeline as well as get an understanding of when construction will begin and on the section between Shadow Mist and Bandera Road.

Councilor Josh Stevens asked citizens to submit any comments directly to him related to adding fluoride to the Leon Valley Water System; and asked that a resolution be added to the next agenda declaring the intent to phase out the red-light camera program (saying he would submit a draft resolution).

Councilor Rey Orozco requested an update on the Sign Code Amendment.


Councilor Jed Hefner requested that each committee chair submit an update on the top three projects their committee is working on.

### **ADJOURNMENT**

Mayor Riley announced that the meeting adjourned at 10:25 PM.

**These minutes approved by the Leon Valley City Council on the 20th of April, 2021.**

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 March 23, 2021 Leon Valley City Council Meeting Minutes by Mayor Chris Riley.

**From:** [Brent Rowse](#)  
**To:** [Saundra Passailaigue](#)  
**Subject:** Citizens to be Heard March 23, 2021 Item 10.3 - Fences  
**Date:** Friday, March 19, 2021 11:48:41 PM

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Greetings,

I am opposed to the suggested increase in the allowable residential fence height to 8 feet. I'm concerned about the difficulty of maintaining such a tall fence against the forces of gravity, time, and shifting ground. The cost of maintaining an 8 foot fence is probably more than most homeowners realize or would want to incur, based on the amount of 6 foot fences in disrepair around town. I also believe that taller fences will only serve to further divide our community at a time when we need unity more than ever.

Brent Rowse  
Grass Valley

**From:** [Lydia Bransell](#)  
**To:** [Saundra Passailaigue](#)  
**Subject:** citizens to be heard first session if you can please  
**Date:** Tuesday, March 23, 2021 6:48:15 PM

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Dear Mayor Councillors and Citizens of Leon Valley,

When salvaggio imposed a system of holding peoples lost property for ransom, a \$25.00 ransom for things stolen from falsely arrested people wasn't mentioned, unfortunately this didn't get across to gonzalez who has just charged a fee for this, could you please insist this is repaid before even more trouble comes our way?

Yours Sincerely  
L. Bransell  
Noethwest Hills  
Leon Valley

**From:** [Lydia Bransell](#)  
**To:** [Saundra Passailaigue](#)  
**Subject:** Citizens to be heard  
**Date:** Tuesday, March 23, 2021 6:08:47 PM

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Dear Mayor, councillors and citizens of Leon Valley,

I am very disappointed that yet again a member of the firm Denton Navarro Rocha Bernal & Zech, has suddenly been appointed to Leon Valley.

You may recall I did previously write with my research on this company, and it was all alarming, also a short while ago I heard that Mrs Stevens is in negotiations with the City of Sunset Valley to remain as their City Attorney after her split with her previous law firm Knight.

Once again these behind closed doors meetings have no recourse to the citizens who will pay her wages, something has to change about the finances having more citizen input, just as we were promised a Q & A with the applicants for City Manager that did not happen.

Once again there is no allowance for Constitutional Law, which is also costing your our City money because you seem to encourage your staff to withhold citizens rights.

Yours sadly  
and  
Yours Sincerely

L. Bransell  
Northwest Hills  
Leon Valley

**From:** [bob page](#)  
**To:** [Saundra Passailaigue](#); [Mayor Riley](#)  
**Subject:** for citizens to be heard (or pass on to City Manager Caldera)  
**Date:** Tuesday, March 23, 2021 8:35:00 PM

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**Sending this in hope city council decides to open citizens to be heard or at least allow a one time exemption due to content.**

**If not, please at least pass it on to City Manager Caldera.**

Wanted to send this in over a month ago but did not due to restrictions on out of town e-mails.

**CONGRAGULATIONS TO CRYSTAL CALDERA** on being appointed acting city manager!

Have always enjoyed your presence at city council meetings as the one who always seemed a-political.

Was hoping to see you as permanent city manager but hoping the new one will be as good a fit.

Hoping you are not the permanent manager because you chose not to apply & not because the council decided you were not best candidate!

**Thank you** for what you say each time you are in front of council and/or asked questions. Music to my ears when you

reply that it is "at their digression, they are the council"! **That does not go unheard bty those listening!**

**Final thought to either the city council or the new city manager, GIVE THIS LADY A 2X+ BONUS THIS YEAR!SHE HAS DEFINATELY EARNED IT!!!**