



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 18, 2021

MINUTES

6:00 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		
David Edwards	City of Leon Valley	Council Place 1	Present		6:14 PM
Benny Martinez	City of Leon Valley	Council Place 1	Present	6:31 PM	
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 asked Councilor David Edwards to lead the Pledge of Allegiance.

Mayor Riley asked everyone to silence their phones; and then informed every one of the updated information from the Governor's office regarding the wearing of masks. Mayor Riley informed everyone that as of May 21, 2021, the wearing of masks will be optional.

PRESENTATIONS

Recognition of Councilor David Edwards for His Service to the City of Leon Valley

Mayor Chris Riley recognized outgoing City Councilor David Edwards for his service and presented him a token of appreciation from the City.

Councilor David Edwards thanked everyone for the opportunity to serve again and said he would stay available to help the City, that he has enjoyed working with the Mayor and Council, and that he looks forward to seeing the City move forward in a positive direction.

RESULT: PRESENTED

The Honorable Judge Oscar Kazen will Administer the Oath of Office and There Will Be a Presentation of the Certificate of Election to Council Member-Elect, Benny Martinez, Council Place 1; Council Member-Elect, Jed Hefner, Council Place 3; and Council Member-Elect, Will Bradshaw, Council Place 5

Mayor Chris Riley introduced the Honorable Judge Oscar Kazen who administered the Oath of Office to Benny Martinez, Council, Place 1; Jed Hefner, Council, Place 3; and Will Bradshaw, Council, Place 5.

Councilor Benny Martinez thanked the voters, and those who helped him campaign.

Councilor Jed Hefner thanked everyone and said it is an honor to serve for another two years.

Councilor Will Bradshaw thanked everyone for their support and said he looks forward to positive changes in the future.

Each Council Member took a few moments to say a few words.

RESULT: PRESENTED

There Will Be A Short Recess For A Reception Honoring The Newly Sworn Leon Valley Councilors In The City Hall Foyer At This Time. The Public Is Cordially Invited To Attend

Mayor Riley called for a recess at 6:14 PM and invited Council and guests to a reception honoring outgoing Councilor David Edwards and newly sworn Leon Valley Councilors Benny Martinez, Jed Hefner and Will Bradshaw in the City Hall Foyer at this time.

Reconvene

Mayor Riley reconvened the meeting at 6:31 PM and briefly went over the Rules of Decorum, asked that everyone to treat one another with respect and dignity, and asked that Councilors, staff and guests raise their hand to be recognized before speaking.

PRESENTATIONS - CONTINUED

Presentation and Discussion by Anne Burger Entrekin of Hilltop Securities on the Final Numbers for Texas General Obligations Refunding Bonds, Series 2021 (Anne Burger Entrekin, Regional Managing Director, Hilltop Securities)

Anne Burger Entrekin of Hilltop Securities gave a presentation on the Final Numbers for Texas General Obligations Refunding Bonds, Series 2021.

Ms. Entrekin summarized her report by saying that: Historical Interest rates are still at near lows; Even with low original coupons, the City was able to achieve savings greater than

projections; Wanted to express her appreciation to the City Staff and consultants, Dr. Caldera, Mr. Messick, and Ms. Wallace, in particular, for all their assistance in making this a successful process and transaction; Thanked the Bond Counsel, NRF, for their efforts; Thanked the Underwriting syndicate, led by SAMCO as senior manager and Raymond James, as co-manager, for their efforts; and thanked the City for the honor of serving Leon Valley as its Financial Advisor; and lastly, said she appreciated the long-term relationship.

RESULT: PRESENTED

Presentation and Discussion to Provide Feedback, Regarding A Proposed Mixed-Use Development on Approximately 3 Acres Generally Located at 6758 Poss Road (M&C # 2021-05-18-01 Samir Chehade and Azim Fancy, Property Owners)

Brandon Melland, Planning & Zoning Director presented this item to allow the owner/developers of the 3-acre tract of land located at 6758 Poss Road to present an update on the current status of the design and planning of their proposed mixed-use/townhouse project at their site.

Director Melland provided a brief background saying that in early 2019, the owner/developers reached out to the City's Planning & Zoning staff for preliminary coordination and feedback regarding applicable zoning requirements for the property, as well as longer-range planning information for the area within which the property is located. The owners/developers of the property - Samir Chehade and Azim Fancy - first introduced themselves and their project to the City Council in July of 2019. At that meeting, they requested feedback regarding the type of project that the City envisioned for the property. Generally, they requested feedback whether the City Council envisioned a primarily townhouse project; or a mixed-use project with primarily multi-family. The Council generally expressed interest in a primarily townhouse development project, with some mixed-use and multi-family. Since the initial presentation in July of 2019, the developers have taken the next step of developing a conceptual schematic plan for the property. Most recently Mr. Chehade and Mr. Azim presented this plan to the Planning & Zoning Commission at their September of 2020 meeting and were advised by the Commission that the Commission did not have any conceptual issues with the site plan but did have concerns regarding architectural design.

Director Melland introduced Mr. Samir Chehade, property owner who continued the presentation to provide an additional update to the City Council and receive additional feedback, as there are several new Council members that they want to ensure are familiar with their project.

The presentation was followed by a brief discussion.

Mayor Chris Riley said this needs to go back to Planning & Zoning to discuss acceptable materials.

Councilor Jed Hefner and Councilor Benny Martinez both said that the Sustainability Overlay needs to be updated and modernized.

Councilor Josh Stevens said he would like to work with the developer and feels the Council can work with the thresholds; also agreed that adjustments could be done to the Sustainability Overlay.

Councilor Rey Orozco said he is also in favor of this and that he is "confident that the councilors that work on this will make it happen for him".

Those who spoke on this item were: Cassie Rowse (Leon Valley)

There was a consensus among members of City Council to have Councilor Benny Martinez and Councilor Will Bradshaw serve on this zoning issue on the committee.

RESULT: PRESENTED

Presentation on Emergency Preparedness for Severe Weather (M. Naughton, Fire Chief)

Michael Naughton, LVFD Chief gave a brief presentation at the Mayor's request to explain how Leon Valley can better serve residents in the event of weather extremes.

Councilor Will Bradshaw and Mayor Riley both spoke of resident Ms. Conrad's e-mail asking about the emergency siren. Assistant Chief Eric Burnside addressed this concern.

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

RESULT: PRESENTED

CITIZENS TO BE HEARD

Those who spoke were: Jesse Hinojosa (Leon Valley); Irene Baldrige (Leon Valley); Jack Miller (San Antonio); and Erick Matta (Leon Valley)

Mayor Chris Riley read citizen comments that were submitted via e-mail from: Elaine Valdez (Leon Valley); Esther Aniemeke (Leon Valley); Tina Chasan (Leon Valley); Monica Greeno (UK); and Loretta Hodde (Leon Valley)

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

- Councilor Benny Martinez thanked everyone for being present; informed the public that he could always be contacted and counted on for getting things done.
- Councilor Josh Stevens also thanked everyone for coming; and spoke about Comfort Café being named the number one place to eat brunch in the United States by Yelp as well as the number one place to eat.
- Councilor Jed Hefner also thanked everyone for attending and for participating in their local government.
- Councilor Rey Orozco welcomed everyone; spoke about a call he received from Dr.

Vela who is bringing his practice into Leon Valley and wanted to thank Mr. Cox and everyone involved with bringing him here; informed everyone that it is National EMS week and thanked our EMS staff also noted that it is National Public Works Week and expressed gratitude towards the Public Works staff as well; congratulations to the John Marshall graduates; thank you to those who gave their lives for freedom and asked everyone to remember them this Memorial Day; lastly, congratulations to all the newly elected candidates.

- Councilor Will Bradshaw said it was good to see everyone's faces and things getting back to normal.
- Mayor Chris Riley began by congratulating the newly elected council members; groundbreaking at Crystal Hills for the trailhead next Thursday; and we need everyone's help to get the AAMPO's Grant for our trailhead so starting on June 1st, go to www.alamoareampo.org/yourmove <<http://www.alamoareampo.org/yourmove>> to log in your public comment.

CITY MANAGER'S REPORT

Acting City Manager Crystal Caldera informed the Mayor and City Council that she e-mailed the report to them this afternoon and that copies should be out on the table. If anyone has any comments, questions or concerns please send them her way.

Upcoming Important Events:

- Tuesday, June 01, 2021, at 6:00 PM, Regular City Council Meeting in Council Chambers.
- Thursday, May 20, 2021, Drive-Thru Senior Health Event, at the Leon Valley Community Center, Time to be Determined.
- Friday, May 28, 2021, at 8:00 PM, Movies at the Park Featuring - The Croods-A New Age, at Raymond Rimkus Park.
- Saturday, June 12, 2021, from 11:00 AM - 2:00 PM, A Day at the Park with Texas Foster Care Community Event, at Raymond Rimkus Park.
- Monday, June 14, 2021, at 7:00 PM, American Legion and the Leon Valley Fire Department - "Flag Retirement Ceremony", at Veterans Park.
- Pools Open Memorial Day Weekend.
- Miscellaneous other events and announcements.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to adopt Consent Agenda Item 9.1, 9.2, and 9.3 as presented. The motion was seconded by Councilor Josh Stevens.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Josh Stevens, Council Place 2
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

Consideration of the Following City Council Minutes:

- a. Regular Meeting- May 4, 2021 5:30 PM
- b. Special Meeting- May 11, 2021 5:30 PM

Acceptance of Board/Committee/Commission Minutes:

- a. 10-19-2020 Economic & Community Development Advisory Committee Meeting Minutes
- b. 02-02-2021 Earthwise Living Committee Minutes
- c. 04-21-2021 Earthwise Living Committee Minutes

Presentation, Discussion, and Possible Action to Approve a Resolution Authorizing the City Manager to Approve a Local Projects Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for the Construction of a Hike and Bike Trail Along Huebner Creek, From Shadow Mist to State Highway 16 (Bandera Rd). (M&C # 2021-05-18-02 M. Moritz)

ORDINANCE

Discussion and Possible Action on an Ordinance Amending the City of Leon Valley Code of Ordinances to Add Article 8.14 City Parks and City Owned Parking Lot Management (1st Read was Held 04-20-2021) (M&C # 2021-05-18-03 D. Gonzalez)

David Gonzalez, LVPD Chief presented this item with the changes that City Council requested during the first reading of the ordinance.

Councilor Jed Hefner asked if the ordinance could be amended to issue community service instead of a fine. City Attorney Roxana Stevens said it could be done for first offenses. There was a consensus among members of Council to make that amendment.

A motion was made by Councilor Jed Hefner to adopt the ordinance as amended. The motion was seconded by Councilor Rey Orozco.

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

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

REGULAR AGENDA

Presentation, Discussion, and Possible Action for Partial Reimbursement for Monument Sign. Fajita Express Mexican Grill, Located at 7247 Bandera. William Cox, Business Relations Director (M&C # 2021-05-18-04 W. Cox)

William Cox, Business Relations Specialist presented this for the Leon Valley City Council to consider partial reimbursement for a monument sign on the property located at 7247 Bandera Road or formally known as Fajita Express Mexican Grill.

Mr. Cox stated that the total requested amount for 1/2 of the monument sign project shall not exceed: \$7,368.75. Funding would come from the Economic and Community Development Sales Tax. Total cost of the monument sign project is \$14,737.50.

Mr. Cox concluded the presentation saying that the Economic and Community Development Advisory Committee recommends approval of this request. The Acting City Manager and Business Relations Director recommend approval of this request.

There was a consensus among Council to have a criterion for selecting businesses and setting a limit on funding these projects. Director Cox said he would be happy to take an item to the Advisory Committee for discussion and come back to Council with their recommendation at a later date.

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

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

Presentation, Discussion, and Possible Action for Partial Reimbursement for Outdoor Eating Area. Sari-Sari Restaurant, Bakery, and Market, Located at 5752 Wurzbach. William Cox, Business Relations Director (M&C # 2021-05-18-05 W. Cox)

William Cox, Business Relations Specialist presented this item for the Leon Valley City Council to consider partial reimbursement for an outdoor eating area on the property located at 5752 Wurzbach Road or formally known as Sari-Sari Restaurant, Bakery, and Market.

Mr. Cox stated that the total requested amount for half of the outdoor eating area project shall not exceed: \$19,712.93. Funding would come from the Economic and Community Development Sales Tax. Total cost of the monument sign project is \$39,425.86.

Mr. Cox concluded the presentation saying that the Economic and Community Development Advisory Committee recommends approval of this request to exclude the cost of mulch and related labor. The Acting City Manager and Business Relations Director recommend approval of this request.

A motion was made by Councilor Benny Martinez to approve the request with a cap of \$10,000. The motion was seconded by Councilor Will Bradshaw.

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

Discussion and Possible Action on A Resolution Appointing Members and Alternate Members to The Board of Adjustment; Capital Facilities Oversight Committee; Pool Advisory Committee; and Tree Advisory Board (M&C # 2021-05-18-06 S. Passailaigue)

The purpose of this item is to consider a Resolution Appointing Members and Alternate Members to the Board of Adjustment; Capital Facilities Oversight Committee; Pool Advisory Committee; and Tree Advisory Board.

Mayor Riley began with the Board of Adjustment. City Attorney Stevens confirmed that it is a conflict of interest for a member to serve on both the Planning & Zoning Commission and the Board of Adjustment so Mr. Drew Power who was appointed to both would need to come off of one. Mayor Riley stated that she had already spoken with Mr. Power and it was his desire to continue to serve on the Planning & Zoning Commission so he would need to be officially removed from the Board of Adjustment which would create another spot to fill.

Those who spoke on this item were: Erick Matta (Leon Valley); and Yvonne Orozco (Leon Valley)

A motion was made by Councilor Josh Stevens to remove Drew Power as 3rd Alternate, due to the conflict, from the 4th Alternate position, and to appoint Erick Matta - 1st Alternate, Jessica Saenz - 3rd Alternate, and Ronald Hamner, MD - 4th Alternate. The motion was seconded by Councilor Benny Martinez.

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

Next was the Capital Facilities Oversight Committee. Mayor Riley recommended appointing former Council member David Edwards as the committee member and Adam Castillo as the 1st Alternate but she would leave the other up to her colleagues.

A motion was made by Councilor Josh Stevens to appoint David Edwards as committee member, Adam Castillo as 1st Alternate and Liz Maloy as 2nd Alternate. The motion was seconded by Councilor Jed Hefner.

Councilor Jed Hefner suggested appointing a chair to this committee at this time as well.

Mayor Riley suggested "Olen Yarnell chair the committee because he chaired the last bond committee."

Councilor Josh Stevens amended his previous motion to include naming Olen Yarnell as chair of the Capital Facilities Oversight Committee.

Mayor Riley repeated the previous motion and included Councilor Stevens amendment and called the vote. The vote was unanimous.

City Secretary Passailaigue stated she did not hear a second for the amendment to which Councilor Jed Hefner stated that he would second the amendment.

Mayor Riley called the vote again which was again unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Josh Stevens, Council Place 2
SECONDER: Jed Hefner, Council Place 3
AYES: Martinez, Stevens, Hefner, Orozco, Bradshaw

There were no applications submitted for the Pool Advisory Committee so the City Council moved on to the Tree Advisory Board appointments.

Mayor Riley suggested appointing Mary Key as 1st Alternate and Katie Gwaltney as 2nd Alternate leaving the 3rd Alternate open.

A motion was made by Councilor Will Bradshaw to appoint Mary Key as 1st Alternate and Katie Gwaltney as 2nd Alternate on the Tree Advisory Board. The motion was seconded by Councilor Rey Orozco.

Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice with Respect to Pending Litigation Regarding – Cause No. 2018-CV-00594, Robert and Gail Tribble v. Leon Valley Board of Adjustment (M&C # 2021-05-18-08)

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

The City Council reconvened into Open Session at 11:18 PM
There was no action was taken.

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

Councilor Rey Orozco asked for the sign ordinance again.

Councilor Jed Hefner said “the only item is updating the zoning ordinance related to the executive session item but staff has that direction.”

Councilor Josh Stevens said that “in addition to the animal control issue we already discussed, maybe presentation, discussion and possible action on the implementation or gradual implementation if we want to start with just a couple of the Texas Police Chiefs Association (TPCA) Best Practices Policies for our police department.”

Councilor Benny Martinez requested “an item possibly looking at security for City Council meetings. Do we need six (6) police officers here? And possibly getting it to where we can possibly come in using these doors down here instead of down the hallway.”

Mayor Riley said she wanted to add the election of Mayor Pro Tem and also mentioned a budget workshop and suggested meeting at 5:15 PM on June 1st. Instead, the City Council members agreed to meet at 9:00 AM on Saturday, June 5th.

ADJOURNMENT

Mayor Riley announced that the meeting adjourned at 11:30 PM.

These minutes approved by the Leon Valley City Council on the 8th of June, 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 May 18, 2021 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

From: [Elaine Valdez](#)
To: [Citizens to be heard](#)
Subject: Letter to be read at City Council Meeting May 18 (Oaths of Office)
Date: Monday, May 17, 2021 11:19:37 AM
Attachments: [LEON VALLEY PRIDE.docx](#)

See attachment.

LEON VALLEY PRIDE

Dear Mayor and Councilors,

I congratulate the newly elected and reelected councilors, Benny Martinez, Jed Heffner and Will Bradshaw. I look forward to seeing you continue progressive improvements for the city of Leon Valley.

I will remain civically engaged and will support your efforts. Let's make everyone proud to be a resident of Leon Valley.

Sincerely yours,

Elaine Valdez of Pavona Place

From: [monica.green0](#)
To: [Saundra Passailaigue](#)
Subject: citizens to be heard asap Thank you
Date: Tuesday, May 18, 2021 6:16:10 PM

Good evening Mayor councillors and citizens of Leon Valley,

The council may wish to be aware that kelly kuenstler is now on her third new job as a consultant at city hall essentials LLC, if this is the company you use to train council members a change may be in order, after all, she's had enough money from this city.

Yours sincerely
Lady Monica Greeno

From: [Esther Aniemeke](#)
To: [Citizens to be heard](#)
Subject: Businesses
Date: Tuesday, May 18, 2021 12:00:48 PM

Good afternoon,

We are interested in offering a discount to all employees of businesses in Leon Valley. Is there a way of letting all the businesses in Leon Valley know of the promotion we are extending simultaneously?

--

WeCare Family Dentistry
7228 Bandera Rd. #104
San Antonio, Texas 78238
210-898-8601

From: [Jacque Conrad](#)
To: [Saundra Passailaigue](#)
Subject: Citizens to be heard
Date: Tuesday, May 18, 2021 1:05:08 PM

I notice that the Fire Chief is on the agenda for tonight's meeting. He may cover my question. I am wondering about the 'serious weather siren'. Several weeks ago, we were under severe weather alert and we never heard the siren. Has it been discontinued?

Jacque Conrad

Sent from my iPhone

From: [Loretta Hodde](#)
To: [Citizens to be heard](#)
Subject: microphone usage
Date: Tuesday, May 18, 2021 8:08:29 PM

Regarding communication, Crystal and/or the Attorney often do not use their microphones during council meetings. Those of us watching at home would like to hear what they have to say.

Thank you.

Loretta Hodde
Leon Valley

From: [Tina Chasan](#)
To: [Saundra Passailaigue](#)
Subject: CTBH Please have Councilor Bradshaw read , if he can
Date: Tuesday, May 18, 2021 5:47:02 PM

Good evening Mayor, Councilors and Citizens of Leon Valley.

First, I would like to thank everyone that ran for a council seat this past election day.

Second, I wish to express my gratitude to Councilor Dr. David Edwards for once again taking on the responsibility of City Councilor, serving the community for the past 6 months.

Third, I would send out my best wishes to all on our new Council. I have all the confidence that you will always take the consideration of our citizens into any and all of your decisions going forward .

Thank you to our Mayor and the new council for doing their civic duty and leading our City into the future.

Lastly, I would like to know if the council will consider moving the entrance to the council meetings back to where it was before it was changed to the main entrance. I ask this because it is too difficult for some to go up the long hallway, on the incline, using a wheel chair or a cane.

Respectfully,

Tina Chasan

Forest Oaks / Canterfield

Sent from [Mail](#) for Windows 10



This email has been checked for viruses by Avast antivirus software.
www.avast.com