



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, August 17, 2021

**AGENDA**

---

The City of Leon Valley City Council shall hold an in-person meeting with as many City Members of City Council physically present as possible. Some members of City Council may teleconference in.

The City will use appropriate guidelines from the Centers for Disease Control and Prevention with respect to social distancing and utilizing additional hygiene controls.

Citizens may e-mail public comments to [s.pass@leonvalleytexas.gov](mailto:s.pass@leonvalleytexas.gov). All other citizen participation may be provided in-person at City Council Chambers.

1. **5:45 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.
2. **The City Council Shall Meet in Executive Session to Discuss the Following:**
  1. Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice with Respect to an Amendment to the Lease Agreement with Cha Cha's Café
  2. Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Follow-Up on Pending Litigation - Cause No. 2018-CV-00594, Robert and Gail Tribble V. Leon Valley Board of Adjustment
3. **Reconvene into Regular Session and Take Action on Issues Discussed in Executive Session If Necessary**
4. **Citizens to Be Heard**
5. **Presentations**
  1. Conduct a Public Hearing on Fiscal Year 2022 Budgets and Associated Capital Acquisition Plans (Crystal Caldera, ACM/HR Director)
6. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders

of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

## **7. City Manager's Report**

1. Upcoming Important Events:
  - a. Tuesday, September 07, 2021, at 6:00 PM, Regular City Council Meeting in Council Chambers.
  - b. Tuesday, September 14, 2021, at 6:00 PM, Special City Council Meeting in Council Chambers.
  - c. Sunday, September 12, 2021, Grandparents Day Event, at 2:00 PM, at the Leon Valley Community Center.
  - d. Saturday, October 30, 2021, at 9:00 AM, Arbor Day-Tree Adoption Event, outside at the Leon Valley Community Center.
  - e. Saturday, October 30, 2021, Northwest Seniors Trash & Treasure Event, from 9:00 AM until 2:00 PM, at the Leon Valley Community Center.
  - f. Saturday, October 30, 2021, City-Wide Garage Sale (more details to come).
  - g. Saturday, October 30, 2021, from 10:00 AM to 12:00 PM, The Library's Annual Halloween Party, at the Leon Valley Public Library.
  - h. Miscellaneous other events and announcements.

## **8. Consent Agenda**

1. Consideration of the Following City Council Minutes:
  - a. Regular Meeting- August 3, 2021 5:30 PM
2. Acceptance of Board/Committee/Commission Minutes:
  - a. 04-19-2021 Economic and Community Development Advisory Committee Meeting Minutes
3. Presentation of the Monthly Financial Report for the Month Ending July 30, 2021 (M&C # 2021-08-17-02 F. Messick)
4. Discussion and Possible Action of an In-Kind Grant by The American Legion Post No. 336 - 9/11 Remembrance Event (M&C # 2021-08-17-03 M. Mendoza)

## **9. Ordinance**

1. Discussion and Possible Action on an Ordinance Awarding a Bid to Clark Construction of Texas, Inc. in the Amount of \$916,179, with 15% for Contingency; Authorizing the City Manager to Enter into a Contract with Clark Construction of Texas for the Year 4 Street Maintenance Program; Authorizing a Fiscal Year 2020-2021 Street Maintenance Fund Budget Adjustment in the Amount of \$895,540; and Authorizing an Enterprise Fund Budget Adjustment in the Amount of \$313,190 (1st Read was Held on 07-07-2021) (M&C # 2021-08-17-04 D. Dimaline)

2. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2022 Budgets and Associated Capital Acquisition Plans (1st Read was Held on 7-7-21) (M&C # 2021-08-17-05 C. Caldera)
3. Discussion and Possible Action of an Ordinance Ratifying the Fiscal Year 2022 Budget that will Raise More Total Property Taxes than Last Year's Budget by \$373,891 or 7.937%, and of that Amount \$139,020 is Tax Revenue to be raised from New Property Added to the Roll this Year. (1st Read was Held on 7-7-21) (M&C # 2021-08-17-06 C. Caldera)
4. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General Provisions, Article 1.06 Boards, Commissions, and Committees, to Create a New Article 1.06.006 Board Appointments and Succession (1st Read was Held on 07-20-2021) (M&C # 2021-08-17-07 S. Passailaigue)

#### 10. **Regular Agenda**

1. Presentation and Discussion on an Ordinance Approving and Adopting the Tax Year 2021 Tax Rate for the Maintenance and Operations Fund at \$0.481577/\$100 and the Interest and Sinking Fund at \$0.052522/\$100 for a Total Tax Rate of \$0.534099/\$100 (1st Read as Required by City Charter) (M&C # 2021-08-17-08 V. Wallace)
2. Presentation and Discussion on an Ordinance on a Request by I Love Churros for a Specific Use Permit for a Restaurant - Not Enclosed, at 7007 Bandera Road, Suite 14; Generally Located at the Northeast Corner of Bandera Road and Huebner Road (1st Reading as Required by City Charter) (M&C # 2021-08-17-09 B. Melland)
3. Presentation, Discussion, and Possible Action for Funding the Business Expansion of 7007 Bandera #14 - I Love Churros, not to Exceed \$7,098.45. William Cox, Business Relations Director (M&C # 2021-08-17-10 W. Cox)
4. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX, City Council Amending the General Fund Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2020-2021 in the Amount of \$39,413 and the Enterprise Fund Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2020-2021 in the Amount of \$39,413 to Provide Funding for the Leon Valley General Fund for \$78,826; For the Purpose of Funding Payment to Two (2) City Manager Salaries at the same time; Moving Expenses per Contract That Were Not Budgeted; ICMA for Kelly Kuenstler; This includes FICA and Retirement; Providing for Repealer, Severability and Saving Clauses; and Providing for an Effective Date (1st Reading as Required by City Charter) (M&C # 2021-08-17-11 S. Passailaigue)

5. Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas, Appointing an Alternate Member to the City of Leon Valley Capital Facilities Oversight Committee (M&C # 2021-08-17-12 S. Passailaigue)
6. Presentation and Discussion on an Ordinance Amending Chapter 15, Zoning Code, Regarding Specific Use Permit Approval for Short-Term Rentals and Review Short Term Rental Hotel Motel Tax Collection (1st Reading as Required by City Charter) (M&C # 2021-08-17-13 B. Melland)
7. Presentation and Discussion on an Ordinance Amending Chapter 15, Zoning Code, Regarding Certificate of Occupancy Requirements (1st Reading as Required by City Charter) (M&C # 2021-08-17-14 B. Melland)
8. Discussion and Possible Action to Allow City Council Members to be Reimbursed for City Related Expenses up to \$1,000.00 (M&C # 2021-08-17-15 C. Caldera)
9. Discussion, Presentation, and Direction to Staff to Substantiate Red Light Camera Statements Made in the Public Meeting on July 24th, 2021 with Verifiable Raw Data for All Traffic Crashes Occurring in the Past 10 Years in Leon Valley (M&C # 2021-08-17-16 Councilor Josh Stevens and Councilor Will Bradshaw)
10. Discussion and Possible Action to Provide Direction to Staff Regarding an Ordinance Amending Sections 15.02.306 and 15.02.324, Zoning Code, Regarding Setbacks for Carports in the R-1, Single Family Dwelling Zoning District (M&C # 2021-08-17-17 B. Melland)
11. **Citizens to be Heard**
12. **Requests from Members of City Council to Add Items to Future Agendas**
13. **Adjournment**

**Executive Session.** The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section 551.041 does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at [www.leonvalleytexas.gov](http://www.leonvalleytexas.gov). This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
August 13th, 2021 11:35 AM

