



**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

MINUTES

5:45 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
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
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 Benny Martinez to lead the Pledge of Allegiance.

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

Mayor Chris Riley read the caption for Agenda Item 2.1 and Item 2.2; and then announced that the City Council would go into Executive Session at 5:47 PM

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

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

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

The City Council reconvened into Open Session at 6:27 PM and took action on the items above.

Action on Agenda Item 2.1

A motion was made by Councilor Will Bradshaw to authorize the city manager to enter into negotiations based on our Council consensus, with Cha Cha's owners. The motion was seconded by Councilor Rey Orozco.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
SECONDER:	Rey Orozco, Council Place 4
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

Action on Agenda Item 2.2

No action at this time.

Mayor Chris Riley took a moment before *Citizens to be Heard*, to briefly go over the Rules of Decorum; and spoke about the recommended use of a mask and other COVID related information.

CITIZENS TO BE HEARD

Those who spoke at this time were: Evan Bohl (Leon Valley)

Councilor Will Bradshaw read e-mail that was submitted by: Natalie Flores (residency not stated)

Mayor Chris Riley read e-mail that was submitted by: Gloria Conchas (Leon Valley)

- Mayor Riley confirmed with Sandra Passailaigue, City Secretary that the e-mail was forwarded to LVPD Chief David Gonzalez who notified his staff of the resident's concern who will be keeping an eye on this.

Councilor Benny Martinez spoke on behalf of: Tina Chasan (Leon Valley)

Mayor Chris Riley responded to the e-mail read by Councilor Bradshaw that was submitted by Natalie Flores. Mayor Riley stated that she wanted to clarify, for the record, that she had nothing to do with this agreement and that it had been done by prior administration. "I had no involvement at all."

Councilor Will Bradshaw also responded to Natalie Flores saying that he "was not here for that discussion on that lease at that meeting."

PRESENTATIONS

Conduct a Public Hearing on Fiscal Year 2022 Budgets and Associated Capital Acquisition Plans (Crystal Caldera, ACM/HR Director)

Crystal Caldera, ACM/HR Director presented the proposed Fiscal Year 2022 Budgets and Associated Capital Acquisition Plans also speaking of the American Relief Plan (ARP) funds which she expects the City to receive in the next fourteen (14) days.

There was a consensus among member of City Council to have Ms. Caldera bring back information related to a Health Savings Account (HSA) with a caveat that includes a roll over.

Those who spoke on this item were: Evan Bohl (Leon Valley)

Mayor Chris Riley opened the Public Hearing at 7:14 PM and said that Mr. Bohl's comment would be considered in the Public Hearing.

There being no further public comment; Mayor Chris Riley closed the Public Hearing at 7:15 PM

RESULT: PRESENTED

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

- Councilor Will Bradshaw thanked everyone for attending tonight;
- Councilor Rey Orozco thanked everyone that is present and watching online; and reminded everyone about the September Brush & Bulky Item Pickup.
- Councilor Jed Hefner thanked those who have served in Afghanistan and reminded everyone to check in with your brother and sister because times are tough.
- Councilor Josh Stevens echoed Councilor Hefner's comments and stated that if anyone ever wanted someone to talk to, he is here for them; thank you to all veterans, we are grateful for your service; lastly, please e-mail the City Council if you have any complaints about Tiger Sanitation.
- Councilor Benny Martinez thanked everyone for being here and to those watching from home; tomorrow is the San Antonio Northwest Chamber of Commerce Meeting.
- Mayor Chris Riley informed everyone that she attended an emergency management meeting; reported that the Alamo Area Metropolitan Planning Organization recommended the City of Leon Valley for funding consideration; Volunteer Appreciation Dinner may need to be postponed again this year due to rising numbers of COVID cases.

CITY MANAGER'S REPORT

City Manager Gilbert Perales supplemented his report which can be found on the City's website by reminding everyone that Texas National Night Out is Tuesday, October 05, 2021.

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.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to adopt the Consent Agenda 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- August 3, 2021 5:30 PM**

Acceptance of Board/Committee/Commission Minutes:

- a. **04-19-2021 Economic and Community Development Advisory Committee Meeting Minutes**

Presentation of the Monthly Financial Report for the Month Ending July 30, 2021 (M&C # 2021-08-17-02 F. Messick)

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)

ORDINANCE

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)

A motion was made by Councilor Benny Martinez to adopt as presented. The motion was seconded by Councilor Josh Stevens.

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

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)

Vickie Wallace, Finance Director presented.

A motion was made by Councilor Josh Stevens to adopt the Ordinance approving the budgets and associated capital acquisition plans for the City of Leon Valley, Texas for the fiscal year 2022. The motion was seconded by Councilor Rey Orozco.

Mayor Riley asked City Secretary Sandra Passailaigue to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Aye; Councilor Josh Stevens - Aye; Councilor Jed Hefner - Aye; Councilor Rey Orozco - Aye; and Councilor Will Bradshaw - Aye.

Mayor Riley announced the motion carried.

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

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)

Vickie Wallace, Finance Director presented.

A motion was made by Councilor Benny Martinez to adopt the 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. The motion was seconded by Councilor Jed Hefner.

Mayor Riley asked City Secretary Sandra Passailaigue to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Aye; Councilor Josh Stevens - Aye; Councilor Jed Hefner - Aye; Councilor Rey Orozco - Aye; and Councilor Will Bradshaw - Aye.

Mayor Riley announced the motion carried.

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

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)

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

Sandra Passailaigue, City Secretary informed the City Council that what was read is what is already in the Code.

There was discussion about tabling the item instead. Which lead to a discussion.

A motion was made by Councilor Josh Stevens to adopt the amended changes in red listed on packet page 278 with the exception that we change the word "Chairman" to "Chairperson". The motion was seconded by Councilor Will Bradshaw.

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

Councilor Benny Martinez proposed adding that a volunteer can only serve on one or two boards at a time.

Councilor Benny Martinez offered an amendment to the motion that we limit it to two (2) people and eliminate the word "Chairman" and replace it with the word "Chair".

Councilor Josh Stevens recommended that if Councilor Benny Martinez has "revisions that those get done outside of this meeting and then bring us the final draft." Councilor Stevens then called the question.

Councilor Will Bradshaw asked Councilor Josh Stevens to consider an amendment to the motion to change the word "Chairman" to "Chairperson".

Councilor Benny Martinez called a Point of Order. Mayor Chris Riley acknowledged him. Councilor Benny Martinez said he had an amendment on the floor that needs to be considered.

Mayor Chris Riley asked for a second to Councilor Benny Martinez' amendment.

Councilor Jed Hefner re-capped the motions and amendment thus far and suggested that the City Council just "clear the table and start again."

Councilor Benny Martinez responded that "We can't do that."

Councilor Will Bradshaw said he could withdraw his second. Councilor Josh Stevens withdrew his original motion.

A motion was made by Councilor Josh Stevens to adopt the amended changes in red listed on packet page 278 with the exception that we change the word "Chairman" to "Chairperson". The motion was seconded by Councilor Will Bradshaw.

Mayor Riley asked City Secretary to send out a list of committees and members to all City Council members. City Secretary Passailaigue replied that she would do that in the next few minutes.

For the record, page 278 of this packet was the Staff Report that was in the packet to show what was presented in 2018 with the redline amendments which ultimately were adopted at

that time. Also, there was no vote or withdrawal of the first motion and second on this item.

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

REGULAR AGENDA

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)

Vickie Wallace, Finance Director presented this item by first reminding everyone that last year, the City of Leon Valley Property Tax Rate was \$0.535904/\$100. This year the City of Leon Valley is proposing a Property Tax Rate of \$0.534099/\$100, which is the calculated No-New-Revenue Tax Rate and is lower than the calculated Voter-Approval Tax Rate. The Property Tax Code, Chapter 26 requires a governing body to conduct a public hearing if the proposed tax rate exceeds the lower of the No-New-Revenue Tax Rate or the Voter-Approval Tax Rate, whichever is lower. The 2021 proposed Tax Rate of \$0.534099/\$100 does not exceed the No-New-Revenue Tax Rate or the Voter-Approval Tax Rate. Therefore, no public hearings are required to adopt the 2021 tax rate. The 2021 Tax Rate is for the calendar year 2021 and is based on property values as of January 1, 2021. It funds the General Fund and Debt Service Fund budgets for FY 2022.

Director Wallace concluded the presentation saying that the 2021 Tax Rate is for the calendar year 2022 and is based on property values as of January 1, 2021. It funds the General Fund and Debt Service Fund budgets for FY 2022.

Those who spoke on this item were: Evan Bohl (Leon Valley)

This item will be brought back on September 07, 2021 for a second read and possible adoption.

RESULT:	FIRST READ
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Discussion and Possible Action 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; and a Public Hearing on Said Request (1st Reading Held on 08/17/21) (M&C # 2021-09-07-06 B. Melland)

Brandon Melland, Planning and Zoning Director presented.

Moses Hernandez, applicant and owner of I Love Churros was present to answer questions.

This item will be brought back on September 07, 2021 for a second read and possible adoption.

RESULT: FIRST READ

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)

William Cox, Business Relations Director presented.

A motion was made by Councilor Jed Hefner to adopt 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: Martinez, Stevens, Hefner, Orozco, Bradshaw

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 Kuentler; 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)

Sandra Passailaigue, City Secretary presented this item seeking City Council consideration of a proposed ordinance is for the City Council to consider 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 time; Moving Expenses per Contract That Were Not Budgeted; ICMA for Kelly Kuentler; this includes FICA and Retirement.

This item will be brought back on September 07, 2021 for a second read and possible adoption.

RESULT: FIRST READ**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)**

Saundra Passailaigue, City Secretary presented this item seeking City Council consideration of two (2) applications that were submitted to fill the last vacancy on the Capital Facilities Oversight Committee.

A motion was made by Councilor Benny Martinez to appoint Erick Matta as an Alternate on the Capital Facilities Oversight Committee. The motion was seconded by Councilor Will Bradshaw.

Those who spoke on this item were: Evan Bohl (Leon Valley)

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

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)

Brandon Melland, Planning and Zoning Director and William Cox, Business Relations Director presented this item seeking City Council consideration of an amendment to Chapter 15 of the City's Code, which is the Zoning Code. The specific amendment is with regard to requiring Specific Use Permit approval for all Short-Term Rentals in Residential Zoning Districts and reviewing the collection process of hotel motel tax for Short Term Rentals. This code amendment is being considered at the request of the council at the April 20, 2021 City Council meeting.

Director Melland added that the Planning & Zoning Commission voted unanimously to recommend approval of a code amendment to require an SUP for Short Term Rentals in Residential Zoning Districts at their June 8, 2021, meeting.

A motion was made by Councilor Jed Hefner to table this item indefinitely. The motion was seconded by Councilor Rey Orozco.

Those who spoke on this item were: Evan Bohl (Leon Valley)

RESULT:	TABLED [4 TO 1]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Rey Orozco, Council Place 4
AYES:	Stevens, Hefner, Orozco, Bradshaw
NAYS:	Martinez

Presentation and Discussion on an Ordinance Amending Chapter 15, Zoning Code, Regarding Certificate of Occupancy Requirements; and a Public Hearing on Said Amendment (1st Reading Held 08/17/21) (M&C # 2021-09-07-05 B. Melland)

Brandon Melland, Planning and Zoning Director presented this item seeking City Council consideration of an amendment to Chapter 15 of the City’s Code, which is the Zoning Code. The specific amendments are with regard to Certificate of Occupancy requirements for businesses in Leon Valley.

Director Melland explained the specific amendment which would remove from Sec. 15.02.103 Certificate of Occupancy, 6. Business ownership name change; and 7 Property ownership name change from the City’s current Code of Ordinances.

Director Melland added that LVFD Fire Chief Naughton has reviewed this proposed action and recommends the amendment not be approved due to concerns that the Fire Department will not be able to locate property owners to make required fire improvements.

Director Melland said added that this is one of the avenues utilized to ensure major or significant modification, alteration or change has not occurred without appropriate permits.

Director Melland concluded the presentation saying that this amendment is being considered at the request of Councilor Josh Stevens. Also, that the Planning & Zoning Commission voted unanimously to recommend this amendment not be approved, at their June 8, 2021 meeting.

LVFD Assistant Chief Eric Burnside spoke on this item and on the importance of the Certificate of Occupancy is for the fire department in an emergency situation and knowing who to contact about that business.

Those who spoke on this item were: Evan Bohl (Leon Valley)

RESULT:	FIRST READ
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A motion was made by Councilor Josh Stevens to swap Agenda Item10.8 with Agenda Item 10.9. The motion was seconded by Councilor Will Bradshaw.

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

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)

LVPD Chief David Gonzalez gave a brief presentation saying that car crashes in Leon Valley were under-reported prior to 2017 and are being reported correctly now.

The presentation was followed by discussion.

A motion was made by Councilor Josh Stevens that we direct to provide verifiable raw data for all traffic crashes occurring in the past ten (10) years in Leon Valley provided to all of the City Council members up to the extent the law permits; and/or a reason why we can't get it. The motion was seconded by Councilor Will Bradshaw.

Gilbert Perales, City Manager asked Chief Gonzalez if he had access to data for the last ten (10) years which Chief responded that he has information from 2015. Council agreed that whatever data he could provide would be appreciated.

Mayor Chris Riley restated the motion which was that a motion was made by Councilor Josh Stevens that we direct to provide verifiable raw data for all traffic crashes occurring since 2015 in Leon Valley provided to all of the City Council members up to the extent the law permits; and/or a reason why we can't get it. The motion was seconded by Councilor Will Bradshaw.

Those who spoke on this item were: Evan Bohl (Leon Valley)

Mayor Chris Riley read an e-mail that was submitted by: Matthew Hodde (Leon Valley)

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

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)

Councilor Jed Hefner called a Point of Order and noted that the time was ten (10) minutes to eleven (11). Mayor Chris Riley reminded Councilor Hefner that the Council had already decided to finish the agenda. Councilor Hefner stated that he didn't realize this had already

been done but that he was just going to motion to finish the agenda tonight.

Mayor Chris Riley continued with the presentation of the item.

Crystal Caldera, ACM/HR Director presented the item seeking City Council direction to the staff to reimburse City Council persons for city related expenses. Ms. Caldera added that the amount of \$1,000 came from “nowhere but my brain when drafting the item.” Upon submission of documentation, members of the City Council shall be reimbursed for reasonable expenses related to official duties, actions, meetings, and presentations related to the policies, mission, goals, or objectives of the City Council and/or the City of Leon Valley. Reimbursements to Councilmember must be approved by the Mayor. Reimbursements to the Mayor must be approved by the Mayor Pro-Tem. Each council person would have the discretion to spend no more than \$1,000 per Fiscal Year.

Councilor Jed Hefner suggested that whenever a reimbursement is made, that information be included in the following city manager report.

A motion was made by Councilor Will Bradshaw to direct Crystal Caldera, ACM/HR Director to write a policy that limits reimbursement up to \$1,000 per Council Member. The motion was seconded by Councilor Jed Hefner.

Councilor Jed Hefner called a Point of Order reminding the Mayor that the citizen e-mail still need to be read.

Councilor Rey Orozco read e-mail that was submitted by: Loretta Hodde (Leon Valley)

Mayor Chris Riley read e-mail that was submitted by: Annabelle Schmidt-Johnson (Leon Valley)

Councilor Jed Hefner read e-mail that was submitted by: Matthew Hodde (Leon Valley)

Councilor Benny Martinez said he would rather see that money be spent on new laptops for the City Council.

Councilor Jed Hefner made a Point of Clarification saying, “I didn’t buy my laptop. My other one died and the City replaced it for me.”

Mayor Chris Riley said she agreed with Councilor Benny Martinez.

Those who spoke on this item were: Evan Bohl (Leon Valley)

Councilor Josh Stevens said he would like to table this item indefinitely.

Councilor Will Bradshaw withdrew his motion and Councilor Jed Hefner withdrew his second.

A motion was made by Councilor Will Bradshaw to direct Crystal Caldera, ACM/HR Director to write a policy that states reimbursements to City Council will be at the City Manager’s discretion; with reimbursements to be posted in the city manager’s report. The motion was seconded by Councilor Josh Stevens.

Councilor Jed Hefner offered an amendment to add a cap of \$100. The amendment was not accepted.

Mayor Riley asked City Secretary Sandra Passailaigue to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Aye; Councilor Josh Stevens - Aye; Councilor Jed Hefner - Aye; Councilor Rey Orozco - Aye; and Councilor Will Bradshaw - Aye.

Mayor Riley announced the motion carried.

RESULT:	APPROVED [4 TO 1]
MOVER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
SECONDER:	Josh Stevens, Council Place 2
AYES:	Martinez, Stevens, Orozco, Bradshaw
NAYS:	Hefner

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)

Brandon Melland, Planning and Zoning Director presented the item which was added by Councilor Jed Hefner and Councilor Rey Orozco to provide feedback and direction to Staff regarding potential amendments to Chapter 15 of the City’s Code regarding setbacks for carports in the R-1, Zoning District.

Those who spoke on this item were: Maria Gamboa (Leon Valley)

A motion was made by Councilor Jed Hefner to direct staff to update this ordinance to reduce setbacks to fifteen feet (15') to allow open-aired carports for all residential areas. The motion was seconded by Councilor Rey Orozco.

RESULT:	APPROVED [4 TO 1]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Rey Orozco, Council Place 4
AYES:	Stevens, Hefner, Orozco, Bradshaw
NAYS:	Martinez

CITIZENS TO BE HEARD

Mayor Riley read e-mail submitted from: Matthew Hodde (Leon Valley)

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

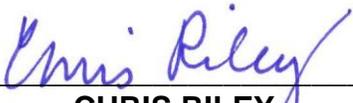
None

ADJOURNMENT

Mayor Riley announced that the meeting adjourned at 11:42 PM.

These minutes approved by the Leon Valley City Council on the 7th of September, 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 August 17, 2021 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

June 20, 2021

Mayor Riley
City of Leon Valley
SAT 78238

Received by
CITY SECRETARY
Date: 07-20-2021
Time: 11:30 Am SP
in my mailbox

Mayor Riley,

I am writing to you out of grave concern for the direction you are taking the city. I have been following the antics of the prior council and more so the antics and complete disregard your current council has for the financial well being of the city you have long represented. I find it really interesting that you were so harsh and vindictive with prior council members and city staff and worried about every nickel and dime they spent at the expense of the city "tax payers" and now you have your head in the clouds with the decisions this council is being allowed to make. I have read the agenda for the meeting tonight and I am just repulsed at the fact that you want "your" council to be paid for any expenses they make up to \$1,000.00. Is this going to be brought before the entire city for them to decide if that is how they want their tax dollars spent after you so graciously ensured Bradshaw cleaned the city of about \$30,00.00 again at the expense of the tax payers. How can you allow such frivolous and not to mention fiscally irresponsible acts to take place with a clear conscious?

These actions make me wonder where your "transparency" is and your responsibility to the inane citizens you continue to deceive? I can only hope that this will be your last stint as mayor.

Sincerely,

Annabelle Schmidt-Johnson
Old Mill Resident

From: [Guadalupe Conchas](#)
To: [Citizens to be heard](#)
Subject: Leon valley
Date: Thursday, August 12, 2021 6:00:29 PM
Attachments: [DID YOU KNOW - Citizens to be Heard E-mail Address.pdf](#)
[ATT00001.txt](#)

<https://files.constantcontact.com/9dd572b4101/194553fb-0237-4173-b6f0-5468d8e150f3.pdf>

From: [Guadalupe Conchas](#)
To: [Crystal Caldera](#); [Gilbert Perales](#); [Jed Hefner](#); [Josh Stevens](#); [Mayor Riley](#); [Rey Orozco](#); [Saundra Passailaigue](#); [Will Bradshaw](#)
Subject: Vehicle testing
Date: Thursday, August 12, 2021 7:48:29 PM

I'm ms conchas, I live on el verde rd,

My concern is that automotive shops that repair vehicles are tested on el verde rd, the vehicles come down the road at a high speed. I have observed where the vehicles turn to at the pilgrim cleaners.

I didn't know who I should have addressed this concern to. If you would be so kind as to direct me whom I should address this to. I would also like the process that the council has when concerns are sent to you.

Thank you

Sent from my iPhone

From: [Loretta Hodde](#)
To: [Saundra Passailaigue](#)
Subject: Citizens to Be Heard
Date: Tuesday, August 3, 2021 4:13:02 PM

To Mayor and City Council:

I am not in favor of an extra \$6,000 item in the city budget, allowing each city councilor \$1,000 per year for expenses.

The temptation to spend every budgeted dollar before the year ends is universally common.

If the money is there, they will spend it.

in addition, the proposed administration of the plan concerns me.

Quote "Reimbursements to Council member must be approved by the the Mayor. Reimbursements to the Mayor must be approved by the Mayor Pro-Tem."

The fact that a majority of the Council, including the Mayor, campaigned for office as a "team" explains why I am uneasy about the whole undertaking.

Loretta Hodde
Citizen of Leon Valley

August 3, 2021

From: [Matt Hodde](#)
To: [Saundra Passailaigue](#)
Subject: 1000 dollars agenda item
Date: Tuesday, August 17, 2021 11:18:24 PM

I just wanted to say I liked what I heard the councilors saying about this agenda item on the council reimbursements. Had I known you were going to suggest total transparency and really weren't interested in being reimbursed, I would have had no reason to send in my thoughts. It's hard to know what will happen when such an open-ended agenda item is stated. Good job.
Matthew Hodde

From: [MinuteTrag Notifications](#)
To: [Ana Federico](#); [Angela Trejo](#); [Brandon Melland](#); [Benny Martinez](#); [Crystal Caldera](#); charles.zech@rampage-sa.com; [Gilbert Perales](#); [Jed Hefner](#); [Josh Stevens](#); [Kasey Burleson](#); [Mayor Riley](#); [Rey Orozco](#); ristevens@rampagelaw.com; [Saundra Passailaigue](#); [Will Bradshaw](#)
Subject: A new comment has been posted to your Web Portal
Date: Tuesday, August 17, 2021 10:40:38 PM

The user Matthew Hodde has posted a comment on [Legislative File 3397: 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.](#)

Comment: Mayor and council, why don't you believe what staff is trying to tell you? Are they not the experts? If there were more wrecks occurring, don't you think we would know it? If you don't like red light cameras just because, then you need to say as much. There is no need to twist numbers around and try to buffalo people with your raw data talk. Our police department and fire department are on the front line. They know bad wrecks are down even despite the fact traffic is worse as years go by. End of story.

Link to the Discussion: http://LeonvalleyTX.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=3397

From: [MinuteTrag Notifications](#)
To: [Ana Federico](#); [Angela Trejo](#); [Brandon Melland](#); [Benny Martinez](#); [Crystal Caldera](#); charles.zech@rampage-sa.com; [Gilbert Perales](#); [Jed Hefner](#); [Josh Stevens](#); [Kasey Burleson](#); [Mayor Riley](#); [Rey Orozco](#); ristevens@rampagelaw.com; [Saundra Passailaigue](#); [Will Bradshaw](#)
Subject: A new comment has been posted to your Web Portal
Date: Tuesday, July 20, 2021 6:14:19 PM

The user Matthew Hodde has posted a comment on [Legislative File 3303: Discussion and Possible Action to Allow City Council Members to be Reimbursed for City Related Expenses up to \\$1,000.00](#).

Comment: What would council members possibly need to purchase and then be reimbursed for? Would there be a dollar limit on a single purchase or would you be able to buy a single item for \$500? Seems like this would be ripe for abuse if the mayor and mayor pro-tem, now or in the future, were friends or political allies. Has city council been hindered in the past because they could not make reimbursable purchases? Where in the agenda packet are there reasons and examples of why this would be necessary?

Link to the Discussion: http://LeonvalleyTX.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=3303

From: [Natalia Flowers](#)
To: [Mayor Riley](#); willbradshaw@gmail.com; josh@votejoshstevens.com; [Jed Hefner](#); [Citizens to be heard](#)
Subject: Citizens be heard
Date: Monday, August 16, 2021 4:57:29 PM

I would like my email to below to be read allowed by Mayor or Will Bradshaw. I will be watching the meeting from home.

I'm writing in about my fourth of July experience. Its obvious the people throwing this event have zero have experience in event planning or the food and beverage industry.

The 3 food trucks had extremely long lines and they ran out of food by three o'clock. A drunk driver hit a someone's left pet and left the scene. No cops around to help the citizens trying to help the dog as usual. Two other pets died one was viciously attacked the other was euthanized.

Lastly Mayor Riley should be more transparent about her endorsement of Cha Cha's. She failed to mention the owner Margarita Ruiz is family of Ricardo Ruiz her close friend and ex city council member. Why not tell citizens you all are rent the space to your buddy for a measly \$800 a month? You all show so much favoritism towards certain businesses its extremely obvious.

When the owners of Comfort Cafe came to ask for help after the flood you all were silent. Everyone was quick to claim them when things were good but dismissed them when things got tough. Not even offer to help get them in touch with resources. Typical of Leon Valley government always passing the buck shame on all of you.

Sincerely,
Natalie Flores