



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 7, 2021

MINUTES

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
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 Josh Stevens 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 5:33 PM

Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice and an Update on the Opioid Litigation

Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Contract between the City of Leon Valley and Tiger Sanitation

Reconvene Into Regular Session

The City Council reconvened into Open Session at 7:03 PM

CITIZENS TO BE HEARD

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

Richard Blackmore (Leon Valley); and Erick Matta (Leon Valley)

Councilor Josh Stevens read an e-mail submitted by: Tina Chasan (Leon Valley)

Councilor Jed Hefner read an e-mail submitted by: Jackie Ellis (Leon Valley); and Imelda Rios (Leon Valley)

Mayor Chris Riley read an e-mail submitted by: Jacque and Scott Conrad (Leon Valley)

Councilor Rey Orozco read an e-mail submitted by: Gloria Crawford (Leon Valley)

Councilor Will Bradshaw read an e-mail submitted by: John Saenz (Leon Valley)

Possible Action On Issues Discussed In Executive Session

Agenda Item 2.1

A motion was made by Councilor Josh Stevens to have the city attorney explore options between the Attorney General's opioid litigation and the City of Leon Valley's opioid litigation. The motion was seconded by Councilor Jed Hefner.

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

Agenda Item 2.2

No action was taken.

A motion was made by Councilor Jed Hefner to move Agenda Items 11.5 and 11.6 up on the agenda to follow Agenda Item 6.1; taking Agenda Item 11.6 first. The motion was seconded by Councilor Josh Stevens.

Mayor Chris Riley briefly went over the Rules of Decorum.

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

PRESENTATIONS

Presentation to Sandra Morgan for 37 Years of Service (Mayor Chris Riley and Leon Valley Elementary School Principal Rebecca Barron-Flores and Associate Principal Jessica Ruiz)

Mayor Chris Riley presented Ms. Sandra Morgan with a clock thanking her for her thirty-seven (37) years of service to the City of Leon Valley.

Leon Valley Elementary School staff was also present and presented Ms. Morgan a token of their appreciation. This presentation was from Rebecca Barron-Flores, Principal and Jessica Ruiz, Associate Principal.

Mayor Chris Riley took a moment before the next item to introduce Attorney Clarissa Rodriguez of Denton, Navarro, Rocha, Bernal & Zech who would be filling in for City Attorney Roxana Stevens this evening.

RESULT:	PRESENTED
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REGULAR AGENDA

Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Article 14.02 Solid Waste Collection, Eliminating Leon Valley's Ability to Enforce Certain Requirements and Easing Restrictions for Businesses and Residents (1st Reading as Required by City Charter) (M&C # 2021-09-07-12 Councilor Josh Stevens and Councilor Will Bradshaw)

Councilor Josh Stevens and Councilor Will Bradshaw presented the item saying that there would be multiple changes prior to this item coming back for a second read. Councilor Stevens stated that this proposed ordinance essential removes some of the redundancy and resolves some of the conflicts in the City's current contract for solid waste pick up. "It would also limit the governments involvement as more or less the collection agency so to speak, for solid waste, especially for those who are deployed." This item will come back for a second read in the near future.

Councilor Will Bradshaw added that he heard the same complaints from residents wanting to know why they are required to have the service if they aren't using it and those types of questions.

Staff was given direction to bring back a draft ordinance for a second reading.

RESULT: FIRST READ**Discussion and Possible Action on a Resolution Expressing Intent to Provide Leon Valley Residents with Unlimited Pickup of Loose or Bundled Brush and Bagged Leaves During Semi-Annual Bulk Pickup Periods Through the End of 2024 at No Charge, Requesting City Manager Create and Implement a Plan Immediately, and Direction to City Manager to Bring Back Budget Adjustment for the Implementation Plan (M&C # 2021-09-07-11 Councilor Josh Stevens and Councilor Will Bradshaw)**

Councilor Josh Stevens presented this item by first saying that after previous discussion in Executive Session, the 10th "Whereas" needed to be struck from the proposed resolution.

Councilor Josh Stevens went on to read a prepared statement on this item explaining why he and Councilor Will Bradshaw asked that this item be placed on the agenda.

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

A motion was made by Councilor Jed Hefner to direct staff to come back with an implementation plan for how we can address citizen concerns related to bulk pick up given the current contract with Tiger and what those remedies would be and bring that back to Council for future consideration, including any related costs. The motion was seconded by Councilor Benny Martinez.

Those who spoke at this time were: William Johnson (Leon Valley)

Mayor Chris Riley wanted to make two points for the record: 1. That the City did receive complaints during the thirty (30) years that Waste Management provided service to the City; and 2. Waste Management owns their own dumping place where Tiger does not which makes a bit of a difference.

Councilor Benny Martinez asked that when this item comes back that it come back as a first read so that it could be modified.

Councilor Jed Hefner called a Point of Order that a budget adjustment would require two reads per City Charter so this motion would do just that.

Councilor Will Bradshaw read a text message he received from: Tina Chasan (Leon Valley)

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

A motion was made by Councilor Josh Stevens to approve striking the 10th *WHEREAS* from the resolution. The motion was seconded by Councilor Will Bradshaw.

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 - Nay; Councilor Josh Stevens - Aye; Councilor Jed Hefner - Nay; Councilor Rey Orozco - Aye; and Councilor Will Bradshaw - Aye.

Mayor Riley announced the motion carried.

RESULT:	APPROVED [3 TO 2]
MOVER:	Josh Stevens, Council Place 2
SECONDER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES:	Stevens, Orozco, Bradshaw
NAYS:	Martinez, Hefner

PRESENTATIONS CONTINUED

Presentation of the Capital Facilities Oversight Committee Recommendation (Olen Yarnell, Chairperson)

Olen Yarnell, Chair Person, Capital Facilities Oversight Committee and other Committee Members presented an update to City Council.

RESULT:	PRESENTED
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REGULAR AGENDA CONTINUED

Discussion and Possible Action to Award the Fiscal Year 2022 Group Insurance Bid for Employee Medical, Dental and Life Insurances; and to Authorize the City Manager to Execute the Insurance Agreement(s) (M&C # 2021-09-07-08 C. Caldera)

Crystal Caldera, ACM/HR Director presented this item to identify health plans that would better serve the needs of the City and its employees and to control City costs, while continuing to provide quality benefits to employees. Gallagher Benefits Services, the city's Insurance Broker, negotiated 0% increase to the Fiscal Year 2022 insurance rates.

This item will authorize the City Manager to execute the agreement for the Fiscal Year 2022 Group Health, Dental & Life Insurances and to continue to provide reputable and comprehensive insurance coverage to the City employees. The agreement will be for the period October 1, 2021, to September 30, 2022. The City's insurance broker, Gallagher Benefit Services, Inc. will serve as the City's liaison with the insurer selected by Council.

A motion was made by Councilor Jed Hefner to approve the item as presented. 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: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will
 Bradshaw

ORDINANCE

Discussion and Possible Action 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, Which is the No-New-Revenue Tax Rate and is Lower than the Voter-Approval Tax Rate. (1st Read was held on 08-17-2021) (M&C # 2021-09-07-04 V. Wallace)

A motion was made by Councilor Jed Hefner to adopt a total property tax rate of \$0.534099 for Maintenance and Operations and Interest Sinking that is allocated as follows: \$0.481577 for Maintenance and Operations and \$0.052522 for Interest and Sinking. The motion was seconded by Councilor Will Bradshaw.

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: Jed Hefner, Council Place 3
SECONDER: Will Bradshaw, Mayor Pro-Tem, Council Place 5
AYES: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will
 Bradshaw

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 & Zoning Director was present with no changes.

Mayor Chris Riley opened the Public Hearing at 9:25 PM; and there being no comments from the public, Mayor Riley closed the Public Hearing at 9:25 PM

A motion was made by Councilor Benny Martinez to adopt the ordinance as presented. The motion was seconded by Councilor Rey Orozco.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Benny Martinez, Council Place 1
SECONDER: Rey Orozco, Council Place 4
AYES: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will
 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 Kuenstler; This includes FICA and Retirement; Providing for Repealer, Severability and Saving Clauses; and Providing for an Effective Date (1st Read was Held on 08-17-2021) (M&C # 2021-09-07-07 S. Passailaigue)

A motion was made by Councilor Josh Stevens to adopt the ordinance as presented. The motion was seconded by Councilor Rey Orozco.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Josh Stevens, Council Place 2
SECONDER: Rey Orozco, Council Place 4
AYES: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will
 Bradshaw

REGULAR AGENDA CONTINUED

Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment in the Amount of \$26,443.00 for the Raymond Rimkus Park Flood Remediation (1st Read as Required by City Charter). (M&C # 2021-09-07-09 M. Moritz)

Melinda Moritz, Public Works Director presented the item which is a proposed ordinance authorizing a budget adjustment in the amount of \$26,443.00 to purchase replacement fall zone material and border panels for the large playground, and softball field fencing, to restore these areas at Raymond Rimkus Park.

On Tuesday, July 6, 2021, the City received 5.6 inches of rain between 7:30 am and 9:15 am, which caused Huebner Creek to flood. Raymond Rimkus Park and Poss Road were completely inundated with flood waters, which caused damage to several items in the park, including the playground fall zone materials and border panels, landscape mulch, and the softball field fence. The damages were reported to the City's insurance agency, and we are expecting reimbursement for these items; however, we have not received a check as yet.

The items have been replaced.

This item will come back at the next meeting for a second read.

RESULT: FIRST READ

Discussion and Possible Action on an Ordinance Grating Approval of a Specific Use Permit for Outside Storage on Approximately 5 Acres Generally Located on the East Side of Timber Hill Drive, approximately 600 Feet South of Grissom Road; and a Public Hearing on Said Request (1st Reading held 09/07/21) (M&C #2021-09-21-08 B. Melland)

Brandon Melland, Planning & Zoning Director presented this item which is a request for approval of a Specific Use Permit (SUP) for Outside Storage on approximately 4.74 acres of land located on the east side of Timber Hill Drive just south of U-Haul, which is located at 5420 Grissom Road. The property consists of two separate parcels of land, owned by Five SAC Self-Storage Corporation, a real estate subsidiary of the U-Haul System of Companies.

RESULT: FIRST READ

PRESENTATIONS CONTINUED

Presentation, Discussion and Possible Action on the American Rescue Plan Funds (Gilbert Perales, City Manager)

A motion was made by Councilor Rey Orozco to table this item until the next meeting. The motion was seconded by Councilor Josh Stevens.

RESULT:	TABLED [UNANIMOUS]	Next: 9/21/2021 5:30 PM
MOVER:	Rey Orozco, Council Place 4	
SECONDER:	Josh Stevens, Council Place 2	
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw	

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

Councilor Benny Martinez spoke about the 9/11 Ceremony that will be held by the American Legion on Saturday, September 11th at the Conference Center from 10:30 AM until 1:00 PM

Councilor Jed Hefner asked for clarification on the need of the September 14th meeting.

Councilor Rey Orozco announced that the VA is currently scheduling veterans for the third COVID vaccine; and Congratulations to John Marshall High School for being 2/0.

Councilor Will Bradshaw spoke about special guests at his work (Senator John Cornyn and State Representative Michael McCall) as they were advocating for the Chips for America Act; and about the 20 Year Anniversary of 9/11

Mayor Chris Riley spoke about her attendance at the Technical Advisory Committee Meeting for the Bandera Road Redevelopment; Google Fiber Project - Call 1-877-454-6959 if you have questions; keeping our everyone in our prayers.

CITY MANAGER'S REPORT

City Manager Gilbert Perales supplemented his report which can be found on the City's website by pointing out that September 18th is actually a Saturday and not a Wednesday as stated on the agenda.

Upcoming Important Events:

- a. Tuesday, September 21, 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. (Optional)
- c. Saturday, September 18, 2021, at 9:00 A.M, City Manager/City Council Retreat, at the Leon Valley Conference Center.
- d. Tuesday, October 05, 2021, Texas National Night Out. (The Regular City Council Meeting has been cancelled)
- e. Wednesday, October 06, 2021 through Friday, October 8, 2021, TML's 109th Annual Conference and Exhibition, in Houston, TX.
- f. Saturday, October 30, 2021, at 9:00 AM, Arbor Day-Tree Adoption Event, outside at the Leon Valley Community Center.
- g. Saturday, October 30, 2021, Northwest Seniors Trash & Treasure Event, from 9:00 AM until 2:00 PM, at the Leon Valley Community Center.
- h. Saturday, October 30, 2021, City-Wide Garage Sale (more details to come).
- i. Saturday, October 30, 2021, from 10:00 AM to 12:00 PM, The Library's Annual Halloween Party, at the Leon Valley Public Library.
- j. Miscellaneous other events and announcements.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to approve the Consent Agenda as presented. The motion was seconded by Councilor Benny Martinez.

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

Consideration of the Following City Council Minutes:

- a. Regular Meeting- August 17, 2021 5:45 PM

Acceptance of Board/Committee/Commission Minutes:

- a. 06-10-2021 Park Commission Minutes
b. 06-29-2021 Capital Facilities Oversight Committee Minutes
c. 07-27-2021 Capital Facilities Oversight Committee Minutes

Discussion and Possible Action on a Resolution Appointing a Committee Member to Hike & Bike Trail Advisory Committee (M&C # 2021-09-07-01 S. Passailaigue)

Discussion and Possible Action on a Resolution Giving City of Leon Valley's (8) Votes to Northside ISD Bexar County for the Bexar Appraisal District Board of Directors For 2022-2023 (M&C # 2021-09-07-02 C. Caldera)

Discussion and Possible Action on a Resolution Allowing City Council to request up to \$1,000.00 in reimbursement for Expenses Incurred in Performance of Official Duties at the Discretion of the City Manager and Published in the City Manager's Report (M&C # 2021-09-07-03 C. Caldera)

ORDINANCE CONTINUED

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 & Zoning Director presented this item to consider amendments 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.

A motion was made by Councilor Benny Martinez to adopt as presented. Councilor Martinez then withdrew his motion.

Mayor Chris Riley opened the Public Hearing at 10:05 PM

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

There being no further public comment; Mayor Chris Riley closed the Public Hearing at 10:10 PM

A motion was made by Councilor Josh Stevens to approve but only eliminate bullet point #7, leaving bullet point #6. The motion was seconded by Councilor Jed Hefner.

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

REGULAR AGENDA CONTINUED

Discussion and Possible Action on an Ordinance Amending Chapter 3, Building Code, Adding Section 3.02.059 Certificate of Occupancy, Compliance, and Completion (1st Reading was Held 09-07-2021) (M&C # 2021-09-21-09 B. Melland)

Director Melland presented this item as well. The purpose of this item is to consider an amendment to Chapter 3 of the City's Code, which is the Building Code. The specific amendments are with regard to Certificate of Occupancy requirements for businesses and facilities in Leon Valley. This code amendment is also pursuant to City Council's direction at the August 17, 2021, meeting.

RESULT: **FIRST READ**

Discussion and Possible Action to Provide Direction to Staff Regarding an Ordinance Amending or Removing Sections of the Sustainability Overlay District (M&C # 2021-09-07-13 Councilor Will Bradshaw and Councilor Benny Martinez)

Councilor Will Bradshaw read a letter submitted by: Ervin Mendlovitz (Leon Valley business owner)

Those who spoke on this item were: Cassie Rowse (Leon Valley/Planning & Zoning Commissioner)

A motion was made by Councilor Will Bradshaw to direct staff to remove all sign requirements from all overlay districts and forward to the Planning & Zoning Commission for their recommendation. The motion was seconded by Councilor Josh Stevens.

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

CITIZENS TO BE HEARD

None

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

Councilor Rey Orozco asked that the Citizens Police Advisory Committee Item be placed on the agenda for discussion.

Councilor Josh Stevens asked that the item previously discussed about zoning be added as well.

Councilor Jed Hefner wants to add a "Bottom Line" up front; and traffic near John Marshall High School on the agenda.

ADJOURNMENT


Mayor Riley announced that the meeting adjourned at 11:39 PM.

These minutes approved by the Leon Valley City Council on the 16th 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 September 07, 2021 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

From: [Gloria Crawford](#)
To: [Citizens to be heard](#)
Subject: How to I contact LVPD for non-emergency?
Date: Friday, August 20, 2021 9:26:34 PM

I used to be able to call LVPD directly and now I'm directed to the sheriff's office. The last time I attempted to make a police report over the phone the officer came in person. This time my complaint about a neighbor requires anonymity and I just need to file a report about strange activity and very large guard dogs who bark all day. I do not want a police officer arriving for them to see. I've called and been placed on hold or asked if my matter is an emergency.

It is not an emergency.

Thank you for your time.

From: [Jacque Conrad](#)
To: [Citizens to be heard](#)
Subject: Traffic coming from JMHS
Date: Friday, August 27, 2021 5:29:15 PM

To Mayor and Council—

The after school traffic from John Marshall is horrible. Having only two streets giving entry to Huebner Rd. means the traffic backs up many blocks and you then will sit in long lines for a long time. Add the school buses into the problem and imagine what happens. Believe me, it would be extremely difficult for an emergency vehicle to get thru.

There must be some solution—perhaps either the Leon Valley Police or the Northside Police Dept. should direct traffic on Huebner. For years we have suggested a traffic light at Huebner and Chaparral . It has never happened — perhaps this would help.

Hopefully some solution can be found before there is a serious accident at one of these outlets.

Thanks for your consideration,
Jacque & Scott Conrad
Monte Robles Park

Sent from my iPhone

From: [Gilbert Perales](#)
To: [Jackie Ellis](#)
Cc: [Mayor Riley](#); [Saundra Passailaigue](#)
Subject: Re: Stray animals
Date: Saturday, August 21, 2021 8:39:07 AM

Good morning Ms. Ellis,

You have three opportunities to be heard by City Council - twice in person near the beginning of the meeting and then near the end. You also have an opportunity to put something in writing and submitted to be read by Council during the meeting.

I am forwarding your email to our City Secretary to provide you information on how to proceed with a petition.

Thank you and have a great weekend.

Gilbert Perales

Sent from my iPhone

> On Aug 21, 2021, at 8:15 AM, Jackie Ellis <ielasi1967@gmail.com> wrote:

>

> Good morning sir,

>

> I would like information on how to speak in front of and petition the City Council to address the stray animal problem in Leon Valley. I have lived in Leon Valley two years and am appalled at how little the citizens care for their pets. To date I have saved 30 dogs gotten them vetted and fixed and microchipped. I had to abort to litters for the safety of the bitch. However we support a Petland in this community that is a well known puppy mill puppy flipper. They for the most part are unhealthy and die within days of purchase which extra bates Parvo in our community. The two pups I saved and had to abort their babies where purebred dogs. This state has an issue with all of this however the only way to fix the state is one community at a time. The cats in my neighborhood wow I can't even start with that. No way to economically vet and spay and neuter all. I honestly am not sure if Petland sells cats also as I have never set foot in it. San Antonio has already started fining the corporation for not selling shelter pups. We need to follow suit. We will continue to picket the business and try to educate. I will also continue to try to address the facility that creates and enforces the laws.

>

> The things I want to address the council with are as follows :

> 1. Pass a law NO selling puppies within Leon Valley city limit including Petland. They must only market rescue pups and shelter pups. ASC lately has been killing 5-20 dogs daily. The rescues are OVERWHELMED and OVERCAPACITY.

> 2. All animals must be spayed or neutered and microchipped of the owner will be fined.

> 3. All animals MUST be on a leash or the owner will be fined.

>

> This is a start. I also have an issue with the few houses being allowed to have roosters. Amazing they have a rooster for a few months then they don't . I was born and raised on a farm. I see no reason to have a rooster in town unless your doing something inhuman and ILLEGAL.

>

> Thank you for your time.

>

> Jackie Ellis

>

> Sent from my iPhone

From: [John Saenz](#)
To: place5@leonvalleytexas.gov; [Saundra Passailaigue](#); [Mayor Riley](#); [Will Bradshaw](#); [Benny Martinez](#); [Josh Stevens](#); jed.heffner@leonvalleytexas.gov; [Rev Orozco](#)
Cc: [Jacque Conrad](#); [Mom](#)
Subject: Citizens to be Heard, please read tonight: Street Light at Chaparral Lane and Huebner
Date: Tuesday, September 7, 2021 1:47:54 PM

Mayor, Council and Fellow Residents,

I hope this email finds you all well, blessed and healthy. I'm writing in to propose a street light at the intersection of Heebner and chaparral. As you're aware Marshall high school is within the neighborhood of monte robes with all of the young men women and the residence driving in and out of the neighborhood, there are a couple of issues that come up. One primarily is safety. If you all haven't recently I would challenge you and ask you politely to please drive in the neighborhood exit out of chaparral and try to turn left on Heebner. The brush the Electric pole, make things extremely dangerous just to make a regular turn. Now at 5 o'clock traffic and about 30 cars waiting and it's a recipe for disaster. This is the second issue, heavy backed. Up trafffic. The main concern I have is about the safety of my family your families and they and the children that go to Marshall turning there and God forbid an accident happening here in the next year or two that we regret. It's bound to happen. There is a light on the other side of Marshall and Eckert to manage that flow however on the neighborhood side of Huebner there is no light. It doesn't make a lot of sense I'm gonna do my best to attach a picture of the cars that lineup from chaparral all the way down dear to Thunderbird Drive just to show you one afternoon as well. I know this may come at a cost to the City may be anywhere from the range of \$200-\$300,000, I'm just guessing. I know the neighbors in the neighborhood have tried to bring us up before and it's been pushed down, but we're at a point where we have grown we have some new builds in the neighborhood we have the school is growing and adding onto the school is now happening. So I would urge you and really quite beg you guys to please add a light there. If you have any questions feel free to call me on my cell phone number is listed and or email me., Also I think you know where I live. Feel free to stop by for some coffee. All the best John and Jessica

Sent from J. Saenz

From: [John Saenz](#)
To: place5@leonvalleytexas.gov; [Saundra Passailaigue](#); [Mayor Riley](#); [Will Bradshaw](#); [Benny Martinez](#); [Josh Stevens](#); jed.heffner@leonvalleytexas.gov; [Rev Orozco](#)
Cc: [Jacque Conrad](#)
Subject: Chaparral and Huebner and the Backed up traffic
Date: Tuesday, September 7, 2021 2:11:35 PM
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)
[ATT00003.txt](#)





SRS
CURTAIN
AIRBAG



From: [Tina Chasan](#)
To: [Citizens to be heard](#)
Subject: Council reimbursements
Date: Tuesday, September 7, 2021 4:30:19 PM

Good evening Mayor Council members,

Last council meeting a citizen of Leon Valley, Mr Evan Bohl spoke and stated my name as someone who is definitively against council reimbursements. I would like to set the record straight. Mr Bohl and I have never had a conversation about this subject. He can not use my name in conjunction with any agenda item without my given consent. So to be clear, I am for a policy to be in place to reimburse council members for their expenses related to their positions on our city council. Mr Bohl , does not speak for me. I cannot speak for the other valued citizens , Ms. Flores and Erik Matta, that Mr Bohl mentioned, but I for one can always speak for myself and I would urge Mr Bohl to tread lightly when attempting to put words in my mouth.

I agree with Councilor Bradshaw on his motion of placing before the city manager for final approval any reimbursements.

On a lighter note, I would like to thank publicly,

Officer Mandry for alerting me that my garage door reopened while I was asleep. He was visible on my camera and even made certain that my garage was unoccupied before I went there to secure it. Great job Officer Mandry. Your acute observation went a long way knowing my LVPD is looking out for me.

Respectfully,

Tina Chasan

Forest Oaks Canterfield

From: +12102646735@tmomail.net
To: Sandra Passalacqua
Subject: [?]
Date: Wednesday, September 8, 2021 12:38:56 AM

11:38 ↗



Tina Chassan

last seen today at 10:22 PM



Today

Josh bring up other people dumping on residents piles for pickup. Erik said his mother had a living room set dumped in front of her home and i said i had someone dump their dining room chairs. Are we supposed to pay extra for other people's trash?

8:07 PM

I sent that to Josh. Can someone mention that 4 me

8:07 PM

Ty Will

8:19 PM

You're welcome! Sorry, my WhatsApp doesn't always ping me

8:37 PM ✓✓



This message was sent to you by a T-Mobile wireless phone.

Honorable Council,

I was hoping to be at your September 7 meeting. Unfortunately I am scheduled to be out of town that day, and I am writing a statement instead. As a background, I am the owner of In Focus Eyecare Center here in Leon Valley (7213 Bandera Rd).

Previous to my move to Leon Valley, I had an office in the Ingram Park Mall area for 22 years. Three years ago I purchased the property at 7213 Bandera. The property was occupied by a Hair and Nail Salon and was in quite poor condition including a foundation that had shifted. The sale price for the property was \$350,000. In addition to the sale price, I put at least another \$150,000 to repair the foundation, expand the premises by 800 square feet and renovate the interior and exterior.

The Hair and Nail Salon had a large and very visible sign located on the roof of the property. As a matter of fact, it was the visibility of the sign from Bandera Road that really attracted me to this property for my office. When it came time for me to get my own sign, I was informed that the City code would not allow me to have a sign of that size with its corresponding visibility. On 9/13/2018, I appeared before the Council to petition for variance. Although the majority of the Council voted in my favor 3 to 2, I still was denied the variance. The "sign" that was allowed on my building is barely visible from the first lane of traffic alongside my office.

For the last three years, I have heard innumerable complaints by first time patients who have had such difficulty finding my office due to my inconspicuous signage. Many times these **include people who live within Leon Valley and those who drive on Bandera road everyday.**

I feel that I have strived in every way to be both a model property owner as well as health care provider in the City of Leon Valley. I would encourage you to review my ratings as

they appear on the internet for you to verify my commitment to my patients and my profession. It is both extremely disappointing and unfair to have the City shackle my efforts to grow my business to its full potential by not allowing me to have a visible sign. In all honesty, given my experience and from word on the street (ie reputation as being a City that is business unfriendly), I cannot with an honest heart and clear conscience recommend a fellow prospective business/ property owner to locate here.

I believe that the lack of support for the business community is a very unwise path to follow. Every City has its growth cycle. History shows that there is an optimal life cycle to cities. The threats to Leon Valley not only come in the form of the proposed overpass that would bypass the retail sector, but also in the fact that as cities grow outward, they tend to draw capital and affluence out with them. The City of Leon Valley should be doing everything it can *now* to maximize its business and retail sector. As San Antonio expands with growth in Helotes, and Borne, ect., the City of Leon Valley risks the prospect of being left behind by those cities with more affluent populations and with City leaders who are more enthusiastic and receptive to promoting fellow business partners.

As of the beginning of the month, I have a brand new competitor, My EyeLab, located one block west of my location. My Eyelab has two large signs that were approved by the City of San Antonio. I have forwarded photos of them to Mr. Will Bradshaw for you to review.

Sincerely,

Ervin Mendlovitz

From: [Imelda Rios](#)
To: [Jed Hefner](#)
Subject: Dog Park
Date: Sunday, September 5, 2021 12:35:51 PM

Hello my name is Imelda Rios, my husband Orlando detailed your truck a couple of years ago across from the Yarnell's house on Sulky lane. I was looking at the minutes from May's meeting and saw talk about the dog park. Do you know if that is still on the table to have it done and where? Or has it been knocked of the table? I would love to see a dog park near us instead of having to drive a long way for our little furbaby to get off leash exercise. We live in apartments and my poor boy is always cooped up except for his daily walks not runs. Thank you for your time and I hope to hear from you soon.
Have a great Labor day weekend.

Imelda Rios