



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 3, 2020

MINUTES

6:12 PM Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status	Arrived
Chris Riley	City of Leon Valley	Mayor	Present	
Monica Alcocer	City of Leon Valley	Mayor Pro-Tem, Council Place 3	Present	
Donna Charles	City of Leon Valley	Council Place 1	Present	
Catherine Rodriguez	City of Leon Valley	Council Place 2	Present	
Matthew Hodde	City of Leon Valley	Council Place 4	Present	
Will Bradshaw	City of Leon Valley	Council Place 5	Present	

Also present was City Manager Kelly Kuenstler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, City Attorney Habib Erkan, Jr., LVPD Chief Joseph Salvaggio, LVPD Assistant Chief Ruben Saucedo, LVFD Fire Chief Michael Naughton, LVFD Assistant Chief Eric Burnside, Public Works Director Melinda Moritz, Library Director Rosie Amaya, Planning & Zoning Director Brandon Melland, Associate Planner Erick del Angel, and various LVPD staff.

Mayor Chris Riley welcomed everyone to this evenings meeting and led the Pledge of Allegiance.

Mayor Riley made announced that “the City Council Chambers is a place where all people are treated with respect and dignity. Citizens, Councilors, staff, and visitors alike. Anyone desiring to speak shall first be recognized by the presiding officer. City Councilors, staff and members of the public shall not shout, display unruly behavior, distract with side conversations, use profanity, threat of violence, or disrupt the orderly conduct of the meeting. This includes speaking or commenting from your seat or using foul language as you exit the chambers. I would suggest if you feel you may have a difficult time controlling yourself, please sit in the foyer. That might be the place for you to sit. No personal attacks on staff, City Councilors or members of the public shall be allowed. The presiding officer will warn the person that he or she will be required to leave the building if the disruption continues. Unfortunately, I cannot see or hear all that goes around in Chambers but the Rules of Decorum also allow each Councilor to help monitor the situation by calling a Point of Order. I hope we do not have to go there. Let’s again be civil and treat each other with respect and dignity. Thank you.”

PRESENTATIONS

Presentation and Discussion on the John Marshall High School Traffic Circulation Pattern Changes (M&C # 2020-03-03-01 M. Moritz)

Public Works Director Melinda Moritz gave a brief presentation on pending changes to the traffic circulation pattern around John Marshall High School.

RESULT:	PRESENTED
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CITY MANAGER'S REPORT

City Manager Kelly Kuenstler reminded everyone that the City Manager's Report is posted on the website as well as placed on the table in the foyer for all interested. City Manager Kuenstler then supplemented that report with new information with: a) received notification that the City has met the standards for certification and is hereby designated a 2019 Tree City USA again. b) Bexar County and their contractor started on the HALT gates. c) Church of Jesus Christ of Latter-Day Saints helped the City clean-up Huebner Creek last Saturday. The group along with citizens, the City Secretary, members of City Council, citizens and the Fire Chief assisted Public Works staff who brought gloves, trash grabbers, and trash bags for all to use. Thank you to all who came out to assist. d) Introduced Associate Planner Erick del Angel who joined the Planning & Zoning Department comes to us from Sunnyvale, TX. e) Mentioned the Mural Contest incentives. f) Pointed out that while looking through old resolutions of the City, the same practice regarding vehicles with expired registration occurred with past administration dating back to when Mayor Irene Baldrige was in office.

Attorney Erkan interrupted City Manager Kuenstler's report and stated that only items on the agenda should be discussed and that he preferred she not continue her report. City Manager Kuenstler replied that her report has always been done this way as a supplement that is placed out on the table and on the website for citizens. "This is just a supplement to that report of items that have come in since that report was put out there. Without it there probably wouldn't be a "City Manager's Report". Attorney Erkan suggested that the two of them discuss the topic "offline". City Manager Kuenstler asked if she could continue her report but Attorney Erkan replied her preferred she did not and that she should only speak about items on the agenda.

Ms. Kuenstler said she knew of an item on the agenda that she could speak of. g) Saturday, Earthwise Living Day is this Saturday, from 9:30 AM to 1:30 PM at the Conference Center. h) also, if you want to vote in May, you must register by April 2nd and of course today is Super Tuesday so if you haven't voted yet, you still have a few minutes to head to the room next door and cast your vote.

Upcoming Important Events:

- Next Regular City Council Meeting Tuesday, March 17, 2020, at 6:00 p.m. in Council Chambers
- AARP Foundations Tax-Aide Services, services provided every Tuesday and

Thursday. This service runs Tuesday, February 4, 2020, through Thursday, April 9, 2020, at the Leon Valley Community Center located at 6427 Evers Road.

- Earthwise Living Day, Saturday, March 7, 2020, from 9:30 a.m. to 1:30 p.m. at the Leon Valley Community Center.
- Northwest Senior Citizens - Trash & Treasure Sale, Saturday, March 14, 2020, from 9:00 a.m. to 2:00 p.m.
- Alamo City Reptile Rescue, Saturday, March 14, 2020, from 11:00 a.m. to 1:00 p.m. at the Leon Valley Public Library.
- Volunteer Appreciation Dinner, Thursday, April 2, 2020, at 6:00 p.m., at the Leon Valley Conference Center.
- Movies in the Pool featuring “Finding Dory”, Saturday, May 23, 2020, begins at dusk at the Leon Valley Community Pool, 6600 Strawflower Street.
- Miscellaneous other events and announcements.

RESULT:	PRESENTED
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CITIZENS TO BE HEARD

- Lyn Joseph spoke about the transparency of committees.
 - Attorney Erkan replied that he would give the legal opinion on that.
- Benny Martinez asked that the Ethics meeting next week be broadcast and posted “like all Council meetings”.
 - Mayor Riley asked City Secretary Passailaigue to address Mr. Martinez’ concern. City Secretary Passailaigue replied that it is not a Council meeting but an Ethics Review Board meeting and therefore posted as a board agenda. The meetings are not broadcast because the Board is not on MinuteTraq like the City Council, Planning & Zoning and Board of Adjustment are because they do not meet in Council Chambers. However, when the Ethics Review Board holds an Ethics Review Board Hearing, those meetings are held in Chambers and they are recorded and ACM/HR Director Caldera does post a video of that meeting on the Ethics Review Board page after the meeting. It is not live streamed though.
- Gary Keaton spoke about sidewalks in the area he resides; and about lack of fluoride in the Leon Valley Water System.
 - City Manager Kuenstler advised Mr. Keaton to see Public Works Director Moritz in the hallway to discuss.

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

- Councilor Donna Charles thanked everyone for coming and said their attendance and input is appreciated.
- Councilor Catherine Rodriguez also thanked everyone for coming and for those watching LIVE; and also asked that everyone keep Tennessee in their prayers because of the tornados that hit there today.
- Councilor Monica Alcocer spoke about the great way that Tiger Sanitation picked up brush and bulky items; and asked that everyone keep smiling.

- Councilor Matthew Hodde welcomed everybody; gave a shout-out to his mom; and prayed for rain.
- Councilor Will Bradshaw said he was glad to see participation from the community; spoke about the recent 1st Responder workout at Raymond Rimkus Park and said he was sore for a few days; spoke about friends in the hospital; keep your loved ones close.
- Mayor Chris Riley said she hopes we get rain; read a letter from the Saenz family which was a “kudos note” to the Leon Valley Public Works Team and Assistant City Manager and for cutting back the brush near the corner of Chaparral and Huebner; Bandera Road Project is moving along and tomorrow is a business forum at City Church - we’ll keep you posted; lastly, Mayor Riley said that it is “with deep sorrow and sadness, that she announced the passing of Gayle Monnig, wife of Dr. David Edwards, services will be held March 13th. “May her soul rest in peace.”

CONSENT AGENDA

A motion was made by Councilor Donna Charles and seconded by Councilor Will Bradshaw to adopt Consent Agenda Item 6.1 and 6.2 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Donna Charles, Council Place 1
SECONDER:	Will Bradshaw, Council Place 5
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Discussion and Possible Action on Resolution of the City Council of the City of Leon Valley, TX., Authorizing the City Manager to Enter into an Agreement Between the City of Leon Valley and Communities Foundation of Texas, a Texas non-profit organization, for the Census 2020 (M&C # 2020-03-03-2 R. Amaya)

Acceptance of Committee Minutes:

- **01-15-2020 Citizens Police Advisory Committee Minutes**
- **01-22-2020 Complete County Committee Minutes**

ORDINANCE

Discussion and Action to Consider Approval of an Ordinance Authorizing a Budget Adjustment in the Amount of \$54,700, from the Stormwater Fund Balance, to Supply Materials for the Construction of a Parking Lot at Shadow Mist Park (1st Read was Held on 02-18-2020) (M&C # 2020-03-03-03 M. Moritz)

A motion was made by Councilor Catherine Rodriguez and seconded by Councilor Monica Alcocer to adopt Item 7.1 as written.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Catherine Rodriguez, Council Place 2
SECONDER:	Monica Alcocer, Mayor Pro-Tem, Council Place 3
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Discussion and Action to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping and Standing, Section 12.03.006 Parking Restrictions on Specific Streets, to Designate the Southeast Side of Shadow Mist Drive, From Grissom Road to Shadow Mist Park at 5487 Shadow Mist, and the Northwest Side of Shadow Mist Drive, From Grissom Road to a point Fifty (50) Feet South of Avedisian Street, and All of Avedisian Street, as No Parking Zones (1st Read was Held on 02-18-2020) (M&C # 2020-003-03-04 M. Moritz)

Public Works Director Melinda Moritz presented the item with two revisions in this second reading of the ordinance.

A motion was made by Councilor Donna Charles and seconded by Councilor Catherine Rodriguez to adopt Item 7.2 with revisions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Donna Charles, Council Place 1
SECONDER:	Catherine Rodriguez, Council Place 2
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Presentation and Discussion 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 2019-2020 in the Amount of \$15,000 to Provide Funding for the 2020 Texas Census Grant Received from the Communities Foundation of Texas; Providing For Repealer, Severability and Savings Clauses; and Providing for an Effective Date (1st Read was Held on 2-18-2020) (M&C # 2020-03-03-05 R. Amaya)

A motion was made by Councilor Will Bradshaw and seconded by Councilor Matthew Hodde to adopt Item 7.3 as written.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Will Bradshaw, Council Place 5
SECONDER:	Matthew Hodde, Council Place 4
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Presentation, Discussion and Possible Action on an Ordinance Amending Chapter 15, Zoning Ordinance; Renaming the Zoning Commission and Establishing a Planning and Zoning Commission, as Provided by the Local Government Code; and Establishing Associated Rules, Authority, and Procedures (1st Read was Held 02-18-2020) (M&C # 2020-03-003-06 B. Melland)

A motion was made by Councilor Monica Alcocer and seconded by Councilor Will Bradshaw to adopt Item 7.4 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Mayor Pro-Tem, Council Place 3
SECONDER:	Will Bradshaw, Council Place 5
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Presentation, Discussion and Possible Action on an Ordinance Amending Chapter 10 Subdivision Ordinance; Renaming the Zoning Commission and Establishing a Planning and Zoning Commission as Provided by the Local Government Code; and Establishing Associated Rules, Authority, and Procedures (1st Read was Held 02-18-2020) (M&C # 2020-03-03-07 B. Melland)

A motion was made by Councilor Catherine Rodriguez and seconded by Councilor Donna Charles to adopt Item 7.5 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Catherine Rodriguez, Council Place 2
SECONDER:	Donna Charles, Council Place 1
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Discussion and Possible Action on an Ordinance Amending Section 15.02.113, Zoning Code, of the City of Leon Valley Code of Ordinances, Regarding Noticing and Scheduling Requirements for Public Hearings (1st Read was Held 02-18-2020) (M&C # 2020-03-03-08 B. Melland)

A motion was made by Councilor Monica Alcocer and seconded by Councilor Donna Charles to adopt Item 7.6 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Mayor Pro-Tem, Council Place 3
SECONDER:	Donna Charles, Council Place 1
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Discussion and Possible Action on and Ordinance on a Request by Fernando O'Horan, for a Specific Use Permit for a Funeral Home at 6401 El Verde Road; Generally Located on the North Side of El Verde Road, Approximately 400 feet West of Bandera Road (1st Read was Held on 02-18-2020) (M&C # 2020-03-03-09 B. Melland)

A motion was made by Councilor Catherine Rodriguez and seconded by Councilor Donna Charles to adopt Item 7.7 as presented.

Lyn Joseph asked about the location of the property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Catherine Rodriguez, Council Place 2
SECONDER:	Donna Charles, Council Place 1
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

Discussion and Possible Action on an Ordinance on a Zone Change from R-1, Single Family Dwelling District to RE-1, Residential Estate District on Approximately 23 Acres Located on the South Side of William Rancher Road and East Side of Aids Drive (1st Read was Held 02-05-2019) (M&C # 2020-03-03-10 B. Melland)

A motion was made by Councilor Monica Alcocer and seconded by Councilor Catherine Rodriguez to adopt Item 7.8 as presented.

Mayor Riley asked the members of City Council for a consensus to move Item 8.2 up next on the agenda since the applicant for that item was present and had been waiting a while. There was a consensus to do just that

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Mayor Pro-Tem, Council Place 3
SECONDER:	Catherine Rodriguez, Council Place 2
AYES:	Monica Alcocer, Donna Charles, Catherine Rodriguez, Matthew Hodde, Will Bradshaw

REGULAR AGENDA

Presentation and Discussion on an Ordinance on a Request by Arthur Onugrah, for a Specific Use Permit for Entertainment Indoor Use, at 6501 Bandera Road; More Specifically the Tenant Suite Labeled as 6565 Bandera Road; Generally Located at the Intersection of Bandera Road and Seneca Road; and a Public Hearing on Said Request (1st Reading as Required by City Charter) (M&C # 2020-03-03-12 B. Melland)

Planning & Zoning Director Brandon Melland presented this item in response to a request from Arthur Onugrah, for a Specific Use Permit for Entertainment Indoor Use, at 6501 Bandera Road; More Specifically the Tenant Suite Labeled as 6565 Bandera Road; Generally Located at the Intersection of Bandera Road and Seneca Road.

Director Melland stated that the applicant is the owner of DePrince Entertainment & Event Center. The applicant is planning to open his location in the Seneca Plaza Shopping Center at the tenant suite addressed as 6565 Bandera Road. This tenant suite is located in the courtyard section of the facility. Mr. Onugrah plans to conduct parties for all ages as well as weddings and other events. Such uses are classified by the Zoning Code as "Entertainment - Indoor Use" however, which requires approval of a Specific Use Permit before a Certificate of Occupancy may be issued. The consumption of alcohol is anticipated at some events.

Director Melland also presented the following Staff Analysis: The purpose of a Specific Use Permit is generally to ensure that a use is compatible with surrounding uses with regard to development considerations such as traffic impact, intensity of use, operations, and parking. Staff has reviewed this request and does not have any concerns for the following reasons: 1. Entertainment Indoor use is proposed within an existing shopping center which is adequately designed to handle the impact from such a use; and 2. Entertainment Indoor Uses are generally compatible with other uses permitted within the B-2, Retail District, such as retail and restaurants.

The Planning & Zoning Commission recommended on a vote of 5 to 2, to approve this request at their February 25, 2020 meeting, subject to the following conditions: 1. The specific use permit shall be limited to the approximate 4,500 square foot tenant space illustrated in "Exhibit A" - Site Plan; and 2. That a Certified Peace Officer be provided at events in which alcohol will be consumed. Commissioners Rowse, Smith, Alonzo, Power, and Pfau voted in favor of the request; with Commissioners Blackmore and Proffitt voting against.

Applicant Arthur Onugrah was present to answer questions.

Mayor Riley opened the Public Hearing at 7:26 PM

- Benny Martinez spoke in favor of the request.

There being no further public comment; Mayor Riley closed the Public Hearing at 7:27 PM

RESULT:	FIRST READ
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Presentation and Discussion to Consider an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, Article A11.000 Water and Sewer Fees, Section A11.001 Generally, to Revise the Effective Dates for Water and Sewer Rates (1st Read as Required by City Charter) (M&C #2020-03-03-11 M. Moritz)

Public Works Director Melinda Moritz presented the item for City Council consideration of a proposed ordinance amending the Leon Valley Code of Ordinances, Appendix A, Article A11.000 Water and Sewer Fees, Section A11.001 Generally, to revise the effective dates for the current water and sewer rates.

Director Moritz stated that in 2016, the City obtained Certificates of Obligation (CO's) to replace both water wells. In order to pay back the CO's, the water and sewer rates were increased over a period of three years. It was decided that at the end of the three years, the water and sewer rates would be revisited to determine if further rate increases were needed. This past year was the last year for these planned rate increases. During the three-year period, Staff reviewed rates and system needs and have determined that a further rate increase this year is not needed. The review of the system did reveal that increases will be needed in the future; however, Staff would like to convene a Committee to study the current system needs assessment, rate structure, and financing options, before making any recommendations on rate increases to the City Council.

In conclusion, Director Moritz said that staff recommends that the City Council approve the amendments to the Leon Valley Code of Ordinances, Appendix A, Article A11.000 Water and Sewer Fees, Section A11.001 Generally, to revise the effective dates for the current water and sewer rates.

- Philip Campos volunteered to serve on a review committee.

RESULT:	FIRST READ
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Discussion and Possible Action on the Lion's Roar Newsletter Policy – sponsored by Mayor Riley and Councilor Hodde (M&C # 2020-03-03-13 Mayor Chris Riley and Councilor Matthew Hodde)

Mayor Riley presented proposed amendments to the Lion's Roar Policy which was followed by discussion.

A motion was made by Councilor Monica Alcocer and seconded by Councilor Catherine Rodriguez to approve as amended.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Monica Alcocer, Mayor Pro-Tem, Council Place 3
SECONDER:	Catherine Rodriguez, Council Place 2
AYES:	Alcocer, Charles, Rodriguez, Hodde, Bradshaw

CITIZENS TO BE HEARD

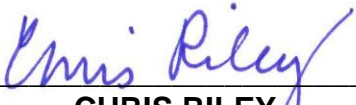
None

ADJOURNMENT


Mayor Riley announced that the meeting adjourned at 7:59 PM.

These minutes approved by the Leon Valley City Council on the 1st of September, 2020.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

