



**CITY OF LEON VALLEY**  
**CITY COUNCIL ANNUAL TOWN HALL MEETING**  
Leon Valley City Leon Valley Conference Center  
6421 Evers Rd, Leon Valley, TX 78240  
Saturday, January 27, 2018

**MINUTES**

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1. **8:30 AM** Call to Order, Determine a Quorum is Present.

Attendee Name	Title	Status	Arrived
Chris Riley	Mayor	Present	
Benny Martinez	Mayor Pro Tem	Present	
David Edwards	Council Place 1	Present	
Belinda Ealy	Council Place 2	Present	
Monica Alcocer	Council Place 3	Present	
David Jordan	Council Place 5	Present	

Also present was City Manager Kelly Kuenstler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, City Attorney Denise Frederick, LVPD Chief Joseph Salvaggio, LVFD Chief Luis Valdez, LVFD Assistant Chief Blake Wade, Finance Director Vickie Wallace, Assistant Finance Director Ashley Wayman, Librarian Sandy Underwood, Assistant Public Works Director David Dimaline and Director of Special Events Maribel Mendoza.

Mayor Riley welcomed everyone and thanked them for coming.

**Welcome (Mayor Chris Riley - 5 minutes)**

**Presentations**

The following presentations were made and those in attendance participated in discussion.

Dr. Francine Romero's Summary, Report and Recommendations are below.

## City of Leon Valley Annual Town Hall Meeting-January 27, 2018

### Summary Report and Recommendations

#### Submitted by:

**Francine S. Romero, Ph.D. February 28, 2018**

The City of Leon Valley's Annual Town Hall Meeting was held on Saturday, January 27, 2018

from 8:30 A.M.-12:30 P.M. at the Leon Valley Conference Center. There were approximately

100 citizens attending, as well as Mayor Chris Riley, and all City Council Members: Dr. David Edwards, Place 1; Belinda Ealy, Place 2; Monica Alcocer, Place 3; Bennie Martinez, Place 4; and, David Jordan, Place 5/Mayor Pro Tem. In addition to City Manager Kelly Kuenstler, numerous department heads and staff attended, presented, and facilitated discussion. Other elected officials in attendance were San Antonio District 7 Councilwoman Ana Sandoval, Texas House 116<sup>th</sup> District Representative Diana Arévalo, and Texas House 125<sup>th</sup> District Representative Justin Rodriguez.

Following a welcome by Mayor Riley, City Manager Kuenstler began the day by presenting actions that have been taken in response to recommendations from the 2017 Town Hall, as summarized below:

<b>Recommendation</b>	<b>Response</b>
Appoint Committee to re-evaluate Home Rule option and make recommendations to City Council on proceeding with this change to City status.	Home Rule Charter Committee appointed June, 2017; Presents recommended Charter August, 2017; City Council calls special election August, 2017; Voters approve Charter November, 2017; Charter registered with Secretary of State, December, 2017.
Proceed with Installation of Red Light Cameras at Bandera Rd. intersections.	First camera installed January 2018, with warning period ending February 20, 2018.

Dissolve Economic Development Corporation Committee; appoint Advisory Board to oversee sales tax.	Economic Development Corporation Committee dissolved, and Advisory Board appointed, by City Council April, 2017.
Proceed with Master Plan update process.	Master Plan update approved by City Council January, 2018.
Continue to prioritize capital improvement needs.	Four priority areas (water/sewer; Public Works Building improvement; streets; drainage) have had ongoing progress of improvements.

Following this, presentations were made on the new solid waste provider/contract, the On-It Team, and the benefits of Home Rule status as it relates to the City of Leon Valley. There were no discussions or polling on these topics, as they were informational only.

### **Topic 1: 2018 Leon Valley Swimming Season**

Raymond Diaz, Chairman of the Leon Valley Pool Advisory Committee and David Dimaline, Assistant Director of Public Works, presented recommendations on the overall management of the Forest Oaks and Community Pools. While most of the recommendations were clear, there was some confusion among attendees in regard to a statement on one of the slides that noted a sharp decline in the estimate from Sela Aquatics to manage both pools this year, compared to last year. The City Manager clarified that later, by explaining that the reduction would come about by Sela managing all pool functions (expanding beyond their current scope, limited to water quality monitoring and providing lifeguards), and in turn sharing in revenues. However, during the table discussions, there were a number of questions about this issue, which may have impacted the response to instant polling question #3, below. Still, some clear opinions about pool management emerged.

#### **Breakout Session:**

Overall, citizens appreciated and agreed with the Committee's recommendations, but they contributed other suggestions as well. The most common were as follows:

More information on the revised contract with Sela Aquatics needs to be presented to citizens.

Add concession options, and the ability for patrons to bring in their own food.

Upgrade facilities and landscaping.

Provide additional (and more varied) programming, especially for seniors-only/adults-only, with on-site child care provided for the adults-only programs.

Extend the season, either opening a week earlier in May or offering weekend hours through September.

Increase public awareness of pools and programming through advertising and signage.

#### **Instant Polling:**

1. Do you support additional aquatics programs at the pools? (90 respondents) Yes: 91.10 % (n = 82)  
No: 8.89 % (n = 8)
2. Would you like more food/drink options at the concession stands? (96 respondents) Yes: 80.21 % (n = 77)  
No: 19.79 % (n = 19)
3. Are you in favor of a private company operating all aspects of the City pools? (92 respondents)  
Yes: 64.13 % (n = 59) No: 35.87 % (n = 33)

**Recommendations:**

Pool Advisory Committee should review citizen comments as presented in this Report, and revise their recommendations accordingly. Those recommendations should also be revised to clarify the implications of the change to the Sela contract. If the recommendation is to expand the Sela contract, it is also important to make sure that other recommendations are feasible and acceptable to Sela. For example, while citizens clearly want the flexibility to bring their own food into the pool area, the Committee should first have a discussion with Sela as to whether that would be allowed.

Final recommendations should be discussed at a City Council meeting prior to the meeting where the Council votes on potential management/contract changes.

**Topic 2: Potential uses of the Peachtree/Poss Vacant Lot**

City Manager Kuenstler presented the history of discussions on use of the City-owned vacant lot adjacent to the Leon Valley Community Pool at 600 Strawflower St. An initial recommendation had been made by the Park Commission to construct a pavilion on the site, and allow the public to rent it for events. However, nearby residents opposed the idea, resulting in City Council calling for a workshop on the topic, where suggestions were received. These were shared with attendees to the Town Hall Meeting. While one of those suggestions had to do with constructing another pavilion in Raymond Rimkus Park, that was tangential to the question at hand on what to do with the lot.

**Breakout Session:**

Citizens had lively discussions about the best use of the vacant lot, with minimal support for leaving it as is. Since any idea was welcome in the table discussions, the options that emerged from those were much more wide-ranging than the answers to the instant polling question, below. However, some clear trends emerged. Overall, 11 out of 14 tables reported at least one comment in support of some sort of garden, xeriscaping, or landscaping, in combination with benches or other seating. In comparison, using the lot for parking, a splash pad, or the originally proposed pavilion had scattered but minority support. Another theme that

emerged was conceptualizing the lot as the setting for a variety of temporary uses (such as gardening classes, rotating sculpture exhibits, food booths/town picnics, and bounce houses for children).

### **Instant Polling:**

1. Please select your preference: (92 respondents)

Remodel existing pool facility/leave lot vacant for parking 11.96 % (n =

11) Beautification (plantings, xeriscape, etc.) 22.83 %

(n = 21) Community Garden with Low Impact Parking for Events 16.30

% (n = 15) Other

48.91 % (n = 45)

### **Recommendations:**

It is time to take final action on this matter. The Public Works Director should present a plan to the Parks Committee for improving the space with fast growing shade trees, low-water landscaping and seating. The recommendation should leave an area open to accommodate food booths, bounce houses, and artwork on holidays or other high use days. The City may want to reach out to the Bexar County Master Gardeners, or Native Plant Society of Texas, San Antonio Chapter for potentially free assistance with the landscaping plan. Texas Butterfly Ranch (a webpage, not a place) would also be a good resource for citizens who want to help design a butterfly-friendly spot, which several attendees mentioned. A partnership with a local school to get children involved in the design would also enhance this as a community-building exercise. After final review by the Parks Committee, the recommendation will go to City Council for final consideration.

### **Topic 3: Bandera Road Options**

After a short review of the history of proposed remedies to traffic and other concerns on Bandera Road, representatives of the UTSA Center for Urban and Regional Planning presented a "Visual and Economic Analysis of Alternatives for Bandera Road." The first part of the presentation focused on the projected impact of an elevated highway option. This summarized the recent history of cities removing, or considering removal of, their elevated highways, and provided data on the role of elevated highways in depressing property values and sales tax. This was followed by visual representations of the alternative Boulevard model, which would include a multi-lane thoroughfare flanked by lower speed/multi-modal lanes for access to commercial properties and neighborhoods, and above-average landscaping. The presentation projected enhancements to property values and sales tax revenue through this option, although the UTSA team emphasized that many questions still need to be answered before it can be realized.

**Breakout session:**

Citizens had much to discuss on this topic, since Bandera Road affects so many aspects of life in this City, but did a great job of staying focused on the issue at hand. Their discussions overwhelmingly reflected the unacceptability of current conditions on this roadway, and there was unanimous agreement that doing nothing is not an option.

Table groups were asked simply to report out whether the majority of their group: strongly supported the Boulevard option (10 tables chose this response); supported it but with some reservations/questions (4 tables chose this response); or, supported some other option (0 tables chose this response). This outcome was roughly mirrored in the results of the individually based instant polling reported below, although that poll did not include an option for support with reservations. Some attendees were concerned that the choice between the Boulevard and elevated highway options is too restricted and wanted more information on additional options.

**Instant polling:**

1. Which Bandera Rd. alternative do you prefer? (84 respondents)

Do	nothing:
0 % (n = 0) Elevated freeway with two additional lanes on ground:	
7.14 % (n = 6) Boulevard/multi-modal access:	
88.10 % (n = 74) None of the above:	

4.76 % (n = 4) **Recommendations:**

City Manager/staff should prepare a one-page summary of the Town Hall response to this topic for the Mayor and other elected officials to use in future discussions with the Texas Department of Transportation and the Metropolitan Planning Organization.

City Manager/staff should post background documentation on the Boulevard option, as well as all other options for which plans are available, on the City website. This should also include the timeline for decision-making, and highlight pending meetings or venues where citizens can express their opinions.

The Mayor and City Manager should continue to collaborate with the City of San Antonio so that input from residents of both cities is considered together. **Topic 4: Leon Valley Goals and Objectives**

The City Manager presented proposed revisions to the current Goals and Objectives, which are in need of updating. After a background on the distinction between goals and objectives, and a review of the City's mission statement, each table was assigned one of the existing (or the one newly proposed) goals, along with staff's suggested revisions. There was no overall reporting out or voting on this topic, but during the breakout sessions each table discussed and recorded their ideas. Citizens were free to comment on the suggested revisions or to provide their own. The list below does not include every

idea noted by each group. Similar ideas were amalgamated and some suggestions unrelated to the goals were excluded.

**Breakout session:**

Overall, citizens put great effort into this discussion and welcomed the opportunity to weigh in on these important guidelines for future City actions. Having each table tackle just one goal was a good way to get quality thought and discussion on these revisions, and these ideas deserve to

be given significant weight. Citizens struggled a bit, however, because a few of the revised objectives did not fit the standard presented to them for what an objective should be: tightly defined; quantifiable; measurable. In some cases this led to uncertainty among attendees as to appropriate suggestions. In others it drew valuable comments on how the revised objectives could be improved.

**Goal 1 Economic Development:** Two tables separately discussed this goal/objectives, and made the following suggestions:

Revised objectives A & D might be combined, to connect potential barriers/opportunities in existing codes to sustaining commercial properties.

Retain the existing objective E on promotion of Leon Valley.

Consider adding an objective that promotes events, perhaps overseen by a permanent committee.

**Goal 2 Police and Fire/Safety Security:** One table discussed this goal/objectives and made the following suggestions:

Clarify the exact meaning of “exceeds” in revised objective A.

Generally, add an objective (or include into the suggested objectives) that incorporates some component of enhanced police/citizen connections, whether through routine communication or through enhanced community policing efforts.

**Goal 3 Transportation:** Two tables discussed this goal/objectives and made the following suggestions:

One table strongly (but not unanimously) recommended that revised objectives A (especially) and B are so important that revised objectives C, D, and E should be eliminated.

Although these are generically part of the revised objectives, specifically mention support for sidewalk funding and additional VIA shuttles.

**Goal 4 Infrastructure/Capital Plan:** One table discussed this goal/objectives and made the following suggestions:

Add a more specific reference to flood mitigation and planning to revised objectives.

Include estimated costs in the revised objectives.

**Goal 5 Environmental Sustainability:** Two tables discussed this goal/objectives and made the following suggestions:

Make revised objective A more specific by including steps to insure traffic signal synchronization and encouragement of carpools.

Strengthen revised objective B to move from encouragement to requirement of low impact development practices in parking areas.

The link between water capture and flood control should be added to revised objectives B and C.

Revised objective E should be expanded to cover how the City might achieve recycling maximization, through education and facilitation programs. It should also clarify what sort of recycling is being referenced, and where/how this will occur.

Add an additional objective to focus just on public education workshops.

Goal 6 Citizen Involvement: Two tables discussed this goal/objectives and made the following suggestions:

Expand revised objective A to include a reference to a technologically (not just temporally) “up to date” website. Also, include specific deadlines for when agendas (X number of days prior to meeting) and minutes (X number of days after approval) will be posted.

Add an example to revised objective B, such as Skype.

Include a reference to improved response times in revised objective C.

Add specificity to “youth programs” in revised objective F.

Either add an objective or expand one or more revised objectives to support involvement by citizens who lack technology access or capabilities.

Goal 7 Parks, Recreational Green Space and Cultural Opportunities: Two tables discussed this goal/objectives and made the following suggestions:

Revised objective A should be expanded to include adding pools to the Master Plan.

Revised objective E should be expanded to be more specific about public outreach, especially in regard to advertising at ongoing City events.

More specifics on developing opportunities at the Community Center (for expanded recreation and outreach to more diverse groups) should be added to revised objectives.

Current revised objectives need to add references to cultural opportunities, since this is part of the goal.

Goal 8 Openness, transparency and accountability (newly added): Two tables discussed this goal/objectives and made the following suggestions: Several words/phrases need clarification: “members” and “stakeholders” in objective A; “progressive environment” and “employees” in objective B; and, “partners” and “partnerships” in objectives D and E.

Amend objective C to emphasize mutual respect between citizens and City officials/staff.

Overall, these objectives were seen by some as too vague.

### **Recommendations:**



The City Manager should lead department heads in another internal review to produce an updated version of the revised goals/objectives. This should include a close consideration of all of the above citizen suggestions as well as a broader deliberation of whether other changes should be made to insure that all of these fit expectations for what goals/objectives should look like (per the City's own definitions). Any duplications should also be addressed.

This new set of revisions should be posted prominently on the City website, with a link for citizens to submit comments to be shared with City Council.

Citizens should also be encouraged to review and comment on proposed revisions in person at a Mayor's Coffee and at one or two City Council meetings prior to final consideration.

**Introduction to and Procedures for Town Hall Meeting (Dr. Francine Romero - 5 minutes - 8:35 a.m.)**

**City Manager's Update on 2017 Town Hall Meeting (Kelly Kuenstler, City Manager - 10 minutes)**

**On-It Team Update (Joseph Salvaggio, Chief of Police - 10 minutes)**

**Benefits of a Home Rule City as it Relates to the City of Leon Valley (Denise Frederick, City Attorney - 10 minutes)**

**Update on Solid Waste Services in Leon Valley (Kelly Kuenstler, City Manager - 10 minutes)**

**2018 Leon Valley Swimming Season (David Dimaline, Assistant Director of Public Works - 9:30am - 10am)**

**Potential Uses of the Vacant Lot at the Corner of Peachtree and Poss Roads (Melinda Moritz, Director of Public Works - 10am - 10:30am)**

**Bandera Road Options (UTSA Center for Urban and Regional Planning - 10:30am - 11:15am)**

**Update on City Strategic Goals (Kelly Kuenstler, City Manager - 11:15am - noon)**

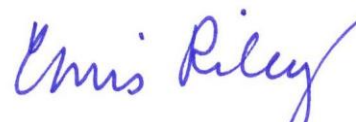
**Question & Answer Period - noon - 12:30pm**

**12:30 PM Adjournment**

Mayor Riley announced that the meeting adjourned at 12:31 PM.

**These minutes approved by the Leon Valley City Council on the 6th of March, 2018.**

APPROVED



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**CHRIS RILEY**  
MAYOR

ATTEST:   
**SAUNDRA PASSAILAIGUE, TRMC**  
CITY SECRETARY

