



CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 6, 2018

MINUTES

1. **6:00 PM** Call to Order, Determine a Quorum is Present, Pledge of Allegiance.

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, Public Works Director Melinda Moritz, Community Development Director Nina Nixon-Mendez, Assistant Community Development Director Felisha Novan, Community Development Planning Technician Christina Garcia, Community Development Permit Technician Ana Federico, Captain Todd Morgan, Special Events Coordinator Maribel Mendoza, LVFD Administrative Assistant Lisa Martin, and LVFD Deputy Fire Marshal Eric Burnside.

Mayor Riley welcomed everyone and asked Councilor David Jordan lead the Pledge of Allegiance.

Mayor Riley asked for all cell phones to be silenced.

City Manager's Report

Approved Minutes from Committees:

Upcoming Important Events:

- Next City Council Meeting March 20th, 2018, at 6:00 p.m.
- Introduction to Yoga FREE taught by Yoga Seva Institute: Sundays starting March 4 through April 29 (no class April 1 - Easter) 3-4:30 pm at the Library
- Second Annual MakerSpace Event at the library during Spring Break: Monday March 12 and Tuesday March 13 from 2-5 pm daily
- Hiding in the Spotlight Play presentation at the library Saturday, March 10 at 12:30 pm

- Library Board of Trustees Meeting Tuesday March 13 at 5:30 pm in the library
- Trash & Treasure Sale, Community Center, March 31, 2018, from 9:00 a.m. until 2:00 p.m.
- Volunteer Appreciation Dinner, Conference Center, April 5th, 2018 at 6:00 p.m.
- Library Volunteer Appreciation Event at the library Wednesday, April 18 from 5-7pm
- Coffee with the Mayor and City Council, Conference Center, Saturday, April 28, 2018 from 9:00 a.m. until 11:00 a.m.
- May 5, 2018 General Election Filling Period, January 17th - February 16th, 2018
- Miscellaneous other events and announcements

City Manager 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) Reminded everyone that the 2nd year planned sewer rate increase will go into effect in March of this year. Sewer averaging is being performed and once this report has been finalized, the rates will be implemented. b) The Town Hall Report is online from Dr. Francine Romero. c) Today is Joint Primary Election Day and polls will be open from 7a.m. until 7p.m. d) Three massage parlors have been shut down in Leon Valley for health, safety and fire code violations. d) All but one red light cameras are up and running and the warning period ended on February 20, 2018.

Mayor Riley asked for a cost breakdown for the new water well.

Citizens to Be Heard

- Tina Chasen said that the City lost a valuable employee, Andy Garcia and asked that the City resend Animal Control being mixed with Code Enforcement.
- Phillip Riddle spoke about the street sweeper and asked if it would be possible to include their schedule in ENews and in the Lion's Roar; Mr. Riddle also spoke about drainage on Red Jacket.

Announcements by the Mayor and Council Members

- Councilor Belinda Ealy said that Earthwise Living Day was a success; and announced that the next Leon Valley Raw, Vegan, Vegetarian Society Potluck is scheduled for March 17th at 1:30 p.m. - 4:30 p.m. at the Leon Valley Fire Department.
- Councilor David Jordan thanked everyone for coming to Earthwise Living Day and Los Leones and said they were both "great events!"
- Councilor Benny Martinez said Los Leones was a successful and big event and that Earthwise Living Day was a full event even with Evers Road being closed. "Kudos to the committee members."

- Councilor Monica Alcocer echoed the good committee work on the Earthwise Living Day event; and reminded everyone to “listen and be kind”.
- Councilor David Edwards spoke about Earthwise Living Day; and said that he was glad so many people were voting.
- Mayor Riley spoke about the success of Earthwise Living Day and thanked everyone for volunteering and attending.

CONSENT AGENDA

A motion was made by Councilor Monica Alcocer and seconded by Councilor Benny Martinez to adopt the Consent Agenda Item 5.1 and Item 5.2 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	Benny Martinez, Mayor Pro Tem
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

1. Consideration of the Following City Council Minutes:
 - a. Annual Town Hall Meeting- January 27, 2018 8:30 AM
 - b. Regular Meeting- February 20, 2018 6:00 PM

Discuss and Consider Possible Action on a Resolution Appointing Janet Stone as Trustee and Sandra Keller as Alternate on the Library Board of Directors (M&C # 2018-03-06-01 S. Passailaigue)

Ordinance

Discussion and Possible Action on a 2nd Reading of an Ordinance Granting Specific Use Permit #2017-281 to Crystal Covino of the San Antonio Aquarium, LLC for the Operation of an "Entertainment-Outdoor" Facility in a B-3 (Commercial) Commercial/Industrial Overlay Zoning District, Generally Located at 6320 Bandera Road, being 5.6 acres known as CB 4429H (Lincoln Mercury Subdivision) BLK 1 LOT 6 (1st Read was held on 02-06-2018) (M&C # 2018-03-06-02 N. Nixon-Mendez)

A motion was made by Councilor Monica Alcocer and seconded by Councilor David Edwards to grant Specific Use Permit #2017-281 to Crystal Covino of the San Antonio Aquarium, LLC for the Operation of an “Entertainment - Outdoor” Facility in a B-3 Commercial/Industrial Overlay Zoning District conditioned upon the execution of the Rule 11 Agreement described in Exhibit A, and compliance with Code Enforcement Timeline described in Exhibit B imposed by the City Council, and authorize the City Manager to administer and enforce compliance with the Rule 11 Agreement and all other conditions required in the Specific Uses Permit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	David Edwards, Council Place 1
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Discussion and Possible Action on a 2nd Reading of an Ordinance Accepting the Southwest Regional Advisory Council Trauma Grant Award and Adjusting and Increasing the General Fund Budget in the amount of \$4,223 for Leon Valley Fire Department Paramedic Training (1st Read was held on 02-20-2018) (M&C # 2018-03-06-03 L. Valdez)

A motion was made by Councilor Benny Martinez and seconded by Councilor David Jordan to adopt as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Mayor Pro Tem
SECONDER:	David Jordan, Council Place 5
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Discussion and Possible Action on a 2nd Reading of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix "A", Section A2.003 Municipal Park Administrative Fees (1st Read was held 02-20-2018) (M&C # 2018-03-06-04 M. Moritz)

A motion was made by Councilor Monica Alcocer and seconded by Councilor David Edwards to adopt as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	David Edwards, Council Place 1
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Discussion and Possible Action on a 2nd Reading of an Ordinance Authorizing a Budget Adjustment in the FY2017-2018 General Fund in the Amount of \$29,600 to Provide Funding for the Leon Valley Hike & Bike Trail Project (1st Read was held 02-20-2018) (M&C # 2018-03-06-05 M. Moritz)

A motion was made by Councilor Benny Martinez and seconded by Councilor Monica Alcocer to adopt the ordinance as read.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Mayor Pro Tem
SECONDER:	Monica Alcocer, Council Place 3
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Discussion and Possible Action on a 2nd Reading of an Ordinance Authorizing a Budget Adjustment to Provide Additional Funding for the Tree Re-Purposing Project (1st Read was held 02-20-2018) (M&C # 2018-03-06-06 D. Dimaline)

A motion was made by Councilor Belinda Ealy and seconded by Councilor David Edwards to adopt as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Belinda Ealy, Council Place 2
SECONDER:	David Edwards, Council Place 1
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

7. **REGULAR AGENDA**

Presentation and Discussion on a 1st Reading of an Ordinance Amending the Leon Valley Code of Ordinances to Add Article 8.12 City Park and Recreational Area Safety Zone (1st Reading as Required by City Charter) (M&C # 2018-03-06-07 J. Salvaggio)

LVPD Chief Joseph Salvaggio presented this item for the purpose of requesting City Council consideration of an amendment to the Code of Ordinances to: add language to our Code that prohibits sex offenders from being within certain distances of City Parks and recreational areas in Leon Valley; set requirements for registering during a temporary stay in our City; set requirements for distances away from the zone that a new sex offender may live or visit; and to set penalty for violations of these amendments.

- Cassie Rowse of Leon Valley asked if this would affect how sex offenders conduct business at City Hall since City Hall is so close to the Natural Area.
 - Chief Salvaggio responded that a Police Officer would need to escort them into the building to conduct their business.

This item will come back at the March 20, 2018 City Council meeting for a second read.

RESULT:	FIRST READ
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Presentation and Discussion on a 1st Reading of an Ordinance Granting Kevin C. White, White-Conlee Builders, LTD, a Variance to the City of Leon Valley Code of Ordinances, Chapter 13, Tree Preservation for 20.98 Acres of Land Generally Located in the 5500-5600 Block of Grissom Road Near the Corner of Grissom Road and Timberhill Road, Being All of Lot 1, Block 102, CB 4433, Cottages at Timberhill Subdivision. (1st Reading as Required by City Charter) (M&C # 2018-03-06-08 N. Nixon-Mendez)

Community Development Director Nina Nixon-Mendez presented the item which is a request for a variance to Chapter 13: Tree Preservation to exceed the 50% mitigation maximum saving 340-400 total trees out of 938 trees (Medium, Large and Heritage), to cap the "Fee in Lieu" to a maximum of \$200,000 for the tract, to waive the replacement tree requirement down to 30-50 total trees to be placed throughout the site as space allows; and to provide relief from the 6 inches in diameter minimum replacement tree requirement

allowing for replacement trees of 3-4 inches in diameter.

- Byron Woodworth asked that the City make sure the trees are on the City's approved list.

This item will come back at the March 20, 2018 City Council meeting for a second read.

RESULT:	FIRST READ
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Presentation and Discussion on 1st Reading of an Ordinance Authorizing the Acceptance of a Community Development Block Grant (CDBG) in the Amount of \$303,000 to Provide Funding for the Cades Cove Water and Sewer Main Project, Authorizing the Execution of the CDBG Program Agreement, and Authorizing a FY2017-2018 Enterprise Fund Budget Adjustment in the amount of \$600,296. (1st Reading as Required by City Charter) (M&C # 2018-03-06-09 D. Dimaline)

Assistant Public Works Director David Dimaline presented the item for consideration to authorize the acceptance of a Community Development Block Grant (CDBG) in the amount of \$303,000, authorizing the execution of a CDBG Program Agreement with Bexar County and authorizing a budget adjustment. The CDBG Program Agreement is between Bexar County and City of Leon Valley, and would provide program funds in the amount of \$303,000 to be used for the Cades Cove Water and Sewer Main Project. The total cost of the project is estimated to be \$789,995. However, the City's portion of the cost for the project would come from the Enterprise and Streets Maintenance Sales Tax Funds. The Enterprise Fund would require a budget adjustment in the amount of \$600,296. The Street Maintenance Sales Tax Fund would fund \$189,699 of the project and these funds are already included in the budget.

This item will come back at the March 20, 2018 City Council meeting for a second read.

RESULT:	FIRST READ
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Presentation and Discussion of a 1st Reading of an Ordinance Authorizing the Acceptance of a Community Development Block Grant in the Amount of \$175,000 and Authorizing a Budget Adjustment in the Amount of \$123,724.43 to Fund Drainage Improvements at Huebner and Timberhill (1st Reading as Required by City Charter) (M&C # 2018-03-06-10 D.Dimaline)

Assistant Public Works Director David Dimaline presented this item for City Council

consideration and approval of an Ordinance authorizing a budget adjustment, from the Stormwater Fund balance, in the amount of \$123,724.43 to fund the construction of drainage improvements at Huebner and Timberhill.

Councilor Benny Martinez asked that this be broken down more for the second reading.

This item will come back at the March 20, 2018 City Council meeting for a second read.

RESULT:	FIRST READ
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Presentation and Discussion on a 1st Reading of an Ordinance Amending the City of Leon Valley's Code of Ordinances, Chapter 5 "Fire Prevention and Protection", Article 5.04 Section 5.04.001,. "Adopted", and Section 5.04.002, "Amendments", By Adopting the International Fire Code, 2018 Edition with Amendments. (1st Reading as Required by the City Charter) (M&C # 2018-03-06-11 L. Valdez)

LVFD Chief Luis Valdez presented this item by first saying that the City of Leon Valley has currently adopted the International Fire Code, 2015 edition with amendments. The newest model code series, the 2018 edition, was recently published by the International Code Council and is an update to the existing model code. The update to this code is necessary to ensure the most current construction and hazardous operations safety standards are maintained in the City of Leon Valley.

- Lyn Joseph asked about fire pits.

This item will come back at the March 20, 2018 City Council meeting for a second read.

Presentation and Discussion to Repeal the Approval of the Placement and Operation of a New Pavilion at 6600 Strawflower at the Corner of Peachtree and Poss Roads (1st Reading per City Charter) (M&C # 2018-03-06-12 K. Kuenstler)

City Manager Kelly Kuenstler presented this item to repeal City Council action on June 20, 2017, of the placement on and operation of a new 30' x 50' pavilion at 6600 Strawflower, located at the corner of Peachtree and Poss Roads.

The City owns and operates the Leon Valley Community Pool, located at 6600 Strawflower Street. Adjacent to this pool is a remaining vacant lot that has been used in the past to park vehicles for the Fourth of July Celebration. The rest of the year, the lot sits vacant and is just mowed and maintained by Public Works.

After a recommendation by the Parks Committee, on June 20, 2017, council approved the

construction of a pavilion on this site, which would allow rental for pool parties or for other party type events. As a result of citizen input and council reconsideration of the approval, it is the desire of council to repeal its approval.

Councilor Benny Martinez motioned to approve the repeal and placement and operation of a pavilion at the corner of Peachtree and Poss which was seconded by Councilor David Edwards.

City Attorney Denise Frederick and City Secretary Sandra Passailaigue reminded City Council that this is a 1st read and there would be no vote at this time.

Councilor Benny Martinez withdrew his motion and Councilor David Edwards withdrew his second.

This item will come back at the March 20, 2018 City Council meeting for a second read.

Presentation, Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2018 for the Blacksmith Lane and Wagon Spoke Water and Sewer Replacement Project (M&C # 2018-03-06-13 D.Dimaline)

Assistant Public Works Director David Dimaline presented the resolution which authorizes the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program for fiscal year 2018, and authorizes the City Manager to act on behalf of the City of Leon Valley in all matters related to the application.

The Bexar County Department of Community Resources began the 2018 grant program for CDBG funding for eligible areas within Bexar County. The City of Leon Valley is in Bexar County Precinct 2. If authorized, the City will apply for grant funds to construct the Blacksmith Lane and Wagon Spoke Water and Sewer Replacement Project. The project scope consists of replacing 960 LF of 6" asbestos-concrete water main with new C-900 pipe, replacing 750' of 8" sewer main, re-connecting 22 service lines, installing 3 gate valves, 2 Fire Hydrants, 4 sewer manholes and providing for asphalt repairs. The water mains in this area have experienced numerous breaks with consequent repairs over the past five years.

The grant application will be evaluated to ensure the project meets HUD guidelines, and the City will receive an eligibility letter that does not obligate funding. In July, the Bexar County Commissioners will make their final selection of projects to be recommended for funding, and selected projects will be submitted to HUD for evaluation.

A motion was made by Councilor Monica Alcocer and seconded by Councilor David Jordan to accept as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	David Jordan, Council Place 5
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Presentation, Discussion and Possible Action on a Resolution to Provide Transportation Solutions to the Bandera Road Corridor (M&C # 2018-03-06-14 K. Kuenstler)

City Manager Kelly Kuenstler presented the item informing all in attendance that the City of Leon Valley has worked with the University of Texas at San Antonio (UTSA) by investing in a study to determine the economic development impact of TXDOT's proposed options for Bandera Road in addition to researching a boulevard design for Bandera Road. The City of Leon Valley's Master Plan includes Bandera Road as a business corridor and it is the city's desire to maintain it as a business corridor. One of the options proposed by the Texas Department of Transportation is to build a fly-over as part of its solution to the congestion on State Highway 16 (Bandera Road) and the majority of stakeholders in the City of Leon Valley are opposed to this concept. The City of Leon Valley, the City of San Antonio's Mayor Ron Nirenberg and Council Representative from District 7, Ana Sandoval, Senator José Menéndez, and Texas House Representative Diana Arevalo are all working together with their citizens to provide transportation solutions to the Bandera Corridor.

The City of Leon Valley and its partners support an emerging, multimodal technology for the Bandera Corridor. It is the City of Leon Valley's desire for the Texas Department of Transportation (TXDOT) to develop a boulevard street concept at grade for the Bandera Corridor. The boulevard will provide connectivity to local business and intersecting streets and offer other various modes of transportation. It is the City's desire that Bandera Road be a destination and not just a thoroughfare.

The City of San Antonio has formally requested TxDOT's commitment to ensure that there is citizen input from the community, that the "project considers context sensitivity, land use coordination, economic development, housing and infrastructure as part of the design process", and that all options be reviewed, including the boulevard concept, to determine the best outcome for the area.

The City's further desire is to have an inclusive outreach to the citizens of Leon Valley and our surrounding neighbors to enable public engagement in developing the design. This process will combine the desired public input and analysis of the site configuration that includes existing conditions.

A motion was made by Councilor Benny Martinez and seconded by Councilor David Edwards to approve as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benny Martinez, Mayor Pro Tem
SECONDER:	David Edwards, Council Place 1
AYES:	Martinez, Edwards, Ealy, Alcocer, Jordan

Presentation, Discussion and Possible Action for the City Leon Valley's July 4th, 2018 Event (M&C # 2018-03-06-15 S. Passailaigue)

City Secretary Saundra Passailaigue presented the item to present, discuss and take action on finalizing options for the City of Leon Valley's July 4th, 2018, event in order for staff to move forward with planning.

A motion was made by Councilor Monica Alcocer and seconded by Councilor David Edwards to switch the start times for the parade and the soap box derby; also to leave all vendor fees the same with the exception of the food vendor w/electric and plywood floor from \$375 to \$400. The motion passed unanimously.

A motion was made by Councilor Monica Alcocer and seconded by Councilor Belinda Ealy to use the theme "Land, Sea, and Air - Leon Valley is Everywhere!" as long as emphasis on the branches of our military forces are referenced along with it.

Presentation, Discussion and Direction on Possible City Website Updates (C. Caldera)

ACM/HR Director Crystal Caldera presented this item to get direction from City Council on improving the City's website.

After a brief discussion, Brandon House volunteered to work with Ms. Caldera to assess the website and help suggest ways of improving it.

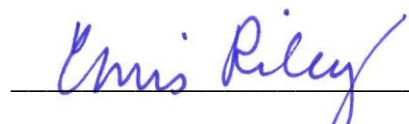
Citizens to be Heard

Adjournment


Mayor Riley announced that the meeting adjourned at 10:11 PM.

These minutes approved by the Leon Valley City Council on the 20th of March, 2018.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

