

LETTER TO LEON VALLEY CITIZENS

From Mayor Chris Riley

May 10, 2024

CITY COUNCIL MEETING –May 7, 2024

The following are highlights of council actions from the May 7th council meeting, which began at 6:30 p.m.:

PRESENTATIONS

Presentation on Proposed Citizen Survey on Leon Valley's Park System – Roger Christensen, Chairman of the Park Commission, previewed the draft park survey in preparation of updating the "*Park, Recreation, Trails and Open Space Master Plan*" for the next five years. The Council suggested adding an address of respondents to keep track of who responded. Regarding the level of satisfaction to a list of park amenities, it was suggested to add a reservations/availability of fields area and check level of satisfaction, with a comment section. Additionally, adding a Not Applicable (N/A) response to this question for people who do not use some of the park amenities. On the question of what new park amenities you would like to see in the future (pickle ball, climbing wall, etc), it was suggested to rank order these from 5 to 1 (most to least important). Lastly, Council directed staff to place the survey in the Lions Roar and ask citizens to turn the survey into city hall or go online to complete the survey. Special thanks to the Park Commission for the time and effort put forth in preparing this draft survey.

Direction to Staff on Amending an Ordinance to Allow on Site Sewage Facilities (Septic Tanks) on Properties over ½ Acre in Size – Councilor Stevens requested this ordinance change to allow for less dense development without high infrastructure costs. Staff recommended allowing septic tanks anywhere in the city (presently limited to Monte Robles), but only on new development of one acre lots. The developer would only have to supply the water. The manager suggested to the council to add a provision to the existing ordinance that any development less than an acre would need council approval for a septic tank. The manager expressed concern about city costs when septic tanks fail and the resident wants to tie into city sewer, which has happened in the past. There is a requirement for

annual inspections of septic tanks, but the city has not had the personnel to conduct these inspections. Further discussion and possible action will be addressed at a future council meeting.

REGULAR AGENDA

Acceptance of a \$3,610 Grant from the 2024 J. Frank Dobie Trust to Purchase Additional Non-Fiction Books for the Leon Valley Public Library's Juvenile Collection – This is a first read of this agenda item, which will be approved by Council at the next meeting. Additionally, the Budget for FY 2023-2024 will be amended to reflect this grant money.

Public Hearing to Consider Approval of an Ordinance Revising Development, Water and Wastewater Impact Fees: Impact fees are imposed on new development only. The last time these fees were raised was in 2008. In 2023, a study was performed which concluded that water impact fees need to be increased due to inflation and costs for obtaining water rights. Wastewater impact fees are to remain the same, but may increase in the future dependent on SAWS fees. If this ordinance is approved, the city will recover capital costs associated with acquiring water rights and eventual replacement of the John Marshall Elevated Water Tower. The total impact fee per lot will be \$3,612.00, up from \$1,692. It was recommended to re-evaluate impact fees every 5 years. No one from the public commented. This agenda item will be approved at the May 21st council meeting.

Discussion of an Ordinance Establishing an Agreement with Spectrum Enterprise for PEG (Public, Educational and Governmental) Channel Service and approving budget adjustments from PEG and General Funds. The City has accumulated approximately \$300,000 in PEG funds which are primarily restricted to establishing and running a channel to serve the needs of Leon Valley. Staff recommends payment of \$6,335. to fund the capital expenses to set up this PEG channel. Additionally, approval of \$3,080 to fund monthly expenses (\$770) for a PEG channel for the City for the remainder of the year from the general fund reserves since PEG funds cannot be used for on-going operations. This is a three- year agreement with Spectrum that provides 24-7 viewing, with at least 8 hours of programming required. This will enable city staff to broaden the scope of what will be seen on this channel other than council meetings, to include city events, focusing on area businesses and what they provide, and emergency management and educational outreach on

many issues. If you do not have Spectrum your options are You Tube and Facebook streaming. The City of San Antonio and Converse have PEG Channels. An additional benefit is these PEG funds can be used to upgrade the technology in council chambers and the Community and Conference Centers without using General Fund monies. At the end of the lengthy discussion, council's consensus was to place these agenda items on the May 21st consent agenda for approval.

Approval Amending the Leon Valley Sign Ordinance. Council unanimously approved the proposed sign ordinance as presented at the April 16th council meeting. The recommended changes include:

1. Allow wind flags (which were prohibited), but none allowed in the right of way.
2. Add a set back requirement for new multitenant signs for public safety.
3. Add distance regulations for the use of billboard signs at Bandera and Loop 410.

The sign ordinance is comparable to the sign ordinances of the cities of San Antonio, Live Oak, Cibolo, and Universal City. Thanks to the Economic and Community Development committee for their work on updating the sign ordinance for council consideration and approval.

Council Authorized The City Manager to Enter into an Agreement with Burkett Media Management to Allow a Double-Sided Digital Billboard at Loop 410 and 5902 Bandera Road - Burkett Media agrees to pay the City \$100,000 as a Beautification impact cost. It was clarified that this money is unrestricted. This is a 40 year agreement, with the City getting a dedicated spot on the billboard to advertise events, emergencies, road closures, etc. to the public. Leon Valley businesses are given a discount. The sign ordinance had to be amended before Burkett could receive a permit from TXDOT.

Our next city council meeting is scheduled for **Tuesday, May 21st at 6:30 p.m. at city hall.** **County Judge Peter Sakai**, will swear in the new Council for Mayor, Place 2 and Place 4. A reception will follow. The council will also select who will serve as Mayor Pro Tem for the next year.

Wishing all our mothers in Leon Valley a Happy Mother's Day! The council also noted this was Teacher, Nurse, City Secretary and Economic Development Appreciation Week. Please give thanks to these important people who serve our community!

Please do not hesitate to call me or any councilmember if we can assist. We are here to serve.

Sincerely, Chris
(210) 618-2092