



**CITY OF LEON VALLEY**  
**CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 21, 2017

**MINUTES**

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1. **7:00 PM** Call to Order, Determine a Quorum is Present.

| Attendee Name  | Title           | Status  | Arrived |
|----------------|-----------------|---------|---------|
| Chris Riley    | Mayor           | Present |         |
| David Jordan   | Mayor Pro Tem   | Present |         |
| David Edwards  | Council Place 1 | Present |         |
| Belinda Ealy   | Council Place 2 | Present |         |
| Monica Alcocer | Council Place 3 | Present |         |
| Benny Martinez | Council Place 4 | Present |         |

Also in attendance were:

City Manager Kelly Kuentler, ACM/HR Director Crystal Caldera, City Secretary Sandra Passailaigue, City Attorney Denise Frederick, Community Development Director Kristie Flores, Community Development Manager Megan McLeod, Assistant Public Works Director David Dimaline, Code Enforcement Officer/LVFD Todd Morgan, Fire Chief Luis Valdez, and LVPD Captain Ruben Saucedo.

**Citizens to Be Heard and Time for Objections to the Consent Agenda**

Mayor Riley asked if any of the Council Members wished to pull any item from the Consent Agenda for discussion. No items were pulled.

There were no citizens to speak.

**CONSENT AGENDA**

A motion was made by Council Member David Jordan and seconded by Council Member Benny Martinez, to approve Consent Agenda Item 3.1 (December 20, 2016 Regular City Council Minutes); Item 3.2 (March 7, 2017 Regular City Council Minutes); and Item 3.3 (resolution appointing board members) as presented.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | David Jordan, Mayor Pro Tem              |
| <b>SECONDER:</b> | Benny Martinez, Council Place 4          |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**City Council - Regular Meeting - Dec 20, 2016 7:00 PM**

**City Council - Regular Meeting - Mar 7, 2017 7:00 PM**

**Discuss and consider possible action on a resolution appointing members to various boards/committees/commissions. (M&C # 2017-03-21-01 S. Passailaigue)**

**REGULAR AGENDA**

**Discuss, Consider and Possible Action on the Creation of a Home Rule Charter Committee. (M&C # 2017-03-21-03 K. Kuenstler)**

City Manager Kelly Kuenstler presented this item as a follow up item from the January, 2017, Town Hall Meeting, where 91% of Leon Valley Citizens voted to support the creation of a Home Rule Charter. Because of citizens' reactions to the presentation, the first step in the creation of a Home Rule Charter is the appointment of a home rule charter committee.

- Liz Maloy spoke on amending what was done but rejected before.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy, to establish the Home Rule Charter Committee as presented.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Monica Alcocer, Council Place 3          |
| <b>SECONDER:</b> | Belinda Ealy, Council Place 2            |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**Discuss and consider possible action accepting the lowest responsive bid and awarding a contract in an amount not to exceed \$91,000 to Sela Aquatics for the management and operation of the City of Leon Valley Community Pool and Forest Oaks Pool; and approving a request for a budget adjustment in the amount of \$59,801.00 for management costs and necessary repairs to the Forest Oaks Pool. (M&C # 2017-03-21-03 D. Dimaline)**

Assistant Public Works Director David Dimaline presented the item with the recommendation that the City Council accept the low bid from Sela Aquatics in the amount of \$91,000, authorize the City Manager to enter into a contract with Sela Aquatics, LLC, in the amount of \$91,000, and to approve a budget adjustment in the amount of \$59,801.00, to cover management costs and necessary repairs to the Forest Oaks Pool.

Council Member Benny Martinez cautioned staff to take a good look at the pumps before replacing them; and questioned why the Helotes company wasn't considered.

Council Member David Jordan asked about Public Works staff making some of the repairs.

Sela Aquatics staff was present for questions.

- Larry Proffitt, 6307 Rue Sophie, said he was impressed with the Sela Aquatics team.

A motion was made by Council Member Monica Alcocer and seconded by Council Member David Edwards, to accept the lowest responsive bid from Sela Aquatics in the amount of \$91,000, authorize the City Manager to enter into a contract with Sela Aquatics, LLC, in the amount of \$91,000, and to approve a budget adjustment in the amount of \$59,801.00, to cover management costs and necessary repairs to the Forest Oaks Pool as presented.

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

**Consider, Discuss and Possibly Approve a Management Policy for City-Owned Swimming Pools, for the 2017 Swim Season (M&C # 2017-04-04-05 D. Dimaline)**

Assistant Public Works Director David Dimaline presented this item asking that City Council now decide whether or not to recoup some or all of management costs through user fees, and whether or not to allow non-residents to use the pools. Assistant Director Dimaline presented data collected from five (5) other city (cities other than Leon Valley) operated pools.

This was followed by a discussion.

City Manager Kelly Kuenstler asked the Mayor and City Council for clarification on direction on whether or not it was Council's wish that staff bring back a program schedule for various activities. There was a consensus among members of City Council to do that.

Council Member Monica Alcocer suggested that a decision on this item be postponed until the Kelly's, Mr. Proffitt and Sela Aquatics meet to discuss programs, fees, etc.

- Olen Yarnell, Sulky Lane, said that these pools need to be self-sustaining.

- Kim Crawford, Forest Mont, said that single income or low income citizens need to be considered when deciding pool fees. Ms. Crawford suggested making one pool for residents and the other for non-residents.
- Marianna Sanchez, Blacksmith Lane, suggested mirroring the system for memberships like Gold's Gym.
- Larry Proffitt, spoke about the fees and resources to make money.
- Carolyn Gabriel, spoke about her history with Forest Oaks Pool.

A motion was made by Council Member Monica Alcocer and seconded by Council Member David Jordan, to postpone this decision until the next City Council meeting so that we get all the coordination of the City, Sela, some of those involved like Lori and Tom, Larry Proffitt, so that we can get something that isn't so wide spread and is fair and amenable for the City; looking at our City first and the outside second even though they live just outside the boundaries. The City's pool is the City of Leon Valley and we need to remember that until we are making so much money that we can share with the world.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                | <b>Next: 4/4/2017 7:00 PM</b> |
| <b>MOVER:</b>    | Monica Alcocer, Council Place 3          |                               |
| <b>SECONDER:</b> | David Jordan, Mayor Pro Tem              |                               |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |                               |

**Discuss and Consider Action for an In Kind Grant by the Cystic Fibrosis Foundation for use of the Large Pavilion at Raymond Rimkus Park for a Great Strides Fundraiser (M&C # 2017-04-04-08 M. McLeod)**

Community Development Manager Megan McLeod presented this item in response to an In Kind Grant Application from the Cystic Fibrosis Foundation who requesting use of Raymond Rimkus Park on Saturday May 06, 2017 from 7:00 - 11:00 a.m. The event features a fundraiser for Great Strides San Antonio and will go towards the Foundation's mission to provide all people with Cystic Fibrosis the opportunity to lead full, productive lives by funding research and drug development, specialized care at care centers, including three local care centers in San Antonio.

The In-Kind Grant Committee reviewed the request and is forwarding an affirmative recommendation. The points required are a minimum of 20 and this request scored 26.5 out of 30.

A motion was made by Council Member Monica Alcocer and seconded by Council Member David Jordan, to postpone this item until the applicant is able to attend the meeting.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                | <b>Next: 4/4/2017 7:00 PM</b> |
| <b>MOVER:</b>    | Monica Alcocer, Council Place 3          |                               |
| <b>SECONDER:</b> | David Jordan, Mayor Pro Tem              |                               |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |                               |

**Discuss and Consider Action for an In Kind Grant by San Antonio Sunrise Rotary for a Texas Hold'Em Fundraiser (M&C # 2017-03-21-06 M. McLeod)**

Community Development Manager Megan McLeod presented this item in response to an In Kind Grant Application from the San Antonio Sunrise Rotary who is requesting use of the Conference Center on Saturday, May 06, 2017 from 1:00 - 11:00 p.m. The event features Sunrise Rotary's 6<sup>th</sup> annual Texas Hold'em Tournament to raise funds for four (4) organizations, including Brighton School San Antonio, South San Antonio High School Interact Club, Under the Bridge, and Blue Santa. The event is open to the public and will include catered food, as well as free beer and wine.

The In-Kind Grant Committee reviewed the request and cannot forward an affirmative recommendation. The points required are a minimum of 20 and this request scored 17.88 Out of 30.

Applicants Clara Santos and Jeff Mitchell were present to answer questions.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Jordan, to grant the request by the San Antonio Sunrise Rotary a waiver of the deposit and rental fee but have the Rotary pay for the security and cleaning fee for the use of the Conference Center on Saturday, May 06, 2017 from 1:00 - 11:00 p.m.

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| <b>RESULT:</b>   | <b>APPROVED AS AMENDED [4 TO 1]</b> |
| <b>MOVER:</b>    | Benny Martinez, Council Place 4     |
| <b>SECONDER:</b> | David Jordan, Mayor Pro Tem         |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Martinez     |
| <b>NAYS:</b>     | Alcocer                             |

**Discuss and Consider possible Action on an In Kind Grant request by NuSMASH for use of the Community Center at 6427 Evers Road for a Charity Dance Showcase (M&C # 2017-03-21-07 M. McLeod)**

Community Development Manager Megan McLeod presented this item in response to an In Kind Grant Application from NuSMASH who is requesting use of the Community Center on Sunday May 21, 2017 from 12:00 - 6:00 p.m. The event features the SMASH Kids Spring Showcase for Charity, which serves as a fundraiser to cover the cost of dance lessons for less fortunate families.

The request includes waiver of the deposit, facility fee, cleaning fee, and security.

The SMASH Kids Spring Showcase will feature ballet, hip hop, and break dance performances by children ages 3-14. Admission to the event is open to the public with a suggested \$10 donation for adults and \$5 for children.

Applicant Brandy with NuSMASH and Marianna Sanchez were present for questions.

The In Kind Grant Committee reviewed the request and is forwarding an affirmative recommendation. The points required are a minimum of 20 and this request scored 23.25 out of 30.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy, to grant the In Kind Grant to NuSMASH for use of the Community Center at 6427 Evers Road for a Charity Dance Showcase on May 21, 2017 from 12:00 - 6:00 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Monica Alcocer, Council Place 3          |
| <b>SECONDER:</b> | Belinda Ealy, Council Place 2            |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**Discuss and consider possible action on an In Kind Grant by the Northwest Seniors for use of the Conference Center at 6421 Evers Road for an AARP Defensive Driving Course. (M&C # 2017-03-21-08 M. McLeod)**

Community Development Manager Megan McLeod presented this item in response to an In Kind Grant Application from The Northwest Seniors Club who is requesting use of the Conference Center for AARP on Tuesday, June 20, 2017 from 8:00 a.m. - 2:00 p.m. to host a Defensive Driving Course offered to both AARP members and non-members. AARP members will be charged a fee of \$15.00 and non-members will be charged a fee of \$20.00 to complete the course.

The request includes waiver of the deposit, facility fee, cleaning fee, and audio/visual. The Seniors are also asking for table and chair setup.

The In-Kind Grant Committee reviewed the request and is forwarding an affirmative recommendation. The points required are a minimum of 20 and this request scored 22.25 out of 30.

Shirley Jonas was present for questions.

Mayor Riley requested that staff provide a year to date of how many grants were requested, denied, granted and how much was waived in fees.

Council Member Benny Martinez requested a post mortem report on all In Kind Grants from here on out.

A motion was made by Council Member David Edwards and seconded by Council Member Benny Martinez, to grant the In Kind Grant to The Northwest Seniors Club who is requesting use of the Conference Center for AARP on Tuesday, June 20, 2017 from 8:00 a.m. - 2:00 p.m. To host a Defensive Driving Course offered to both AARP members and non-members.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | David Edwards, Council Place 1           |
| <b>SECONDER:</b> | Benny Martinez, Council Place 4          |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**Public Hearing to consider action on Replat #2016-003, a request by Milmo Group to Replat 17.03 acres of land, generally located at 6007 Grissom Road (M&C # 2017-03-21-09 K. Flores)**

Community Development Director Kristie Flores presented this item to review, consider and conduct a public hearing regarding a request by David A. Galvan, P.E., engineer and agent for Milmo Group, to replat approximately 17.03 acres of land being Lot 66 and Lot 67, Block 3, CB 5784, Milmo Subdivision and a portion of Lot 46, CB 5784, Lutheran Church of the Resurrection Subdivision and establishing new Lots 68 and Lot 69, Block 3, CB 5784B, the Valencia Lofts Subdivision.

Community Development Director Flores concluded the presentation saying this is the 2nd and final phase of a multi-family housing project that began in 2007. Per the requirements of the Local Government Code, Chapter 212, a public hearing is being held and eleven (11) notices were sent to property owners within 200-feet. As of March 8, 2017 no letters were received in favor, opposition or returned undelivered.

Dr. Milmo was present for questions.

Mayor Riley opened the public hearing at 9:45 p.m.

- Amber Mouser, 6609 Charles Field, asked about the ingress/egress of the property.
- Olen Yarnell, Sulky Lane, informed City Council that this is the last piece of

development of the Grissom and Sawyer land to develop.

Mayor Riley closed the public hearing at 9:47 p.m.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy to approve the request by Milmo Group to replat 17.03 acres of land, generally located at 6007 Grissom Road as presented.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Monica Alcocer, Council Place 3          |
| <b>SECONDER:</b> | Belinda Ealy, Council Place 2            |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**Public Hearing to Consider Action on Replat #2017-001, a Request by Marvin & Gloria Sasser to Replat 0.269 acres of land, generally located at 7328 Linkmeadow Street (M&C # 2017-03-21-10 K. Flores)**

Community Development Director Kristie Flores presented this item with the purpose to review, consider and conduct a public hearing regarding a request by Cook Engineering on behalf of Martin and Gloria Sasser, to replat approximately 0.269 acres of land being Lot 9 and 1/2 of Lot 10, Block G or 11, CB 4446, of the Linkwood Addition Subdivision and establishing new Lot 56, Block G or 11, CB 4446, Linkwood Addition Subdivision.

This request is consolidation of substandard property for development. The replat request is in substantial conformance to Chapter 10, Subdivisions.

Community Development Director Flores concluded the presentation saying that per the requirements of the Local Government Code, Chapter 212, a public hearing is being held and twenty-eight (28) notices were sent to property owners within 200-feet. As of March 8, 2017 no letters were received in favor, opposition but one was returned undelivered. One phone call was received in favor of the replat.

Mayor Riley opened the public hearing at 9:52 p.m.

There being no public comment, Mayor Riley closed the public hearing at 9:52 p.m.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Edwards to approve the replat #2017-001, requested by Marvin & Gloria Sasser to replat 0.269 acres of land, generally located at 7328 Linkmeadow Street as presented.



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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Benny Martinez, Council Place 4          |
| <b>SECONDER:</b> | David Edwards, Council Place 1           |
| <b>AYES:</b>     | Jordan, Edwards, Ealy, Alcocer, Martinez |

**Discuss and consider possible action regarding the Silos on Huebner Road and other alternatives for the site as proposed by Matt Ballio of First American Commercial Property Group for property located in the 7400 Block of Huebner Road. (M&C # 2017-03-21-11 K. Flores)**

Community Development Director Kristie Flores presented this final item saying that at the beginning of the year, Matt Ballio, a partner of First American Commercial Property Group reached out to staff to begin exploring possibilities for development of the land they own in the 7400 block of Huebner Road. The commercial property group has potential developers for their property zoned B-2 (Retail), fronting Huebner Road. There is an interested party that wants to construct a restaurant with a drive-thru.

Staff requests direction as to how to proceed with the silos, and future development of the site specifically sewer line extension, parking lot development and other alternatives.

Council Member Benny Martinez was in favor of extending the notification. Zoning Commissioner Olen Yarnell asked how that would affect next week's Zoning Commission meeting. Community Development Director Flores attempted to explain. Council Member Alcocer wanted to know what the rush was about and wanted to wait to consider both properties at once.

A motion was made by Council Member David Jordan and seconded by Council Member Benny Martinez to table the item until a survey of the surrounding communities has been conducted.

A motion was made by Council Member David Jordan and seconded by Council Member Monica Alcocer to table this item to a date certain until staff can bring back an ordinance to allow us to extend the boundary for a survey on this site.

Mayor Riley paraphrased Council Member Jordan's motion to say that the item was to be tabled to a date certain so that staff may bring back a recommendation to extend the notification for this particular zoning request.

Community Development Director Kristie Flores then reminded everyone that there is no zoning request here tonight and asked that we just postpone the item. Mayor Riley repeated that we are only postponing the item. Community Development Director Flores said she is not getting any other direction other than to postpone the item and that the

Council is not ready to discuss further until other processes have occurred. Mayor Riley asked all Council if they agree and said ok we have a motion for that, all in favor say aye and in unison all Council Members said "Aye" Mayor then asked if anyone was opposed, there being none opposed, Mayor Riley announced that the motion carried.

*There was no vote on either of Council Member Jordan's motions so this item has been placed on the April 4, 2017 Regular City Council Agenda for clarification and a vote.*

## **City Manager's Report**

### **Upcoming Important Events:**

- Next City Council Meeting, April 04, 2017
- Volunteer Appreciation Dinner, April 11, 2017 at 6:00 p.m. at the Conference Center.
- San Antonio League of Women Voters Candidates Forum, April 20, 2017 at 6:00 p.m. at the Conference Center.
- Coffee with the Mayor & Council, April 22, 2017, 9:00 a.m. - 11:00 a.m. at the Conference Center - Garbage contract will be the primary topic.
- LVHS Homestead Under the Stars, April 22, 2017, 6:30 p.m. - 9:30 p.m. at the Huebner-Onion Homestead, 6613 Bandera Road
- May 06, 2017 General Election
- Miscellaneous other events and announcements.

City Manager Kelly Kuenstler supplemented her submitted report by asking that City Council consider three past Leon Valley Mayors (Baldrige, Meffert and Semmelmann) to be the Grand Marshal(s) for the July 4<sup>th</sup> Celebration; work is complete on Grasshill Well #2 which is actually Well #3 and in a few weeks the Water Quality Control report we will submit to TCEQ to see if we can get this well into service; a letter was received by the Arbor Day Foundation last week recognizing the City of Leon Valley once again as a Tree City USA and in honor of Leon Valley's commitment and effective urban forest management. This is the 4<sup>th</sup> year in a row that Leon Valley has received this recognition; and lastly City Manager Kuenstler announced all of the upcoming board/committee meetings.

Mayor Riley asked everyone to attend the San Antonio Earth Day event at Woodlawn Park Pavilion when the City of Leon Valley is given the award for Tree City USA.

## **Approved Minutes from Boards, Commissions and Committees.**

### **Citizens to be Heard**

- Marianna Sanchez spoke about her involvement with NuSMASH and what types of non-profit events they hold.

**Announcements by the Mayor and Council Members**


- Council Member David Edwards thanked everyone for coming out and for all their efforts.
- Council Member Monica Alcocer also thanked everyone for coming out.
- Council Member Benny Martinez reminded everyone of the LVACC meeting and silent auction tomorrow at Hacienda. Council Member Martinez also said he would like to see committees come to Council and let them know what they're doing.
- Council Member David Jordan spoke about his recent attendance at Trash & Treasure. Council Member Jordan also reminded everyone about the Senior Luncheon tomorrow at the Community Center.
- Council Member Belinda Ealy spoke about the recent and successful Earthwise Living Event.
- Mayor Riley along with members of City Council, staff and guests sang "Happy Birthday" to Council Member Benny Martinez who celebrates his birthday on March 28<sup>th</sup> and Council Member David Jordan who celebrates his birthday on March 30<sup>th</sup>. Happy Birthday!


**Adjournment**

Mayor Riley announced that the meeting adjourned at 10:45 PM.

**These minutes approved by the Leon Valley City Council on the 14th of April, 2017.**

APPROVED

  
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**CHRIS RILEY**  
 MAYOR

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

