



CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 4, 2017

MINUTES

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

Attendee Name	Title	Status	Arrived
David Jordan	Mayor Pro Tem	Present	
David Edwards	Council Place 1	Present	
Monica Alcocer	Council Place 3	Present	
Benny Martinez	Council Place 4	Present	
Chris Riley	Mayor	Present	
Belinda Ealy	Council Place 2	Late	7:17 PM

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, Economic Development Director Amber Anthony, Code Enforcement Officer/LVFD Todd Morgan, Police Chief Joseph Salvaggio, LVPD Captain Ruben Saucedo, Fire Chief Luis Valdez, Fire Captain Blake Wade and Fire Marshal Eric Burnside.

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

- Tom Kelly, 6615 Forest Bend, on behalf of the Forest Oaks Pool donated \$5800 to be used by the City to purchase an ADA pool chair.

Presentations

Presentation of Certificates of Achievement to Neighborhood Renewal Program Participants for the February 25, 2017 Project. (Mayor Chris Riley and Assistant Public Works Director David Dimaline)

Mayor Chris Riley and Assistant Public Works Director David Dimaline presented certificates to the following for their much appreciated volunteerism at the February 25, 2017 Neighborhood Renewal Program Project.

From John Marshall High School: Carla Blackwell-Avid Coordinator, Timothy Williams - Head Football Coach, Leroy Jacobson - SA Youth for Christ and students: Jorge Franco, Sebastian Rosales, Gabriel Flores, Christian E. Rudder, Roberto Trujillo, Julian Acosta, Courtney LeBlanc, Kat Gonzales, Sydney Thompson, Japheth Hernandez, Alazay Castillo, Sarah Elbayen, Victor Lopez, Jack Huffenberger, Victoria Valerio, Marisol Valerio, Sanay Paw, Suzanne Ortiz, Dominique Guadiana, Alana Bush, Renee Garza, Lina Schock, Javier Hernandez, Blaise Rison, Mark A. Villanueva, Jhonathan M. Gloria, Steven Rios, Ernest Ramos, Christopher Avilez, Matt Gil, Jacob Baiza, Damon Marthez, Michael Ramirez and Javar Greer.

From The Church of Jesus Christ of Latter Day Saints: Jacob Cunningham, Phillip Garrett, Stephen Haskin, Curtis Brown, Joseph Roring, Jacklyn Davis, Cameron Davis, Tye Johnson, Ryan Folsom, Mike Acord, William Hearn, Will Bradshaw, Andrew Higham, Jesse Anderson, Steven Hyde, Harrison Recht, Joshua Kirton, Marcos Guevara and Richard Marwadel.

From Home Depot: Libby Wectenhiser and Dulce De La Cerda.

CONSENT AGENDA

A motion was made by Council Member Monica Alcocer and seconded by Council Member Benny Martinez, to approve Consent Agenda as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	Benny Martinez, Council Place 4
AYES:	Jordan, Edwards, Alcocer, Martinez

City Council - Special Meeting for Executive Session - Mar 21, 2017 6:00 PM

City Council - Regular Meeting - Mar 21, 2017 7:00 PM

Consider, Discuss, and Possible Action on Amending Leon Valley City Code Chapter 12 Traffic and Vehicles, Division 6. One-Way Streets, to Add Althea Drive. (M&C # 2017-04-04-01 M. Moritz)

Discuss and Consider Possible Action on a Resolution Approving the Expenditure and Contribution of the Leon Valley Economic Development Corporation (LVEDC) funds in an Amount not to Exceed \$20,000 to Co-Sponsor the City of Leon Valley 4th of July Festival and Fireworks Spectacular. (M&C # 2017-04-04-02 A. Anthony)

Discuss and Consider Possible Action on a Resolution Approving the Expenditure of Leon Valley Economic Development Corporation (LVEDC) funds in an amount not to exceed \$13,030.00 for Movies In The Park. (M&C # 2017-04-04-03 A. Anthony)

Consideration and Action on a Repeat In-Kind Grant request by the Northside Education Foundation for use of the Leon Valley Conference Center at 6427 Evers Road for their annual Northside Education Foundation (NEF) Planning Retreat (M&C # 2017-04-04-04 K. Flores)

REGULAR AGENDA

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)

City Attorney Denise Frederick explained to the City Council that they are being presented this item although it was somewhat combined with 5.2 in discussion already. However, this item was tabled at the March 21st meeting to this meeting agenda tonight.

Assistant Public Works Director Dimaline stated that at the April 18th meeting, most of the concerns would be addressed with Sela present to answer the questions.

City Attorney Frederick said that this item was placed on the agenda for City Council to consider user fees and memberships.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Jordan to charge user fees to recoup the management fees at both pools and allow non-residents of Leon Valley to use both pools.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Benny Martinez, Council Place 4
SECONDER:	David Jordan, Mayor Pro Tem
AYES:	Jordan, Edwards, Alcocer, Martinez, Ealy

Consideration of an Ordinance Amending the City of Leon Valley's City Code - Article A2.000 Administrative Fees Appendix A - Fee Schedule to Add Sec. A2.008 Fees for Community Pools (M&C # 2017-04-04-06 D.Dimaline)

Assistant Public Works Director David Dimaline presented this item seeking City Council consideration of an ordinance amending the City of Leon Valley's City Code - Article A2.000 Administrative Fees Appendix A Fee Schedule to add Sec. A2.008 Fees for the City's Community Pools.

Assistant Public Works Director Dimaline added that staff worked closely with Sela Aquatics, and members from the Forest Oaks Pool Committee to develop a list of fees for both Leon Valley pools for the 2017 swim season. The proposed fees are as follows: Daily Gate Fee: \$5.00; Season Pass - Adult, Resident: \$40.00; Season Pass - Child (under 16), Resident: \$30.00; Season Pass - Adult, Non Resident: \$60.00; Season Pass - Child (under 16), Non Resident: \$40.00; Swim Team Rental of Pool (during hours of non-operation):

\$2,000.00; Swim Lessons - Private: 180 minutes of class: \$150; Semi-Private: 180 minutes of class: \$100; Group: 180 minutes of class: \$50; Community Room - Forest Oaks Pool: \$125 for 2 hours; \$50 each additional hour. The Hill - Forest Oaks Pool: \$100 for 2 hours; \$50 each additional hour; After Hours Pool Parties: \$200 for 2 hours, up to 25 participants; \$5 per additional participant over 25. \$50 deposit to reserve date (non-refundable).

Assistant Public Works Director Dimaline concluded by saying season passes can be paid in full, or in three monthly installments. All passes, and other services listed above can be paid for using the Sela Aquatics web site, or anyone can visit City Hall during normal business hours and the administrative staff at the front counter will assist them with these transactions. Gate fees will be collected by Sela Aquatics at both pools and turned into the Finance Department.

- Carolyn Gabriel, spoke about her concerns with the proposed fees.
- Amy Berdyev, 6806 Forest Grove spoke about proposed fees and swim teams.
- Larry Proffitt, 6307 Rue Sophie spoke about clarification of management fees and “water time”.
- Tom Kelly spoke about the fees being reasonable.

After a lengthy discussion which concluded with Council Member Monica Alcocer asking Assistant Public Works Director Dimaline if it would be possible to have Sela present at the April 18th City Council meeting to which Mr. Dimaline answered “yes”. Then a motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy to postpone the final fee decision to the next City Council meeting in order to get Sela here and to get all of the requested changes incorporated into the fee proposal.

Council Member Benny Martinez said he disagreed with the motion and felt it necessary to get this “knocked out” due to the pool opening very soon; and that City Council should be able to make this decision on its own.

Mayor Riley asked for a call vote.

Council Member David Edwards - Aye
Council Member Monica Alcocer - Aye
Council Member Benny Martinez - Nay
Council Member David Jordan - Aye
Council Member Belinda Ealy - Aye

RESULT:	POSTPONED [4 TO 1]
MOVER:	Monica Alcocer, Belinda Ealy
AYES:	Jordan, Edwards, Alcocer, Ealy
NAYS:	Martinez

Discuss, Consider and Possible Action to Approve a Resolution Terminating the Leon Valley Economic Development Corporation (LVEDC) (M&C # 2017-04-04-07 K. Kuenstler)

City Manager Kelly Kuenstler presented this item to request approval of a resolution to terminate the Leon Valley Economic Development Corporation (LVEDC) for the following reasons: 1. Under Chapter 380 of the Texas Local Government Code, economic development corporation expenditures are limited to a select few permissible economic development expenditures; 2. In order to have increased flexibility to expend city sales taxes, Leon Valley citizens voted to approve expanding the use of the current sales & use tax; decreasing the Section 4B Sales and Use Tax at the Rate of 1/8% and adopting a general revenue sales and use tax at the rate of 1/8% for the purpose of economic and community development; and 3. Leon Valley citizens who attended the January 28th, 2017, Town Hall Meeting voted overwhelmingly to dissolve the Leon Valley Economic Development Corporation and to consider a future oversight committee for the funds. (The vote was approximately 84% favoring the dissolution and 81% favored the oversight committee).

The State Comptroller shall honor the results of the November 8, 2016 election and the 4B Sales and Use Tax shall convert to general revenue sales and use tax and be deposited into the City's general fund for economic and community development purposes.

A motion was made by Council Member Benny Martinez and seconded by Council Member David Edwards to terminate the Leon Valley Economic Development Corporation as presented.

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

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 the item on behalf of the Cystic Fibrosis Foundation who is requesting use of Raymond Rimkus Park on Saturday May 06, 2017 from 7:00 - 11:00 AM. 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 request includes waiver of Rimkus Park large pavilion reservation and associated fees. Participants will include the friends and family of over 300 Cystic Fibrosis Foundation participants, as well as local businesses and teams.

Community Development Manager McLeod concluded the presentation saying that 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. If approved, the grant would waive a fee total of \$280.00.

A motion was made by Council Member Monica Alcocer and seconded by Council Member David Edwards to approve the request for an In-Kind Grant to the Cystic Fibrosis Foundation as requested and presented.

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

Consideration, Discussion, and Possible Action to Revise Leon Valley City Code Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping, Standing, Section 12.03.006 Parking Restrictions on Certain Streets, to Add a Portion of Sawyer Road. (M&C # 2017-04-04- 09 M. Moritz)

Assistant Public Works Director David Dimaline presented the item asking that City Council consider approving an amendment to Leon Valley City Code Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping, Standing, Section 12.03.006 Parking Restrictions on Certain Streets, to add: “Sawyer Road. The parking, standing, or stopping of any vehicle, whether attended or unattended, upon any portion of the right of way east one thousand eighty-nine (1089’) feet from the intersection of Bandera Road, is prohibited.”

Assistant Public Works Director Dimaline said staff has received several complaints regarding numerous large 18-wheeler tractor trailers parking along both sides of Sawyer Road for extended periods of time near the intersection of Bandera Road. The trucks block the vision of motorists entering and exiting the businesses in that area. In order to prevent the trucks and other vehicles from parking in this area, Article 12 Traffic and Vehicles should be amended to make this area a “no parking” zone. If adopted, the only fiscal impact would be the funding of “No Parking” signs that would need to be installed. Funding for the required signage is included in the FY 2017 budget.

Assistant Public Works Director Dimaline said staff is recommending the approval of the amendment to Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping, Standing, Section 12.03.006 Parking Restrictions on Certain Streets, to add: “Sawyer Road. The

parking, standing, or stopping of any vehicle, whether attended or unattended, upon any portion of the right of way for the east one thousand eighty-nine (1089') feet from the intersection of Bandera Road, is prohibited.”

A motion was made by Council Member Belinda Ealy and a second by Council Member David Jordan to approve the amendment as presented and to include street and right of way and the first one thousand eighty-nine (1089') feet from the intersection of Bandera Road.

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

Discussion, Consideration and Action on Bench Style Selection, Quantity and Pricing for the Tree Milling Project (M&C # 2017-04-04-10 K. Flores)

Community Development Director Kristie Flores presented this item to announce that the LC-17 Project is in progress and trees have been removed. There were approximately 20 trees reserved for milling. The purpose of this item is for City Council to determine the bench style, quantity of benches to be made and the price point desired. According to Green Wood Milling, wood can be milled for up to 40 benches. There are three (3) types of benches proposed: Hollow Sheet Metal Base, Concrete Form Base, and Rolled Flat Stock Metal Base. The pricing ranges from \$1,000 to \$1,800 per bench. Green Wood Milling is a sawmill that offers a different approach to providing wood products to customers by repurposing wood which includes custom furniture such as benches, tables, chairs and the like. Green Wood Milling has recently completed projects for the Do-seum and more recently for the Witte Museum.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Belinda Ealy to move forward with twenty (20) benches with the concrete base as well any necessary budget adjustment.

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

Resolution Authorizing The City of Leon Valley to Apply To the Bexar County Community Development Block Grant (CDBG) Program for Fiscal Year 2017 CDBG Funding in the Amount of \$270,148.50 To Replace Water and Sewer Mains Along Cades Cove from Timberhill Dr. To Millstream. (M&C # 2017-04-04-11 D.Dimaline)

Assistant Public Works Director David Dimaline presented the attached resolution authorizing the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program for fiscal year 2017, 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 2017 grant program for CDBG funding for eligible areas within Bexar County. The City of Leon Valley is in Bexar County Precinct 2. The City has completed an estimate for the replacement of water and sewer mains along Cades Cove from Timberhill Dr. to Millstream. The project scope consists of replacing 1720 LF of 8" asbestos-concrete water main with new C-900 pipe, replacing 1420' of 8" sewer main, re-connecting 35 service lines, installing 3 gate valves, 7 sewer manholes and providing for asphalt repairs. The water main has experienced numerous breaks with consequent repairs over the past five years. Video of sewer mains show conditions of mains need replacement.

Assistant Public Works Director Dimaline continued to say 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. The estimated project cost is \$540,297. The City is applying for 50% CDBG funding with a 50% City match. The City's match-\$270,149 will be covered partially by the Water Utility budget, Wastewater Utility budget, along with some funds from the Street Maintenance Tax, for asphalt pavement repairs associated with the project.

A motion was made by Council Member Monica Alcocer and seconded by Council Member Benny Martinez to approve a resolution authorizing the City of Leon Valley to apply to the Bexar County Community Development Block Grant (CDBG) Program as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Alcocer, Council Place 3
SECONDER:	Benny Martinez, Council Place 4
AYES:	Jordan, Edwards, Alcocer, Martinez, Ealy

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 # 2017-04-04-12 S. Passailaigue)

City Secretary Sandra Passailaigue informed City Council that there were two motions made on Item 4.10 of the March 21, 2017 City Council meeting that were not voted on. Being that the motions are still on the table, the City Council needs to vote on them.

City Secretary Passailaigue read aloud the first motion and Mayor Riley called for the vote.

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Jordan, Mayor Pro Tem
SECONDER:	Benny Martinez, Council Place 4
AYES:	Jordan, Edwards, Alcocer, Martinez, Ealy

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 # 2017-04-04-12 S. Passailaigue)

City Secretary Passailaigue read aloud the second motion and Mayor Riley called for the vote.

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.

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

Consideration and Action on a Request to Extend the 200-foot Statutory Public Notice Requirement for Zoning Case #2017-398 to Include a Larger Scope of Properties Affected by the Proposed Zoning Change in the 7400 block of Huebner Road (M&C # 2017-04-04-13 K. Flores)

Community Development Director Kristie Flores presented this item because the Mayor and City Council indicated at their March 21, 2017 meeting that they wanted staff to bring an item forward for consideration of expanded notification for Zoning Case #2017-398. A request to rezone 0.72 acres of land from B-1 (Small Business) to B-2 (Retail) in the 7400 block of Huebner Road. Per Resolution 05-002 approved in March 2005, any member of City Council can request additional notification requirements be enacted and approved by majority vote of Council. There are three (3) alternatives for notification distance: 300-foot radius, 400-foot radius or 500-foot radius. By law notices are required to be sent 15 days prior to a public hearing. To meet this requirement the Zoning Case consideration will tentatively be set for Tuesday, May 2, 2017.

- Lyn Joseph asked about the area this amendment would affect.

A motion was made by Council Member Monica Alcocer and seconded by Council Member David Edwards to Extend the 200-foot Statutory Public Notice Requirement for Zoning Case #2017-398 to Include a Larger Scope of Properties Affected by the Proposed Zoning

Change in the 7400 block of Huebner Road to 600 feet.

Council Member Benny Martinez amended the motion to include that a notice be sent to Pavona Place Home Owners Association which Council Members Alcocer and Edwards both accepted.

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

City Manager's Report

Upcoming Important Events:

- Next City Council Meeting, April 18, 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
- San Antonio Earth Day Celebration, Leon Valley to receive 2017 Air Quality Stewardship Trailblazer Award. Ceremony is on April 22, 2017, at 1:00 p.m. at the Woodlawn Lake Park
- 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 4th 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 4th 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

Announcements by the Mayor and Council Members

- Council Member David Edwards thanked everyone for coming out.
- Council Member Monica Alcocer also thanked everyone for coming out; and thanked Amber Mouser for her participation recently in court. Council Member Alcocer also spoke briefly about the Police Use of Force class she took.
- Council Member Benny Martinez spoke about the Police Use of Force class her participated in.
- Council Member David Jordan said Go Spurs Go.
- Mayor Riley reminded everyone of the April 22nd Coffee with the Mayor and City Council, the Leon Valley Historical Society event and encouraged everyone to attend the Stewardship award ceremony at Woodlawn Pavilion which is also on April 22nd.

Adjournment


Mayor Riley announced that the meeting adjourned at 9:50 PM.

These minutes approved by the Leon Valley City Council on the 18th of April, 2017.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

