



**CITY OF LEON VALLEY
REGULAR CITY COUNCIL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 16, 2025 at 6:00 PM

AGENDA

The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.

Citizens May E-Mail Public Comments To citizenstobeheard@leonvalleytexas.gov. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

- 1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**
- 2. Citizens to be Heard** - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.
- 3. Regular Agenda**
 1. Discussion and Possible Action on an Ordinance Approving a Request for a Specific Use Permit to Allow Construction and Operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District, Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision (1st Read was Held on 07-15-2025, Continued Discussion 08-05-25) - M. Moritz, Public Works Director
- 4. The City Council Shall Meet in Executive Session to Discuss the Following:**
 1. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney Regarding Regular Agenda Item 3.1.
 2. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney; and Section 551.087 Deliberation Regarding Economic Development Negotiations Regarding an Agreement with Synergy Brothers, LLC

5. Reconvene into Regular Session**6. Possible Action on Issues Discussed in Executive Session If Necessary**

- 7. Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

8. City Manager's Report**1. Upcoming Important Events:**

- Regular City Council Meeting, Tuesday, October 21, 2025, at 6:30 PM, in City Council Chambers.
- Brush and Bulk pick up. Place items at the curb September 08-14, 2025, and collection will begin on September 15, 2025.
- Audie L. Murphy Memorial Parkway Clean-Up Community Service Day, Saturday, September 20, 2025, at 8:00 AM, at 6425 Evers Road.
- Northwest Seniors Trash & Treasure Sale, September 27, 2025, from 9:00 AM to 2:00 PM, at 6427 Evers Road.
- National Night Out, October 7, 2025, beginning at 6:00 PM
- Big Rig Petting Zoo, Tuesday, November 25, 2025, at 9:00 AM, at Raymond Rimkus Park.
- Miscellaneous other events and announcements.

2. Discussion and Possible Action Adding Topics to the October 25, 2025, Coffee with the Mayor & City Council Meeting - Dr. C. Caldera, City Manager

- 9. Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 09-02-2025 Regular City Council Meeting Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 07-22-2025 Planning Zoning Commission Meeting Minutes
3. Presentation and Discussion of the Monthly Financial Report Ending August 31, 2025 - C. Goering, Finance Director
4. Discussion and Possible Action of a Resolution Removing Joshua Stevens from the Citizens Police Advisory Committee; and Appointing Donnie Britt to the Citizens Police Advisory Committee and to the Planning & Zoning Commission - Mayor Chris Riley

10. Regular Agenda Continued

1. Discussion and Direction to Staff on Increased Code and Traffic Enforcement - Council Place 4, Orozco and Council Place 3, Campos
2. Presentation, Discussion, and Possible Action Authorizing the City Manager to Negotiate and Enter into a Chapter 380 Economic Development Agreement between the City of Leon Valley, Texas, and Synergy Brothers, LLC for Incentives Related to the Redevelopment of the Property Located at 6802 Bandera Road, in an Amount not to exceed \$150,000.00 from the Economic and Community Development Department Project Funding Line Item and Planning and Zoning Department Permitting Fee Waivers - R. Salinas, Executive Director/Director of Economic Development
3. Presentation and Discussion on an Ordinance Amending the Leon Valley Code of Ordinances, Article 14.02 Solid Waste Collection, Eliminating Leon Valley's Ability to Enforce Certain Requirements and Easing Restrictions for Businesses and Residents (1st Read as Required by City Charter) - Council Place 4, Rey Orozco, and Council Place 3, Philip Campos)

Regarding Items 10.4 – 10.8 below, the City provides the following information in compliance Texas Government Code § 551.043(c): (i) a copy of the City's proposed budget may be located on the City's home page of its website and at ; <https://www.leonvalleytexas.gov/> and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year ("FY"), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of \$230,620	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,087.67
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,256.97
An estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY 2025/26	\$ 1,164.72

4. Conduct a **Public Hearing** for the City of Leon Valley on the Proposed Budget Fiscal Year 2025-2026 - Dr. C. Caldera, City Manager
5. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2025-2026 Budget and Associated Capital Acquisition Plan (1st Read was Held 06-03-2025) - Dr. C. Caldera, City Manager

6. Discussion and Possible Action of a Resolution Ratifying the Fiscal Year 2026 Budget - C. Goering, Finance Director
7. Conduct a **Public Hearing** for the City of Leon Valley on the Proposed 2025 Tax Rate - Dr. C. Caldera, City Manager
8. Presentation and Discussion on an Ordinance Approving and Adopting the Tax Year 2025; Tax Rate for the Maintenance and Operations at \$0.497818 and the Interest and Sinking Fund at \$0.047222, for a Total Tax Rate of \$0.545040 (1st Read as Required by City Charter) - Dr. C. Caldera, City Manager
11. **Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.**

12. Adjournment

Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To arrange for assistance, call (210) 684-1391, Extension 212.

Saundra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
September 10, 2025 8:07 AM

