



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, June 04, 2024 at 6:00 PM

**MINUTES**

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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](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

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**1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**

**PRESENT**

Mayor Chris Riley  
Council Place 1 Benny Martinez  
Council Place 2 Betty Heyl - *Arrived at 6:10 PM*  
Mayor Pro-Tem, Council Place 3 Philip Campos  
Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:00 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked Councilor Will Bradshaw to lead the Pledge of Allegiance.

**2. Citizens to be Heard**

Those who spoke at this time were: None.

Councilor Benny Martinez requested a moment of silence for the sudden loss of the daughter of Mindy Teague, Planning and Zoning Director.

### 3. Presentations

#### 1. **Presentation, Discussion and Workshop on an Ordinance Approving and Adopting Fiscal Year 2024-2025 Proposed Budget (1st Reading as Required by City Charter) - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the proposed Fiscal Year 2024-2025 Budget and emphasized that this is a "draft, working document".

There was a lengthy discussion.

#### 2. **Presentation, Discussion, and Direction to Staff on a Reallocation of Funds to Revise the Parks, Recreation, Trails, and Open Space Master Plan and Resurface Tennis and Basketball Courts - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented this item.

Councilor Philip Campos motioned to accept as presented. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

#### 3. **Presentation, Discussion, and Possible Action on Update of Fourth of July Celebration - C. Miranda, Community Relations**

Dr. Crystal Caldera, City Manager, introduced the item with the staff recommendations relating to public safety.

Crystal Miranda, Community Relations Director gave the presentation with updates on the July 4th event.

### 4. Regular Agenda

#### 1. **Presentation, Discussion, and Possible Action on a Resolution Granting a Variance to Section 3.05.005(a)(1)(a) of the City of Leon Valley Code of Ordinances for Fence Height at 6618 Adair Drive -R. Salinas, Director of Economic Development.**

Roque Salinas, Economic Development Director presented this item on behalf of applicant Mr. Ponce.

Councilor Philip Campos motioned to grant the variance as requested. Councilor Rey Orozco seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

Dr. Crystal Caldera, City Manager, suggested the City Council go into Executive Session at this time moving Agenda Item 10.1 up to this point in the meeting.

**5. The City Council Shall Meet in Executive Session to Discuss the Following:**

Mayor Chris Riley read aloud the caption.

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation on Legal Issues; and Section 551.072, Deliberations on Real Property: 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land**

The City Council went into Executive Session at 8:10 PM

**6. Reconvene into Regular Session**

The City Council reconvened into Open Session at 8:37 PM

**7. Possible Action on Issues Discussed in Executive Session If Necessary**

No action was taken at this time.

**8. Regular Agenda - Continued**

- 1. Presentation, Discussion and Possible Action on Authorizing the City Manager to Sign the Commercial Contract for Unimproved Property located at 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land - Dr. Caldera, City Manager**

Mayor Chris Riley announced that the developer has offered the City two-million dollars (\$2,000,000.00) for the property and that she was opposed and would like the item tabled.

There was a lengthy discussion.

Those who spoke on this item were: Samir Chehade (Developer); Abraham Diaz (Leon Valley); Beth Mursch (Leon Valley); Tina Chasan (Leon Valley); Lupe Diaz (Leon Valley); Mary Ruth Fernandez (Leon Valley); Sharon Hendricks (Leon Valley); and Mark Ferris (Leon Valley).

Councilor Will Bradshaw motioned to pass Agenda Item 4.1 and authorize the city manager to sign the contract for the purchase of the property located at 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, approximately 19.614 Acres of Land for two-million dollars (\$2,000,000.00), with one change to Section 6b.3 that the buyer will obtain and updated survey. Councilor Benny Martinez seconded the motion.

Mayor Chris Riley asked Dr. Crystal Caldera, City Manager, to take a roll call vote.

Dr. Crystal Caldera, City Manager, proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Yea; Councilor Betty Heyl - Yea; Councilor Philip Campos - Nay; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed (4 to 1).

- 9. 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.

Mayor Chris Riley and members of the City Council made announcements.

## **10. City Manager's Report**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report will be available on the website and added a correction to the time of the Big Rig Petting Zoo.

### **1. Upcoming Important Events:**

- **Regular City Council Meeting, Tuesday, July 16, 2024, at 6:30 PM, in City Council Chambers.**
- **Big Rig Petting Zoo, Friday, June 07, 2024, from 9:30 AM to 11:00 AM, at Raymond Rimkus Park.**
- **Movies in the Park featuring, Migration, Friday, June 07, 2024, at Dusk, at Veteran's Park near the Community/Conference Center Grassy Area.**
- **Movies in the Park featuring Kung Fu Panda 4 , Friday, June 21, 2024, at Dusk, at Veteran's Park near the Community/Conference Center Grassy Area.**
- **City Hall and Municipal Court will be closed Thursday, July 04, 2024, in observance of Independence Day.**
- **30th Annual 4th of July Celebration, Thursday, July 04, 2024, at Raymond Rimkus Park. Complete day's schedule of events may be found on the City's website, ENews, as well as on the City's Facebook and Twitter pages.**
- **Coffee with the Mayor & City Council, Saturday, July 27, 2024, 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**
- **Miscellaneous other events and announcements.**

## **11. Consent Agenda**

Councilor Rey Orozco motioned to approve the Consent Agenda as presented. Councilor Philip Campos seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

1. **Discussion and Possible Action Approving of the Following City Council Minutes - S. Passailaigue, City Secretary:**
    - a. **05-21-2024 Regular City Council Meeting Minutes**
  2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes - S. Passailaigue, City Secretary:**
    - a. **04-11-2024 Park Commission Meeting Minutes**
    - b. **04-23-2024 Planning & Zoning Commission Meeting Minutes**
  3. **Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.05 Sewers, Section 14.05.001 Connection to Allow Properties Over One Acre in Size to Install On Site Sewage Facilities if Not Within 300' of the City's Sanitary Sewer System Mains (1st Read was Held on 05-21-2024) - M. Moritz, Public Works Director**
  4. **Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment to Transfer Funds from the American Rescue Plan Fund (ARP) to the Enterprise Fund for Remaining ARP Funds (1st Read was on Held 05-21-2024) - C. Goering, Finance Director**
12. **Regular Agenda - Continued**

1. **Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A8.000 Building and Construction Related Fees, A 8.003 Plan Review Fee Assessment, to Add a Subsection (C) Re-Review Plan Fee (1st Read as Required by City Charter) - R. Salinas, Director of Economic Development.**

Roque Salinas, Economic Development Director presented.

This item will be placed on the Consent Agenda of the July 16, 2024 Regular City Council Meeting for a second read and consideration.

2. **Presentation and Discussion on Amending the City of Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A8.000 Building and Construction Related Fees, Section A8.006 Curb Cut Permit and Section A8.018 Sidewalk Permit to Increase Fees for Such Permits (1st Reading as Required by City Charter) - R. Salinas, Director of Economic Development.**

Roque Salinas, Economic Development Director presented.

This item will be placed on the Consent Agenda of the July 16, 2024 Regular City Council Meeting for a second read and consideration.

3. **Discussion and Possible Action of a Resolution of the City of Leon Valley, TX., City Council Appointing Members, Alternates, and a Council Liaison to the Board of Adjustment - S. Passailaigue, City Secretary**

Councilor Philip Campos motioned to appoint Linda Barker and Danielle Bolton to the Board of Adjustment. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

Councilor Will Bradshaw will remain Council Liaison to the Board of Adjustment.

**4. Discussion and Possible Action on a Resolution Appointing Members to the Citizens Police Advisory Committee - S. Passailaigue, City Secretary**

Councilor Betty Heyl nominated Erick Matta for reappointment.

Councilor Rey Orozco nominated Kim Crawford for reappointment.

Mayor Chris Riley nominated Tina Chasan for reappointment and Joshua Stevens for appointment.

Councilor Rey Orozco will remain as Council Liaison.

Councilor Rey Orozco motioned to appoint all as presented as stated. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

**5. Discussion and Possible Action on a Resolution Appointing Members to the Economic and Community Development Advisory Committee - S. Passailaigue, City Secretary**

Councilor Rey Orozco motioned to appoint Yvonne Orozco and Benjamin Alterman to the Economic and Community Development Advisory Committee. Councilor Will Bradshaw seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

**6. Discussion and Possible Action on a Resolution Appointing Members to the Library Advisory Board - S. Passailaigue, City Secretary**

Councilor Philip Campos motioned to appoint Linda Crews, Margaret Tovar, and Hillary Huber as stated. Councilor Benny Martinez seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

**7. Discussion and Possible Action on a Resolution Appointing Commissioners and Alternates to the Park Commission - S. Passailaigue, City Secretary**

Councilor Will Bradshaw motioned to reappoint Danielle Bolton, Roger Christensen, Thomas Benavides, Elaine Valdez, Diana Frazier, and Joyce Trent to the Park Commission. Councilor Rey Orozco seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

**8. Discussion and Possible Action on a Resolution Appointing Commissioners and Alternates to the Planning & Zoning Commission- S. Passailaigue, City Secretary**

Mayor Chris Riley pointed out that Thomas Dillig resigned months ago and should be removed from the roster.

Councilor Benny Martinez motioned to reappoint Andrea Roofe, Erick Matta, Pat Martinez, and to move Mary Ruth Fernandez into a Commissioner position; also, to move Cynthia Koger into the 1st Alternate position; and appoint Abraham Diaz to 2nd Alternate of the Planning & Zoning Commission. Councilor Philip Campos seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed unanimously.

**13. 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.**

Dr. Crystal Caldera, City Manager, informed City Council that along with the other appointments mentioned previously, she will add an item to the July 16, 2024 agenda for Council to appoint members to the Trash Committee.

Councilor Rey Orozco asked for a briefing on the Lyft Fund and the Lions Roar added to the Retreat Agenda.

Councilor Orozco would also like a briefing on the Evers speed limit ("Pros and Cons"); as well as the lights at Bandera and Seneca.

**14. Adjournment**

Mayor Riley announced that the meeting adjourned at 10:09 PM

**These minutes approved by the Leon Valley City Council on the 16th of July, 2024.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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

DRAFT