



**CITY OF LEON VALLEY  
TOWN HALL MEETING**

6421 Evers Road, Leon Valley, TX 78238  
Saturday, January 27, 2024 at 8:30 AM

**MINUTES**

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1. **8:30 AM** Call to Order and Determine a Quorum is Present.

**PRESENT**

Mayor Chris Riley

Council Place 1 Benny Martinez

Mayor Pro Tem, Council Place 2 Josh Stevens - arrived at 9:43 AM

Council Place 3 Philip Campos

Council Place 4 Rey Orozco

Council Place 5 Will Bradshaw

2. **Presentations**

**A. Welcome to the 14th Annual Town Hall Meeting! - Mayor Chris Riley (estimated start time 8:30 am)**

Mayor Chris Riley called the meeting to order at 8:40 AM

**B. Introduction of City Council, Staff, and Procedures for the Meeting - Mayor Chris Riley (estimated start time 8:40 am)**

Mayor Chris Riley introduced members of City Council and Staff; then explained the procedures for the days event would flow.

**C. City Manager Update on 2023 Town Hall Meeting and Annual Report - Dr. Crystal Caldera, City Manager (estimated start time 8:50 am)**

Dr. Crystal Caldera, City Manager presented the Annual Report.

**D. Presentation on Bandera Road - Chad Gardiner (estimated start time 9:00 am)**

Mayor Chris Riley introduced Chad Gardiner, Consultant Project Manager with Halff & Associates. Along with Mr. Gardiner was Scott Nelson, Project Manager, TxDOT - San Antonio Division and William Long, Kosnicky Camarrillo. All are part of the Halff team for Community Outreach on the Bandera Road Project.

Those who spoke on this item were: William Johnson, Oralia Huggins, Lyn Joseph, Evan Bohl, Lou Kelley, and Hilda Gomez

**E. Presentation on the Solid Waste and Neighborhood Survey - Melinda Moritz, Public Works Director (estimated start time 9:30 am)**

Mayor Riley introduced Melinda Moritz, Public Works Director, to present this item.

Dr. Crystal Caldera, City Manager provided the Mentimeter access code and staff was present to assist those who needed assistance.

Dr. Crystal Caldera, City Manager announced that this is a test of the survey that will be sent out in the in a month or so.

**F. Law Enforcement: Update and Information from the Police Department - David Gonzalez, LVPD Chief (estimated start time 10:00 am)**

Mayor Riley introduced David Gonzalez, LVPD Chief to present an Update from the Leon Valley Police Department.

Mayor Chris Riley introduced members of the Citizens Police Advisory Committee.

Those who spoke at this time were: Evan Bohl, Linda Meffert, Rita Burnside, Robin Johnson, Judy Pearl, Mr. Stratton, Lelani Mercado, Judy Pearl, Erick Matta, Tina Chasan, Oralia Huggins, Kim Crawford, Lou Kelley, Al Ranzau, Beth Mursch, Maria Gamboa, Sandy Aguirre, William Johnson, Robin Johnson, and Judy Pearl, and Councilor Josh Stevens

Crystal Miranda, Community Relations Director read some comments from Facebook.

**G. Presentation and Discussion on Land Development of City Owned Property Located at William Rancher, Grasshill, Samaritan, and Aids Drive, Approximately 21-acres - Dr. Crystal Calder, City Manager (estimated start time 11:00 am)**

Mayor Riley introduced Dr. Crystal Caldera, City Manager who presented the background on the property located at William Rancher, Grasshill, Samaritan, and Aids Drive.

Dr. Crystal Caldera, City Manager introduced "Project 1" from Meritage Homes - Jeremy, Bryan, and Matt from Meritage Homes.

Those who spoke at this time were: Lou Kelley, Beth Mursch, Mary Fernandez, Lynn Joseph, Melissa Bennett, Cassie Rowse, Kathy Hill, Linda Marker, Ann Sawyer, Rita Burnside, and Abraham Diaz

Dr. Crystal Caldera, City Manager introduced "Project 2" from Samir Chehade, Texas Home.

Those who spoke at this time were: Lou Kelley, Judy Pearl, Heather Riddle, Ann Sawyer, Linda Gomez, Mary Fernandez, Erick Matta, Sharon Hendricks, and Kathy Hill

Dr. Crystal Caldera, City Manager ended the questions and answer period for "Project 2" and opened the mic for "General Statements about the Projects" at this time. Those who spoke at this time were: Ann Sawyer, Mary Fernandez, and Rita Burnside

Dr. Crystal Caldera, City Manager opened up the survey for voting on Mentimeter.

**H. Citizens to be Heard (estimated start time 12:00 pm)**

Those who spoke at this time were: Cynthia Hernandez, Mary Key, Abraham Diaz, Beth Mursch, Olen Yarnell, Lyn Joseph, Evan Bohl, Linda Meffert, Lelani Mercado, Russell Hernandez, Daniel Hernandez, Jennifer Saenz, Sara, John Hall, Rita Burnside, Maria Gamboa, and William Johnson.

**3. Adjournment**

Mayor Riley thanked everyone for coming and participating in this year's Town Hall Meeting; and then announced that the meeting was adjourned at 1:20 PM.

**These minutes were approved by the Leon Valley City Council on the 20th of February, 2024.**

APPROVED

  
CHRIS RILEY  
MAYOR

ATTEST:   
SAUNDRA PASSAILAIGUE, TRMC  
CITY SECRETARY



*\*City Manager's Meeting Summary and Survey Results are attached below.*

## Summary of Town Hall Meeting 1/30/2024

### Mayor's Welcome

The Mayor introduced the council and staff and went over the agenda and procedure for the day.

### City Manager's Update

City Manager Caldera reviewed the FY 2023 annual report.

### Bandera Rd update

- **What will be done to ensure businesses are taken care of during construction?**  
They will all have entryways/accesses maintained during construction.
- **If you are coming out of Seneca, I will only be allowed to turn right?**  
Yes, you will only be allowed to turn right.
- **So it will be a boulevard concept with elevated roadways, correct?**  
No, it is a parkway concept with all roads at street level. There will be no elevated roadways with this concept.
- **Bicycles on the roadway are too dangerous; they need to be moved.**  
The Bicycle lanes will not be on the roadway. They will be dedicated bike lanes. Federal funding requires multi-modal transportation. We need that funding resource so bike lanes have to be included.
- **During construction, the through traffic, especially along Evers, has TxDOT considered traffic signals along Evers?**  
TxDOT nor the city has a current answer to this question.
- **All three intersections, Seneca, Poss, and Huebner, will have R cuts and require a right turn only?**  
Yes, however, there will be turn around constructed throughout the corridor.
- **The city will have to contribute 10% of the cost, how do we anticipate the ability to pay for this?**  
No, this is no longer the case. The law has changed. The state will fund the entire project.
- **Has there been a model or simulation done to know if what you all are saying is true, or it's going to work the way that you think it is going to work?**  
Yes, even though these are fairly new concepts, much research has been done that shows these concepts to be effective.
- **Are the traffic lights coordinated? Is there going to be appropriate signage?**  
Yes, the City of San Antonio controls all the lights and yes, there will be a lot of signage.

### Solid Waste Survey

Ms. Moritz went through the survey questions. The survey results are as follows:

- The majority of respondents were between the ages of 70-79 and were female.
- The majority of respondents were residents that owned their own homes.
- The Majority of respondents feel that their current solid waste services provider has excellent trash, and recycling collection and customer service.
- The majority of respondents have no complaints. If they did, they were satisfied with how it was handled.

- The majority of respondents are not willing to pay more for twice-a-week pickup, increased bulk collection, or organic waste collection. However, organic waste collection was a close vote, but only if it increased their trash fee to \$1-\$3 more a month.
- The majority of respondents would not like to choose their own service.
- Household Hazardous waste is a major concern for the residents.

Full survey results are posted on our website.

### Law enforcement Presentation

Chief David Gonzalez gave a report and the full report is posted online.

- **What is your average response time?**  
For police departments, it is a bit different than the Fire/EMS calls because calls for Police are periodized by seriousness. For example, a shoplifter call versus a domestic disturbance call. So, those response times are going to vary depending on the offense.
- **What are your insights? Do you think our police department is doing better or worse than the surrounding area?**  
According to our data, we are doing much better than the surrounding area.
- **Education on code and animal care is important. What do you do to educate?**  
We put articles in the Lion's Roar and e-news. Also, we try to educate on wildlife and leaving wildlife alone.
- **How many employees does the Police department have?**  
About 40, two civilian Animal/Code personnel and one civilian Administrative Assistant.
- **What is the plan for building our own animal control facility?**  
You do not have the funds to build, with continued maintenance and staffing needs. So, the City is working with the county on a long-term solution. The city utilized for many years a rescue facility in the Leon Valley that is no longer operating, and so we have to seek alternative solutions.
- **Do we participate in the TNR program and where can people adopt a dog?**  
We do participate in the cat TNR program, and we post our animals online that are available. The facility that we use is not a public facility.
- **When can we get our own dispatch?**  
You cannot afford your own dispatch center, personnel, equipment, and required system upgrades.
- **Is there any other number other than 911 to call?**  
You can call the nonemergency number at 210-684-8897 or you can call city hall and Jennifer is there Monday – Friday, 8-5, and she can also assist you with city-related issues. But please call 911 if it is an emergency.
- **911 dispatch was busy?**  
October 14, 2023, the line was busy. We will look into this call.
- **Hodges area, what are we doing about the homeless walking in our area and encampments? On August 8<sup>th</sup>, a naked homeless man was left after police came.**  
Being homeless is not a crime. They can walk in public right away. Homeless are given two weeks to remove their encampments on public property. On private property, we need permission.
- **Sun View Fire Leon Valley was the third fire department to show up.**  
This is not a true statement. We have a dashcam video to prove it. Our response time was 4:14.
- **If your car is impounded, do you allow them to call someone to come and pick it up?**

Depending on the officer, if the tow truck beats the person there, then the car is being towed. Cars with no insurance cannot leave. No, you can't leave the car on a public street.

- **Where are these PowerPoints for today's meeting?**

They are located under the Agenda and Minutes page on the website.

- **What is our solve rate?**

That is our National Incident-Based Reporting System (NIBRS) report. Should come out in February.

- **Car headlights too bright?**

There is nothing we can do about this.

- **What's going on with redlight cameras? When does the contract end, and where would the money come from?**

The contract ends in 2035. Once the contract ends, you have to find close to a million dollars just to cover personnel.

- **Need a Police Officer at the intersections on Evers and the Forest neighborhood and do not come in marked vehicles.**

The police department does make its rounds at different intersections, and the council has an initiative to change all vehicles into marked vehicles.

- **Do we monitor the Walgreens and QT parking lot for people who try to avoid the light?**

Yes, we do, and we do monitor.

- **If we want more police officers, it's going to cost the city.**

Yes, but we are in the process of a staff utilization study that we are hoping to get a determination of what our police department needs in regard to personnel.

#### **Grass Hill/William Rancher Land Development**

- Dr. Caldera presented the history of the property.
- Meritage Homes gave a 10-minute presentation. The front part of the property stays a natural park with R6 in the backside.

**Where would the access be to the subdivision?**

They would all come in/out of Seneca and Grasshill.

**How long would this project take?**

From start to finish, 1.5 years.

**Are you going to do a traffic study?**

Yes, we will be following all ordinances the city requires.

**How many trees will come down?**

We do not know, but we will follow the city's tree ordinance.

**Would you have to come for a zone change?**

Yes, we would have to go through the zone change process.

**How many homes are there going to be?**

Estimated 123 homes total. With the city property and the undeveloped property owned by the Laubachs.

**Can you connect the back part of the property to the other neighborhood?**

No

**Are you going to change the plans once you get the R6 and ask for variances to get more homes back there?**

No, this is the plan and we will stay with R6 zoning.

**I have to put in French drains to keep water off my property. Is your development going to cause more flooding?**

We have an analysis done to ensure street slope and elevation, and appropriate detention is added to ensure no additional runoff.

**What is going to be the cost of your home?**

Estimated around \$380,000

**Are you going to include the Laubach property?**

Yes, as part of this project, the Laubach property is included, but the Dooley property is not.

- Samir Chehade gave a 10-minute presentation. He is willing to do whatever the community would like, but essentially, R6 in the back with memory care or park in the front.

**How many homes?**

276 homes

**What about the product?**

All the home builders have the same quality product with the same warranties.

**What is the cost of the home?**

Estimated around \$400,000

**Will you be seeking variances like you did for the trilogy property or will this be true R6?**

This will be a true R6

**Has Texas homes purchased the Dooley property?**

They have advanced money and it is under contract

**Is the contract dependent on the purchasing of the city property?**

No

Samir is willing to continue to have conversations with the community to comprise on the project. He will have multiple access points, but they will all still go out to Seneca and Grass Hill.

**So, your project has an increase in homes?**

Yes. But it will bring an increase in monies to the city to assist with addressing the city's needs.

**If you are flexible, why won't you develop it into one-acre lots?**

It is not financially feasible.

Melinda gave a definition of R1 vs R6. R1 properties have a minimum lot size of 8400 Sq ft and a frontage of 70 feet. R6 has a minimum lot size of 4,500 sq ft and a frontage of 45 feet.

**R6 brings a certain type of person we need to elevate our community.**

\$400,00 home minimum salary is \$123,000/yr. This is going to bring in elevated people.

**You are going to bring 8 times the amount of homes to the area; how are you going to handle the traffic?**

The preliminary traffic analysis. Seneca and Grasshill are 60 feet right away, which means they can handle 8 to 12,000 cars a day.

**How many trees will you be taking out?**

We do not know the exact number, but in the aerial count, there are no heritage trees going to be taken out. If you go further back on this property, there were no trees to begin with. It was farmland. We would be adding more and nicer trees.

**What about the parking?**

There will be enough parking to park in the garage, driveway and street.

**How are you going to keep up with the integrity of the neighborhood and its farmland history and manage the exterior of the home?**

We will be 100% compliant with the code not deviating from that.

**General comments about the Grasshill and William Rancher property.**

- People who are buying these types of homes are not coming from a community that has low-ranking schools like we do.
- Samir is going to build it all out.
- The city can choose not to do anything with the property.
- Can we put the presentation online?
- It doesn't mean that we will have an economic boom.
- Could destroy the environment 35% of the land should be green. If we want to improve Leon Valley then we need to do that.
- Native American Author "only when the last tree has died, and last river has been poisoned, and the last fish has died, we will realize, we cannot eat money".

## The Survey question:

- Between the Meritage Project 1 or Samir Chegade Project 2. The majority of the participants chose the Meritage project.
- Between Meritage Project 1 or Samir Chegade Project 2 and have the city develop the property. The majority of participants would like the city to develop it.
- Between Meritage Project 1 or Samir Chegade Project 2 and have the city develop the property or leave it alone. The majority of participants would like to leave it alone.

## Citizen comments:

- **Ms. Hernandez - Property back into the drainage area for William Rancher, what are my options for signage regarding trespassers?**  
You can stick signs on your property. You just cannot stick signs on city-owned property.
- **Ms. Key -I would like an update on the Huebner Creek drainage/erosion project.**  
The City Council is going over its options for alignment, but no decision has been made.
- **Mr. Diaz -I don't want my quality of life disrupted and all these developments would disrupt my quality of life.**
- **Beth- How do we follow what's going on?**  
Enews, newspaper, signs, Mayor writes in the Lion's Roar.
- **Beth -Enews has the same thing.**  
We are looking into revamping.
- **Yarnell – he was on the zoning commission at the time and that neighborhood did not want another access point.**
- **The survey says they want the city to develop how much will it cost?**  
\$4,000,000
- **Ms. Joseph -We would get a lot of people to come to the city council meeting. Now, we don't get a lot of people that come. Participate in the city. We have lost our community.**
- **Mr. Bohl - Not just coming to the City Council Meeting, but also coming to the Planning and Zoning Commission. The council knows up to two weeks before the meeting what's coming up.**  
We have the pipeline, but we do not always know what's going on council two weeks before the Council Meeting.
- **Martinez – you can call your council members we are here to serve.**



- **Meffert- Are you going through all of the mission statements, including the Environmental component?**  
Yes, it is part of the discussion.
- **Burnside – Pushing the fact about how much money we will get from the development, but what is the real price we will pay?**
- **Facebook - Can we make the turn light at Seneca and Bandera?**  
We have to look into this when we are looking at the Bandera Rd plan.
- **Can we prevent the carwash from coming in?**  
No, as long as it is a permitted use. The council does not select the business.
- **Mr. Hernandez- I am a homeless street coordinator and work with SA Corzon. Any conversation on homeless he is available to help.**
- **Mr. Rodriguez – He wants potholes fixed on private property and pitched his Veterans Park concept again.**  
Potholes on private property can't really be controlled by the city. But we will reach out.
- **Parent's home was the one that was on fire. She spoke to the Chief for the last hour. Thanked the community for the outreach and help to her parents. Concern about dispatch and there is time not accounted for.**  
The city is committed to finding out what happened, and as soon as we do, then we will get back to you.
- **Can something be done about water in the street due to rain?**  
No, there is nothing we can do about puddles in the street.
- **What can we do about the Dead trees on forest grove?**  
It is private property and the city can not cut them down.
- **Enews, can we have an archive section?**  
That is a good idea. We will look into it.
- **Speed humps at thistle and watercress**  
We will send them the speed hump policy.
- **The Marquee is out at the Library?**  
We know it's out and we are working on it.
- **When is the café going to open?**  
We have had a pest problem and so we have been working on getting this mitigated before they move in.
- **I am willing to pay \$1000 a year for the next five years. I am willing to do that to pay for an officer, so if we can get 200 more people, this will pay for one more officer.**

### Next Steps

- Ms. Miranda will be looking at changing the format of the e-news
- The naked gentleman who was running in the neighborhood was let go. When police arrived, he was dressed and was asked to move on, which he did.
- House fire on Sundial: the City Manager is still looking into this.
- 911 Dispatch addressing this at the next Coffee, looking at the history and previous cost.
- Grasshill/ William Rancher property will be on the 2/6/2024 agenda.
- Busy 911 signal. It is possible, that means all lines are in use if the busy signal is fast stay on the line and it will start ringing.



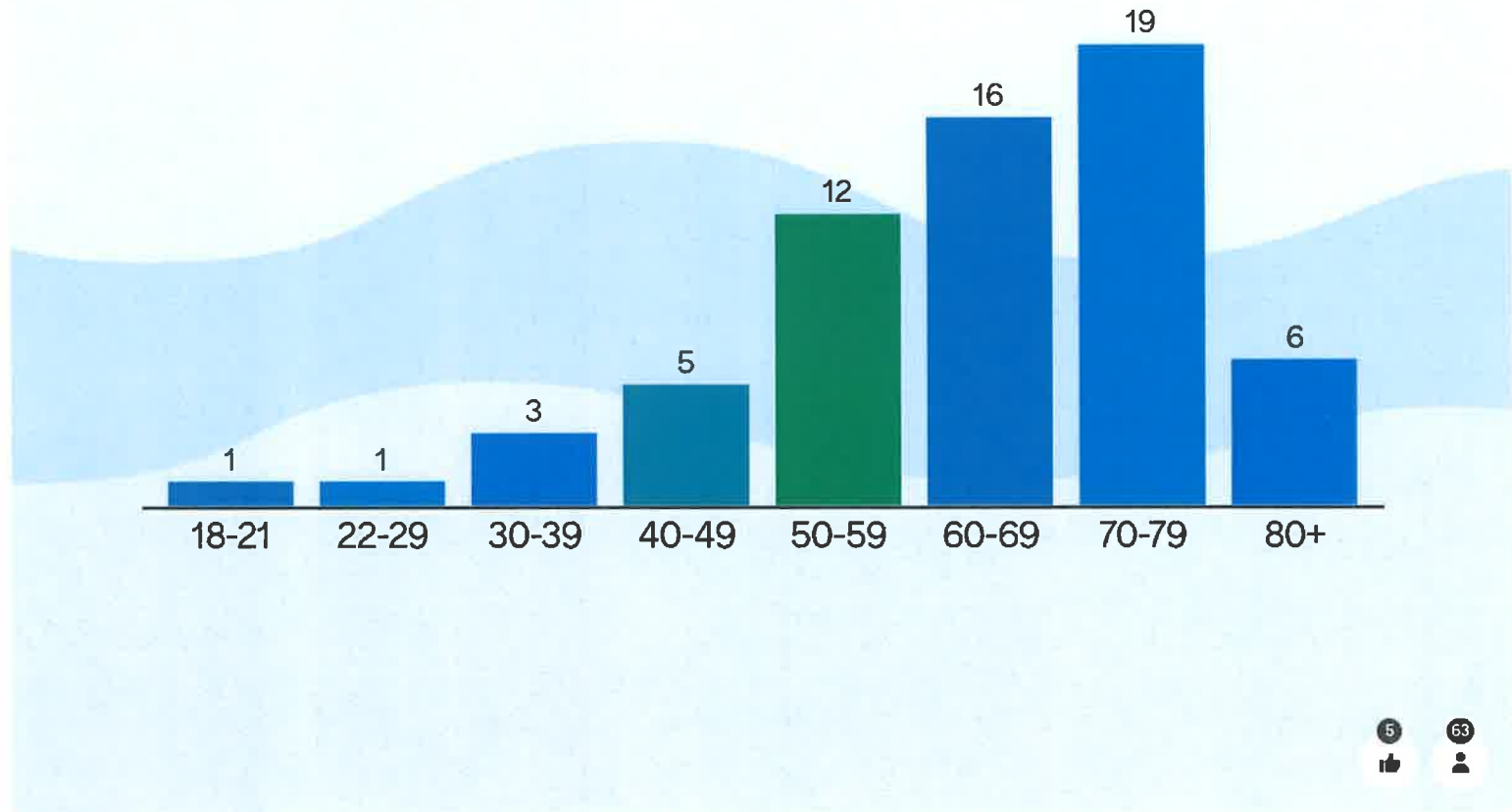
# Solid Waste Survey

Town Hall Meeting  
1/27/2024

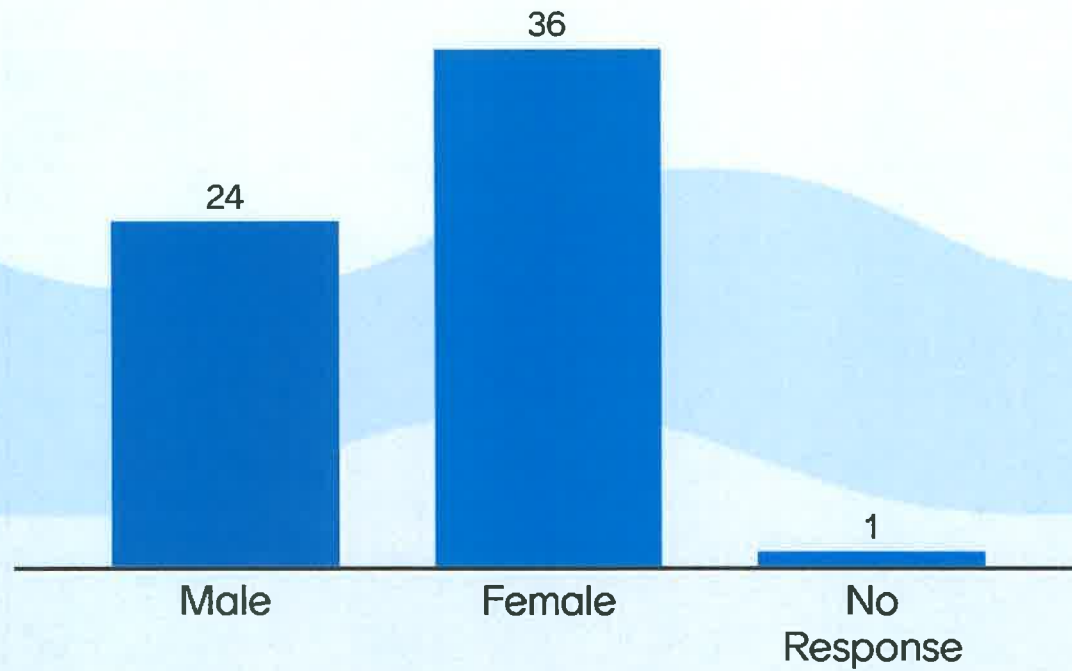
# Demographic Questions



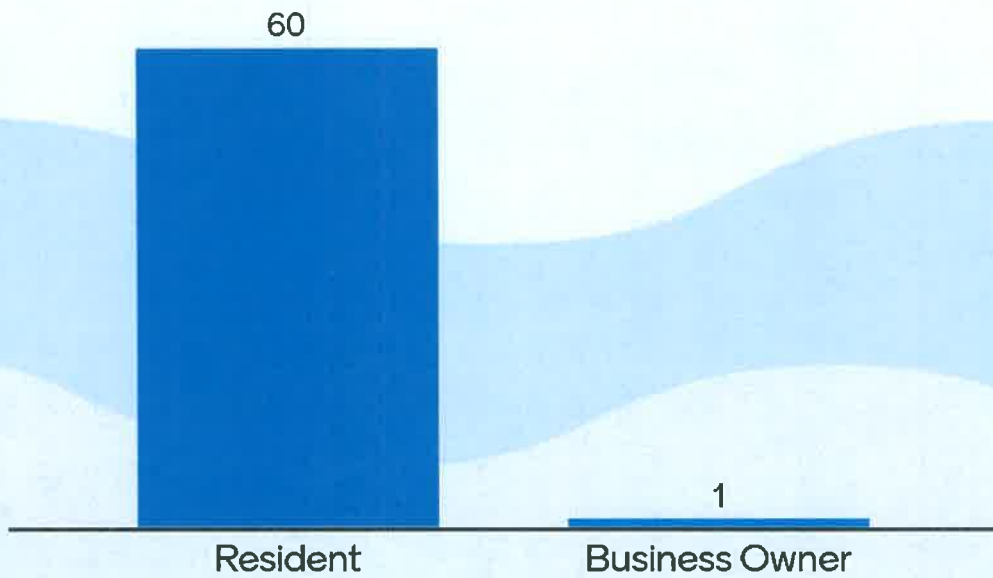
# What is your age range?



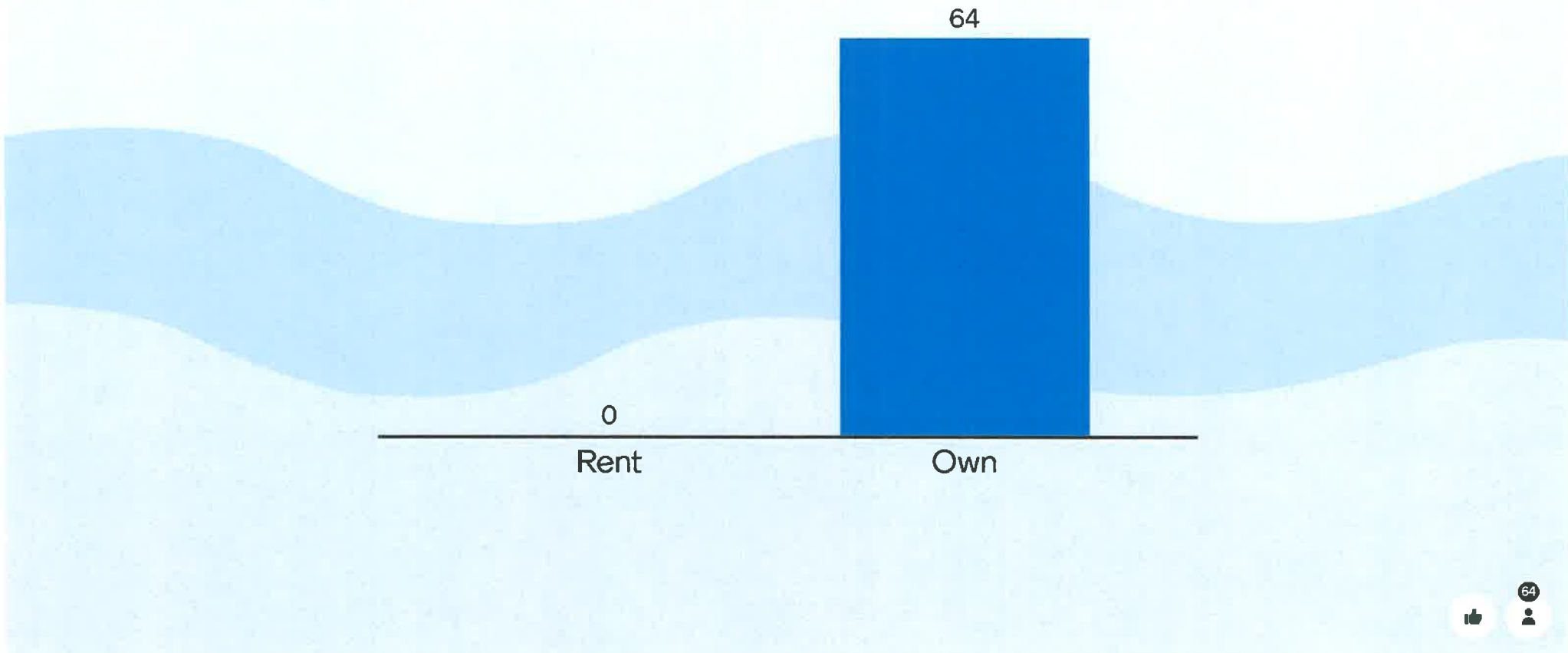
# What is your Gender?



# Are you a Resident or Business Owner?



# Do you rent or own your home?

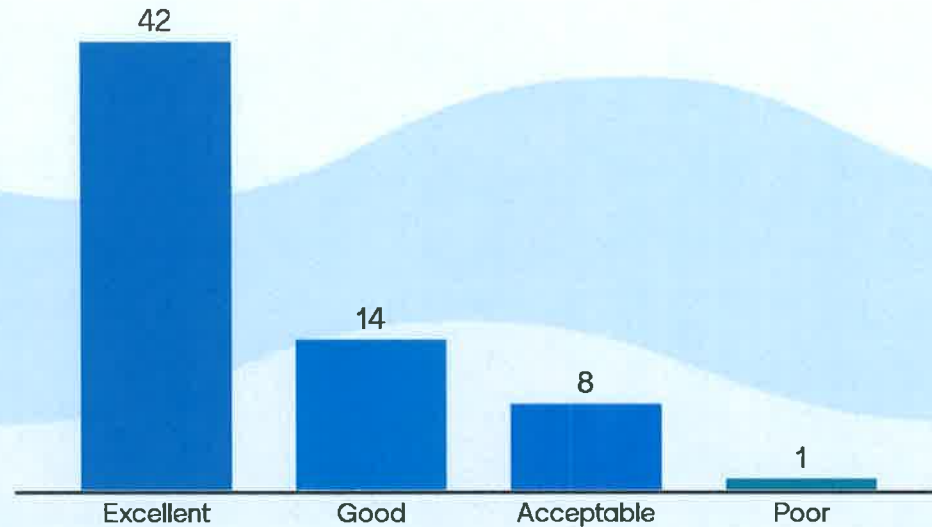


# Current Services

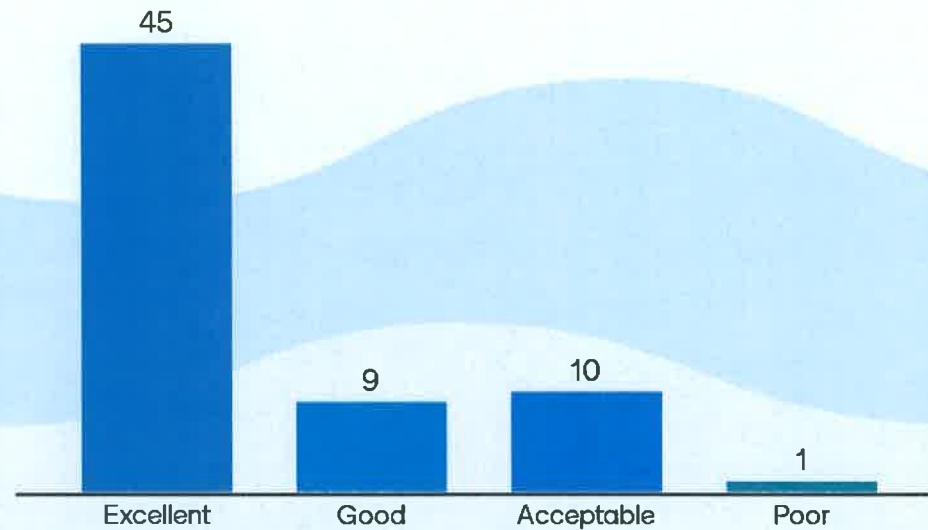




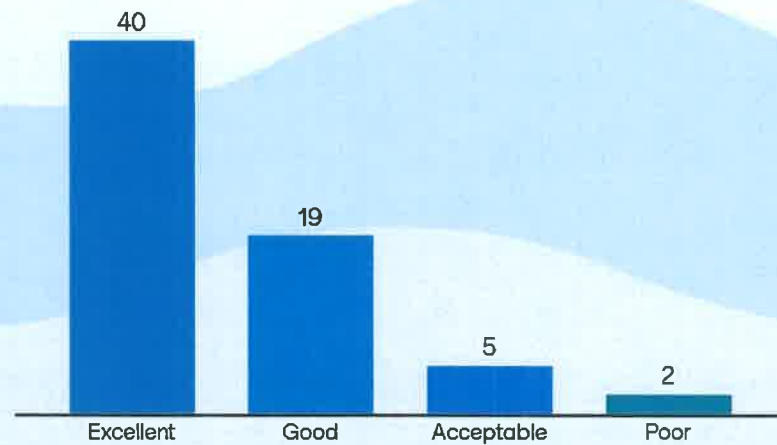
# Garbage Collection (reliable, picked up on scheduled day, neat, complete)



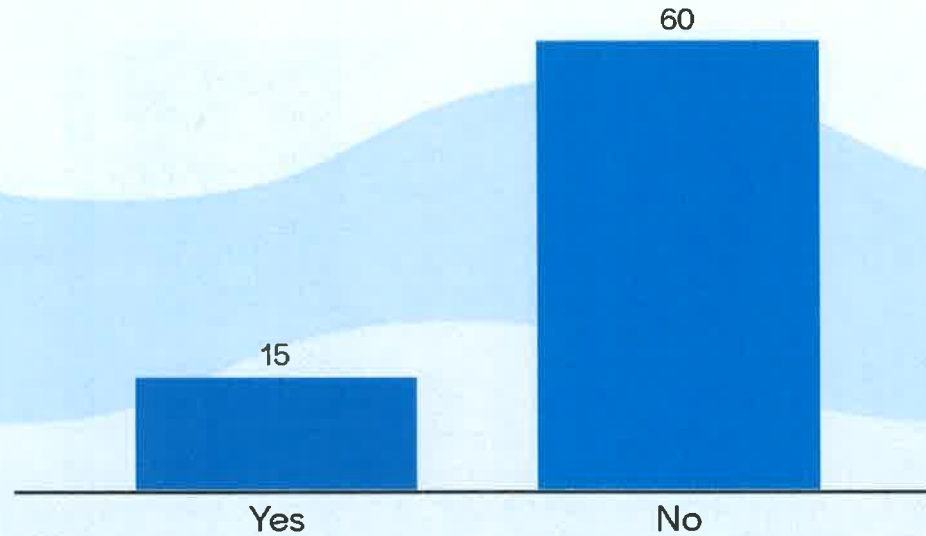
# Recycling Collection (reliable, picked up on scheduled day, neat, complete)



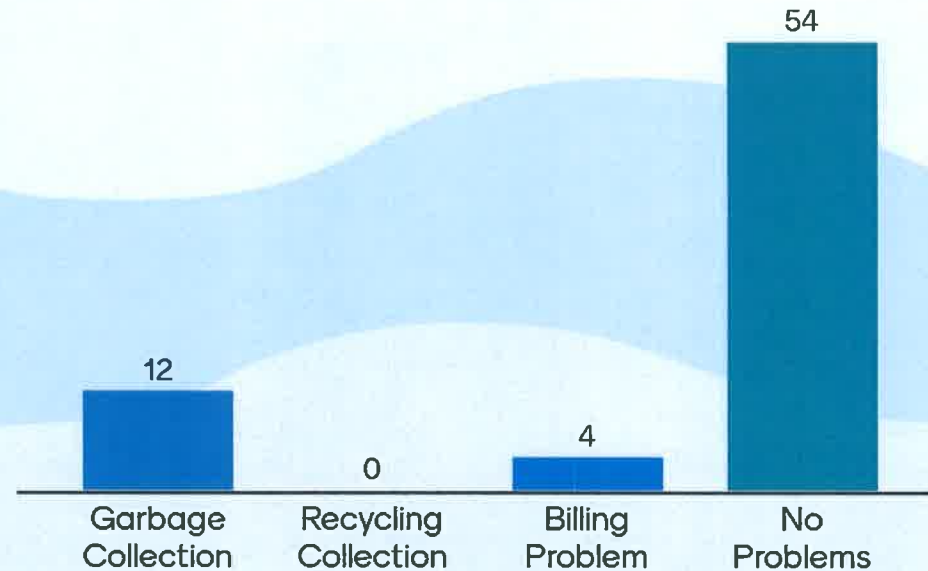
# Customer Service (complaints handled courteously, bills received and processed appropriately)



In the past year, have you made a complaint about your solid waste service?



If yes, please indicate what the complaint was about (choose all that apply).



If you have a complaint that was not listed in the previous slide , please state what your complaint is?

None

None

N/A

None

None

None

None

N/A



If you have a complaint that was not listed in the previous slide , please state what your complaint is?

Bulk pickup

None

Bulk pickup - nickel and dime us!

Nine

None

None

Missed garbage collection

NA

4



40



If you have a complaint that was not listed in the previous slide , please state what your complaint is?

None

None

None

N/A

N/A

None

NA

We need compost bin for leaves and branches

4



40





If you have a complaint that was not listed in the previous slide , please state what your complaint is?

N/a

NA

None

None

N/A

N/a

None

N/A

4



40



If you have a complaint that was not listed in the previous slide , please state what your complaint is?

None

Na

Solid waste pick up was not that great

Not applicable

bulk pick up. Evan Bohl's fault

Garbage can lid is broken and hasn't been replaced

None

None



## If you have a complaint that was not listed in the previous slide , please state what your complaint is?

They go beyond helping citizens with disabilities

I wish Tiger would offer a can to collect brush ie. Tree limbs , pizza boxes etc.

Bulk pickup

Brush pickup should be scheduled farther apart

N/a

Trash container damaged by automated trash pick up truck

Large item pickup is a month too early, spring and fall. Spring cleanup should be March.

Need smaller bins

## If you have a complaint that was not listed in the previous slide , please state what your complaint is?

NA

Complaint with leftover brush pickup & debris left behind. Also prefer pickup in March not Feb

NA

Tiger has missed and also left some of my bulk pickup. Waste management always picked up everything.

Bulk pickup

Brush pickup should be scheduled farther apart

None

Brush pickup should be March

**If you have a complaint that was not listed in the previous slide , please state what your complaint is?**

NA

Brush pick up. Should be scheduled farther apart

Brush pu should be in March

Need a smaller green garbage can. Tow requests have been answered that they have no more. I used the small green box we had originally but they will not accept that means of green disposal anymore

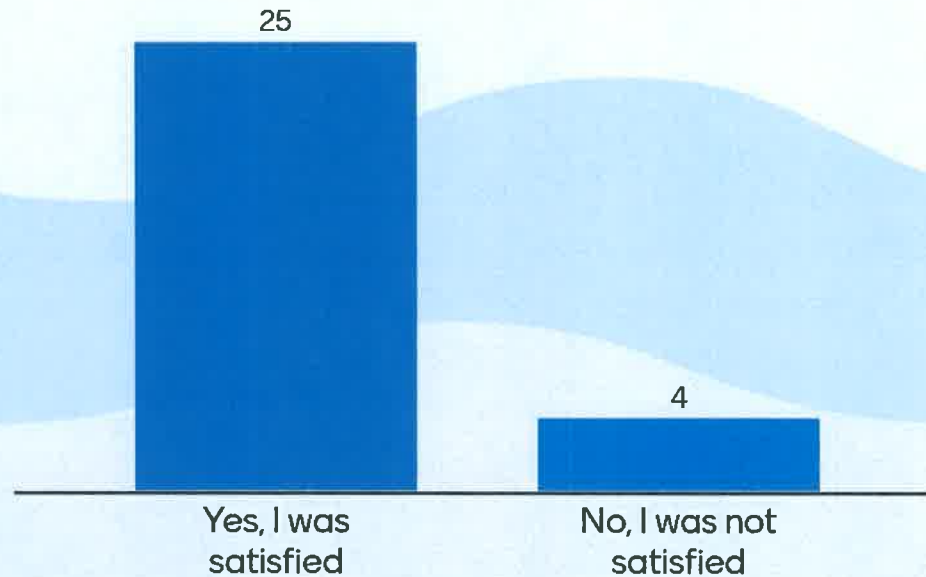
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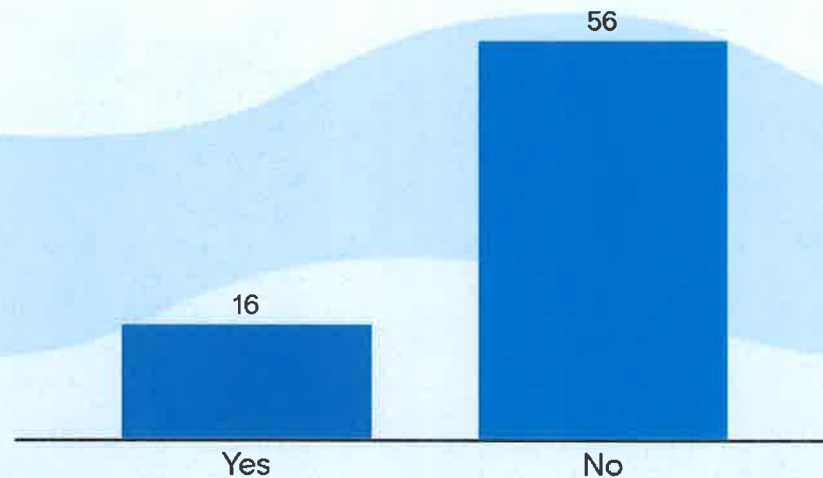
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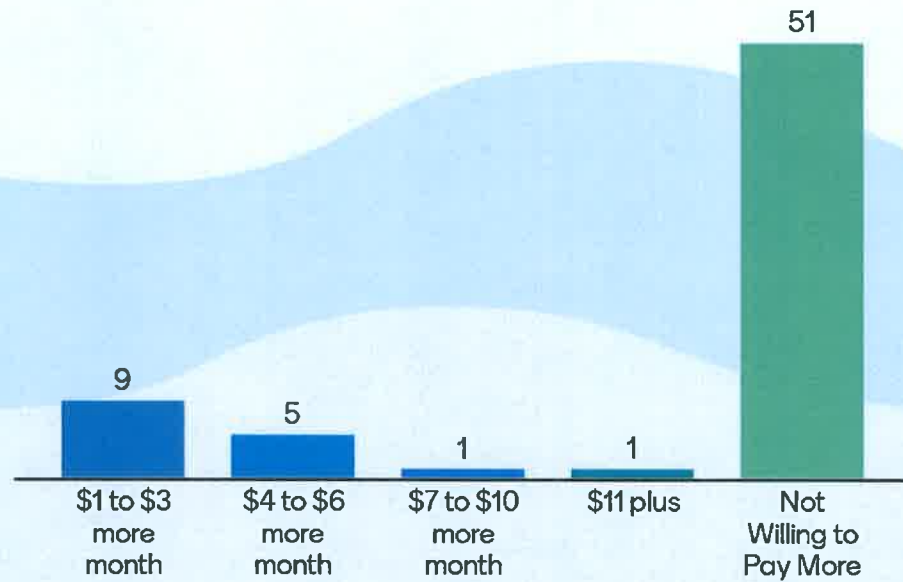
# If you had a complaint were you statisfied with the way your complaint was handled?



Currently, the City has once a week trash collection service. Would you be willing to pay more for twice a week service?

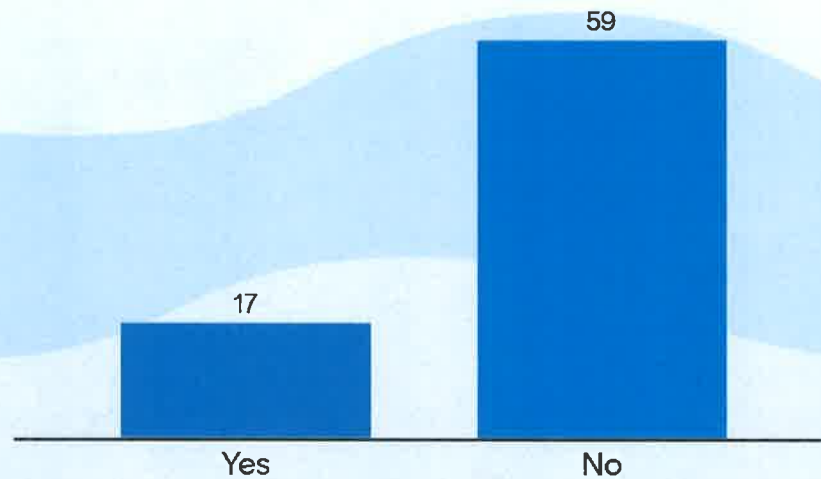


# If you are willing to pay more, how much more?

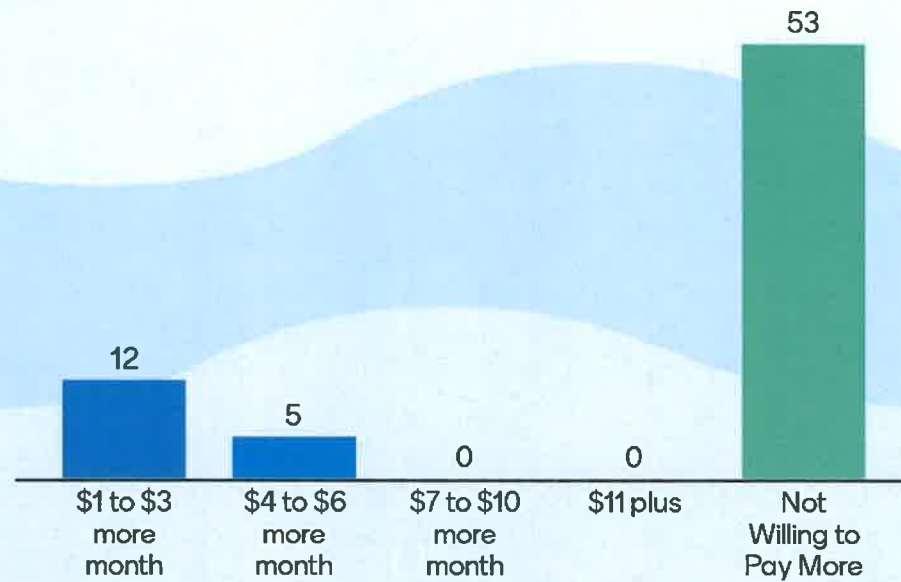




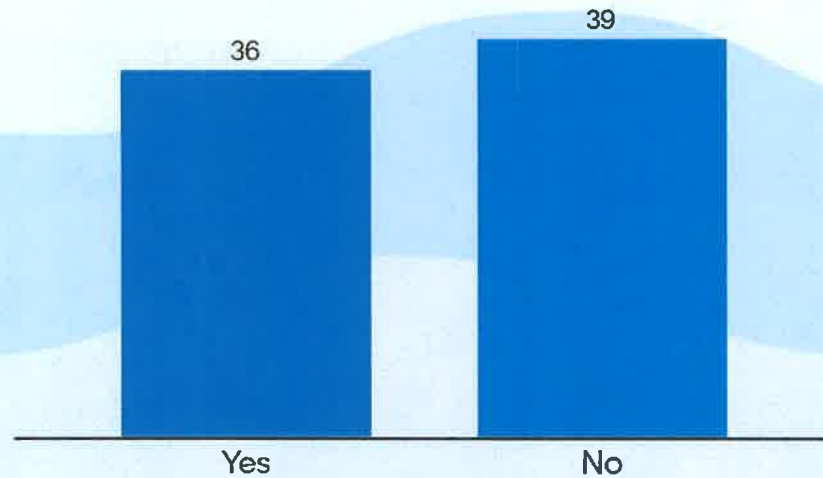
Twice yearly, the city has large item disposal of up to 8 cubic yards. Would you be willing to pay more for 16 cubic yards?



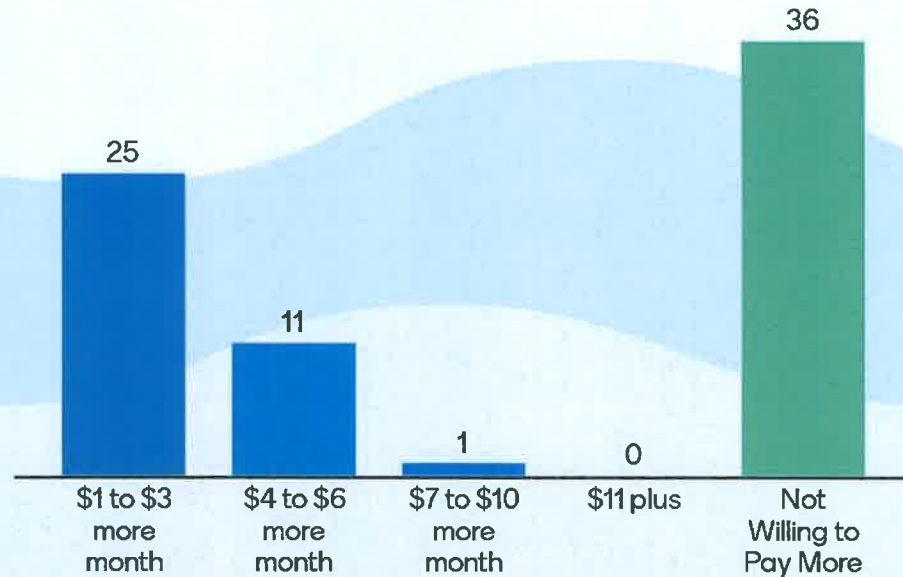
# If you are willing to pay more, how much more?



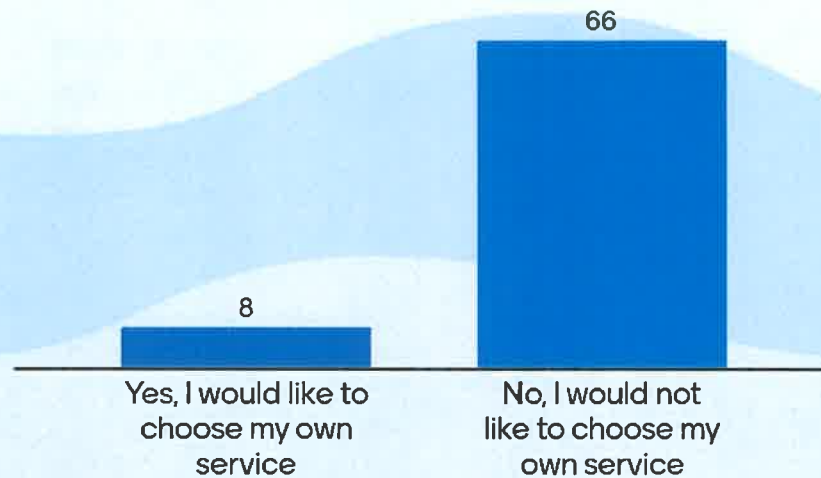
Currently, the City does not have organic waste disposal -Soiled food containers, food waste, Yard trimmings. Would you be willing to pay more?



# If you are willing to pay more, how much more?

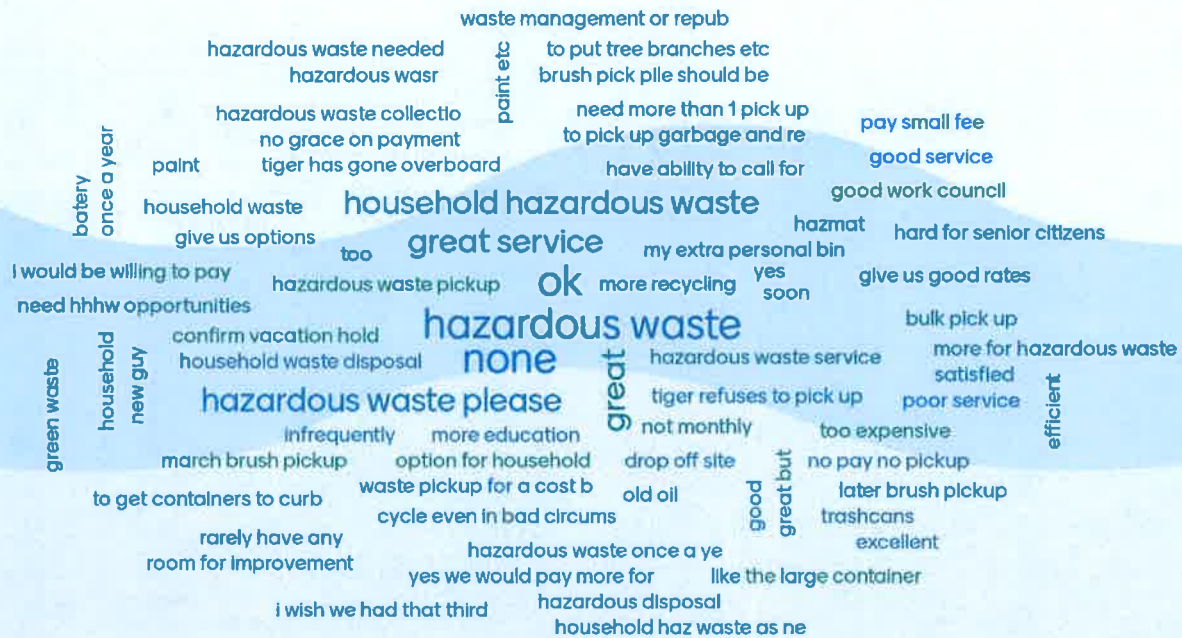


Would you prefer to choose your own trash and recycling service and the city no longer contracts out for these services?



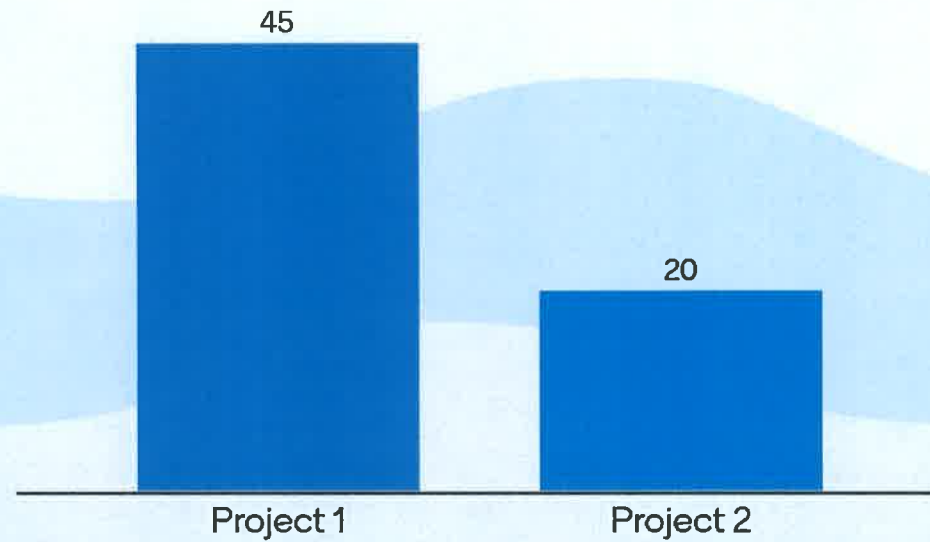
# Tell us anything you would like us to know about your solid waste service?

85 responses



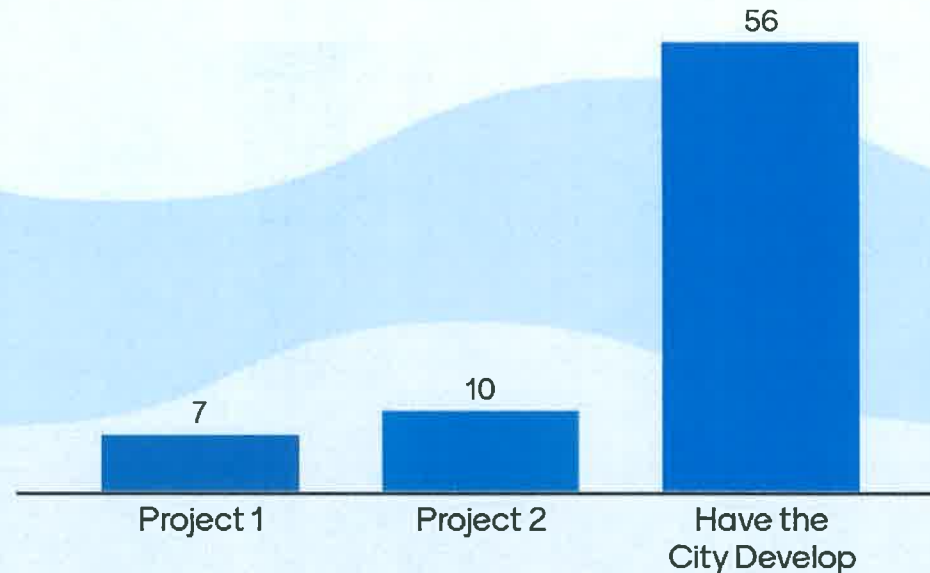
# Grass Hill Estates Subdivision/ William Rancher Property

Of the following two options which would you prefer?





# Of the following three options which would you prefer? Multiple Choice



# Of the following four options which would you prefer?

