



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 01, 2026 at 6:00 PM

MINUTES

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

PRESENT

Mayor Chris Riley
Council Place 1 Danielle Bolton
Council Place 2 Betty Heyl
Council Place 3 Philip Campos
Council Place 4 Rey Orozco
Mayor Pro-Tem, Council Place 5 Beth Mursch

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

Mayor Riley asked Council Place 2, Betty Heyl, to lead the 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.

There were none.

3. Presentations

1. Presentation and Discussion on the installation and use of Safety Cameras in Leon Valley - D. Gonzalez, Police Chief

David Gonzalez, Police Chief, presented the item. There was discussion on this item, but no future action was provided to the staff.

Richard Blackmore spoke at this time.

2. Presentation, Discussion and Possible Direction to Staff on Informational Voting Signs and Displays - S. Woeppel, Economic Development & Special Projects Director

Sarah Woeppel, Economic Development & Special Projects Director, presented the item. There was consensus from the council to buy some signs with date-changing options and place them in high-traffic areas.

3. Presentation, Discussion and Direction to Staff on Adopting the Succession and Continuity Plan - Dr. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item. There was consensus from the council to amend Ordinance 1.05.031 and bring the plan back for final approval.

4. Presentation, Discussion and Possible Direction to Staff on Assembly Uses - Art Rodriguez, City Attorney

Art Rodriguez, City Attorney, presented the item. There was consensus from the council to move forward with amending our assembly use.

4. Announcements by the Mayor and Council Members. At this time, reports about items of community interest for 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 shared announcements.

5. City Manager's Report

1. Upcoming Important Events:

- **September 15, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **September 07, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
- **October 05, 2026 – Last day to register to vote in November election.**
- **October 23, 2026 – Last day to apply for a Mail Ballot.**
- **October 19-30, 2026 – Early Voting Period**
- **November 03, 2026 – Election Day**
- **November 14, 2026 – Citywide Garage Sale**
- **Miscellaneous other Events and Announcements**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print in the foyer and posted on the City's website.

City Manager Caldera also provided the following updates:

- The El Verde Road Flood Control Project is nearing completion.
- The City has applied for a \$10 million Texas Water Development Board grant, which would help with the City's water infrastructure.
- The Leon Valley Public Library had approximately 8,000 visitors during the summer.

- 6. 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.

A motion was made by Council Place 3, Campos, to approve the Consent Agenda as presented. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **08-18-2026 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **06-11-2026 Library Advisory Board Meeting Minutes**
3. **Presentation, Discussion and Possible Action on Amending Ordinance Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table to Update the Changes Approved by City Council, Amending Division 7 Permitted Use Table, Section 15.02.381 to Delete the Uses "Bar" and "Stationary Sales", Adding "Mixed Use" to Residential Use, Adding "College" and "Higher Education" to University Use (1st Read was Held on 8-18-2026) - M. Gallardo, Planning and Zoning Director**
4. **Presentation, Discussion and Possible Action on Amending an Ordinance of the City of Leon Valley, Texas, Chapter 4, "Business Regulations", of the Code of Ordinances; Amending Section 4.03.047 Permit Approval (1st Read was Held on 8-18-2026) - M. Gallardo, Planning and Zoning Director**
5. **Presentation, Discussion and Possible Action to an Ordinance of the City of Leon Valley, Texas, City Council Amending Chapter 3, "Building Regulations," Article 3.02, "Technical and Construction Codes and Standards," Division 1, of the Leon**

Valley Code Of Ordinances To Expand The Vacant Building Registration Program to Address Vacant Commercial Property; Establishing Requirements for the Installation and Maintenance of Perimeter Fencing Around Vacant Commercial Property; Providing for Exceptions and Alternative Methods of Securing Property; Providing for Inspection and Enforcement; Providing an Initial Compliance Period (1st Read Was Held on 8/18/2026) - M. Gallardo, Planning and Zoning Director

6. **Discussion and Possible Action on an Ordinance of the City of Leon Valley, Texas, City Council Authorizing the Mayor to Execute a Commercial Contract - Unimproved Property Between the City of Leon Valley, as Seller, and Arbor Urban Developers, LLC, as Buyer, for the Sale and Conveyance of Approximately 0.55 acres of Real Property Located on Huebner road, Leon Valley, Texas, for a Purchase Price of \$1,000.00, in Accordance with the Economic Development and Infrastructure Improvement Funding Agreement Previously Approved by the City Council (First Read was held on 8-18-2026) - Dr. C. Caldera, City Manager**
7. **Presentation, Discussion and Possible Action on Amendments to the City of Leon Valley's Economic Development Incentive Policies - S. Woepfel, Economic Development & Special Projects Director**

7. Regular Agenda

1. **Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Health Inspection Services (First Read was Held on 8-4-2026) M. Gallardo, Planning and Zoning Director**

Dr. Crystal Caldera, City Manager, presented the item.

Steve Barscewski spoke at this time.

A motion was made by Mayor Pro-Tem, Council Place 5, Mursch, to authorize the City Manager to enter into an agreement with BB Inspection Services LLC for Health Inspection Services. The motion was seconded by Council Place 1, Bolton.

A motion was made by Council Place 3, Campos, to amend the motion to change the term of the agreement from five years to three years. The motion was seconded by Mayor Pro-Tem, Council Place 5, Mursch.

Voting Yea: Council Place 1 Bolton, Council Place 3 Campos, Mayor Pro-Tem, Council Place 5 Mursch

Voting Nay: Council Place 2 Heyl, Council Place 4 Orozco

The motion to amend the first motion passed (3) to (2).

City Council then voted on the first motion, which was to authorize the City Manager to enter into an agreement with BB Inspection Services LLC for Health Inspection Services.

Mayor Riley requested a roll call vote on the first motion, which was amended to accept the agreement, but with the change from a five-year term to a three-year term.

Voting Yea: Council Place 1 Bolton, Council Place 3 Campos, Mayor Pro-Tem, Council Place 5 Mursch

Voting Nay: Council Place 2 Heyl, Council Place 4 Orozco

The motion, as amended, passed (3) to (2).

2. Presentation, Discussion and Possible Action on a Lease Agreement Between the City of Leon Valley and San Blanc, LLC, DBA Poppy's Café - S. Woeppel, Economic Development & Special Projects Director

Sarah Woeppel, Economic Development & Special Projects Director, presented the item.

Laura LeBlanc, San Blanc, LLC, DBA Poppy's Café, was present to answer questions.

A motion was made by Council Place 3, Campos, to approve the lease agreement between the City of Leon Valley and San Blanc, LLC, DBA Poppy's Café as presented. The motion was seconded by Council Place 2, Heyl.

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

The motion passed unanimously.

3. Presentation and Discussion on an Ordinance Authorizing a Budget Adjustment to the Fiscal Year 2025-2026 General Fund Budget in the amount of \$109,704 for the Purpose of Increasing the Fire Department by \$11,239, the Park Department by \$74,372, the Library Department by \$11,700 and the Special Events Budget by \$12,393 to Provide Funding for the end of the year budget adjustments. (1st Reading as Required by City Charter) - C. Goering, Finance Director

Dr. Crystal Caldera, City Manager, presented the item.

There was a consensus among members of City Council to place this item on the September 15, 2026, Consent Agenda for a second read.

4. Conduct a Public Hearing for the City of Leon Valley on the Proposed Budget Fiscal Year 2026-2027 - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item.

Mayor Riley opened the public hearing at 9:32 PM.

There being no public comment, Mayor Riley closed the public hearing at 9:32 PM.

5. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2026-2027 Budget and Associated Capital Acquisition Plan (1st Read was Held 06-02-2026) - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item.

A motion was made by Council Place 3, Campos, to adopt the Fiscal Year 2026-2027 Budget and Associated Capital Acquisition Plan as presented. The motion was seconded by Mayor Pro-Tem, Council Place 5, Mursch.

Mayor Riley conducted the roll call vote.

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

The motion passed unanimously.

6. Conduct a Public Hearing for the City of Leon Valley on the Proposed 2026 Tax Rate - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item.

Mayor Riley opened the public hearing at 9:38 PM.

There being no public comment, Mayor Riley closed the public hearing at 9:38 PM.

7. Discussion and Possible Action on an Ordinance Approving and Adopting the Tax Year 2026; 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

Dr. Crystal Caldera, City Manager, presented the item.

This item will be presented for a second read on September 15, 2026.

8. Presentation and Discussion on an Ordinance of the City Council of the City of Leon Valley, Texas, Amending the City of Leon Valley Code of Ordinances, Chapter 1, Article 1.04, City Council, Section 1.04.001, Rules of Meeting Decorum and Conduct, Adding Mayor's Discretion Meeting Start Time of 5:30 PM; Providing for Repealer, Severability and Savings Clauses; and Providing for an Effective Date - Mayor, Chris Riley (First Read as Required by the Charter)

Dr. Crystal Caldera, City Manager, presented the item.

There was a consensus among members of City Council to place this item on the September 15, 2026, Consent Agenda.

8. 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.

None

9. Adjournment

Mayor Riley adjourned the meeting at 9:41 PM.

These minutes were approved by the Leon Valley City Council on the 15th day of September, 2026.

APPROVED


CHRIS RILEY
MAYOR

ATTEST:


SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

