CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, October 20, 2026 at 5:30 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.

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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 5:30 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 4, Rey Orozco, to lead the Pledge of Allegiance.

2. Citizens to be Heard

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.

Those who spoke at this time were a gentleman representing the Texas Privacy Coalition who chose not to provide his name, Richard Blackmore, and Spencer Spriesterbach.

3. Presentations

1. **Proclamation Presented to Celebrate Martin Rodriguez's 100th Birthday - Mayor, Chris Riley**

Mayor Chris Riley presented a proclamation to Martin "Marty" Rodriguez celebrating his 100th birthday.

2. **Presentation of a Proclamation in Recognition of Municipal Courts Week, November 2-6, 2026 - Mayor Chris Riley**

   Mayor Chris Riley presented a proclamation in recognition of Municipal Courts Week to the Leon Valley Municipal Court staff.

3. **Presentation, Discussion and Direction to Staff regarding Citizens request to make Hodges a Dead-End Street - Dr. Caldera, City Manager**

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

   Council Place 2, Heyl stated that she would like to see an engineering study. Dr. Caldera, City Manager, replied that she was obtaining cost estimates from the City Engineer.

   Dr. Caldera, City Manager, said her recommendation is to do a citywide study and look at the traffic plan as a holistic approach and break down each section just like you do with the water and sewer, get a plan together, and then you price it. Then it would be up to the community to decide whether or not they want to fund those improvements.

   Those who spoke at this time were Lalani Mercado, Michael Martinez, and Mr. Freitag.

   Dr. Crystal Caldera, City Manager, stated that the next step would be to contact the City Engineer to obtain a preliminary cost estimate for the neighborhood and bring the information back to City Council for further discussion.

4. **Presentation, Discussion, and Direction to Staff Regarding Options and Possible Solutions for Huebner Creek Erosion - Dr. Caldera, City Manager**

   David Dimaline, Public Works Director, presented the item.

   Mayor Riley asked Dr. Crystal Caldera, City Manager, to provide City Council members with a copy of the Corps of Engineers study.

   Byron Sanderford and Rick Zamora, both with Ardurra Engineers, spoke at this time.

   Mayor Riley asked David Dimaline, Public Works Director, to send the members of City Council a copy of the grant application.

   A motion was made by Council Place 5, Mursch to eliminate Options 1 and 2 from consideration. The motion was seconded by Council Place 3, Campos.

   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.

Those who spoke at this time were Kathy Hill.

There was a consensus to conduct a walkthrough of the Natural Area on Saturday, October 24, 2026, immediately following Coffee with the Mayor & City Council.

5. **Presentation and Discussion of the Monthly Financial Report Ending September 30, 2026 - C. Goering, Finance Director**

   Carol Goering, Finance Director, presented the item.

6. **Presentation, Discussion and Possible Action to an Ordinance of the City of Leon Valley, Texas, City Council Amending Chapter 8, "Offenses & Nuisances," Article 8.10 of the Leon Valley Code of Ordinances to Establish Standards for a Residential Rental Property Registration and Inspection Program for all Rental Units; And Amending Appendix A Fee Schedule Providing for Registration, Inspections, Fees and Enforcement; Providing for a Penalty Section; Setting Effective Date and Providing an Initial Compliance Period - S. Woeppel, Economic Development & Special Projects Director**

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

   There was a consensus to move forward with a recertification program that Dr. Caldera, City Manager will bring back.

4. **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 shared announcements.

5. **City Manager's Report**

   1. **Upcoming Important Events**:

      - **November 03, 2026 – Regular City Council Meeting**
        6:30 PM - City Council Chambers
      - **October 23, 2026 – Last day to apply for a Mail Ballot**
      - **October 19-30, 2026 – Early Voting Period**
      - **October 24, 2026 – Coffee with the Mayor & City Council**
        9:00 AM – 11:00 AM – Leon Valley Community Center
      - **October 31, 2026 – Halloween Party**
        11:30 AM – 12:30 PM - Leon Valley Library
      - **October 20-31, 2026 – Haunted House**
        Various times (Check Library calendar) – Leon Valley Library
      - **November 03, 2026 – Election Day**

- **November 11, 2026 – City Hall and Municipal Offices Closed**
  In observance of Veterans Day (City Hall reopens November 12, 2026)
- **November 14, 2026 – Citywide Garage Sale**
  8:00 AM – 6:00 PM – Citywide
- **November 24, 2026 – Big Rig Petting Zoo**
  9:00 AM – 11:30 AM – Raymond Rimkus Park
- **November 26–27, 2026 – City Offices & Municipal Court Closed**
  Thanksgiving Holiday (City Hall reopens November 30, 2026)
- **December 5, 2026 – Breakfast with Santa**
  9:00 AM – 11:30 AM – Leon Valley Library
- **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:

- Encouraged everyone to vote on the staff's Pumpkin Decorating Contest.
- George Rodriguez (Public Works) completed 90 hours of training with the American Institute of Public Works.
- Grant Report was sent out to members of City Council last week to review.
- Reminded everyone of the November 14, 2026, Citywide Garage Sale. Those interested in participating and being on the list need to notify the city secretary by November 12, 2026.
- Lastly, as of 5:00 PM, approximately 1,900 registered voters had cast their ballots at the Leon Valley Conference Center, ranking the location eighth among the busiest polling sites.

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 accept the Consent Agenda as presented. The motion was seconded by Council Place 5, Mursch.

   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. **09-15-2026 Regular City Council Meeting Minutes**

   2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
      a. **08-03-2026 Economic and Community Development Advisory Committee Meeting Minutes**

b. 08-05-2026 Earthwise Living Committee Meeting Minutes
c. 08-13-2026 Library Advisory Board Meeting Minutes
d. 09-10-2026 Library Advisory Board Meeting Minutes

3. **Discussion and Possible Action on an Ordinance of the City Of Leon Valley, Texas, Amending Chapter 1, "General Provisions," Article 1.05, "Administrative Code," Division 2, "City Manager," Section 1.05.031, "Appointment; Functions; Absence or Disability," of the City of Leon Valley Code of Ordinances; Removing the Provision Automatically Designating the City Secretary to Perform the Duties of City Manager During the City Manager's Absence or Disability; Providing for the Designation and Appointment of an Acting City Manager Consistent with Section 5.01(E) of the City Charter - (First Read was Held on 9-15-2026) - Dr. Crystal Caldera, City Manager**

4. **Discussion and Possible Action on a Resolution Authorizing the Submission of an Application to the United States Department of Transportation, Federal Highway Administration, in the Amount up to $8,584,802 through the Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Discretionary Grant Program for the Huebner Creek Flood Resilience, Erosion Mitigation, and Mobility Improvement Project - D. Dimaline, Public Works Director**

5. **Discussion and Possible Action on a Resolution Designating the Echo as the City of Leon Valley's Official Newspaper for the Publication Of Ordinances, Public Hearings, and Other Required Notices - S. Passailaigue, City Secretary**

7. Regular Agenda

1. **Presentation and Discussion to Consider Amending Chapter 15 Zoning, Division 2 Rules of Construction and Definitions, Section 15.02.052 Definitions to Amend the Definition of Assisted Living Facility, Amending Chapter 4 Business Regulations by Adding Article 4.15 Assisted Living Facilities, and Amending Appendix A Fee Schedule Article A8.000 Building and Construction Related Fees Section A8.004 Certificate of Occupancy by Adding a Section A8.004(D) Sanitation Fee $200.00, Section A8.004(E) ALF Fire Marshal Annual Inspection $300.00, Section A8.004(F) ALF Notice Fee $200.00 (1st Reading as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

   Dr. Crystal Caldera, City Manager, and Michael Gallardo, Planning and Zoning Director, presented the item.

   Staff will send the updated revisions to City Council members to review before this item comes back for a second read.

2. **Presentation, Discussion, and Possible Action on the 2027 City Calendar of Events - S. Passailaigue, City Secretary**

   Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 4, Orozco, to cancel the January 5, June 15, and July 6, 2027, Regular City Council meetings and to place an asterisk next to October 5, 2027, indicating a possible cancellation. The motion was seconded by Council Place 3, Campos.

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.

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.**

Council Place 3, Campos, requested a briefing on street paving. Dr. Crystal Caldera, City Manager, replied that the item was scheduled for November 17, 2027.

Council Place 3, Campos, also requested an item regarding EMS billing rates. Dr. Crystal Caldera, City Manager, replied that staff would be bringing library rates forward in November and that she would also review the EMS billing rates.

9. **Adjournment**

There being no further business, Mayor Riley adjourned the meeting at 10:00 PM.

These minutes were approved by the Leon Valley City Council on the 3rd day of November, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY