



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 02, 2023 at 6:30 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.

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

PRESENT

Mayor Chris Riley
Council Place 1 Benny Martinez
Council Place 2 Josh Stevens
Council Place 3 Jed Hefner
Mayor Pro Tem, Council Place 4 Rey Orozco
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:30 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked Councilor Josh Stevens to lead the Pledge of Allegiance.

2. Citizens to be Heard

Those who spoke at this time were: Alex Janacek (Leon Valley); Randy Gonzalez (Leon Valley); and Evan Bohl (Leon Valley)

3. Presentations

1. Presentation of a Proclamation declaring April 30 - May 6, 2023, as Municipal Clerks Week.

Mayor Chris Riley presented a proclamation to Sandra Passailaigue, City Secretary declaring the week of April 30 - May 6, 2023 as Municipal Clerk's Week.

2. Presentation, Discussion, and Possible Action to Authorize the City Manager to Enter into negotiations with a Selected Towing Company and to bring back an agreement to City Council to provide Towing and Impound Services for Leon Valley - D. Gonzalez, Police Chief

Crystal Caldera, City Manager presented an item seeking City Council authorization to enter into negotiations with a selected towing company to provide towing and impound services for the City of Leon Valley.

Those who spoke on this item were: Jason Banis; Rose Ryan (Leon Valley); Philip Campos (Leon Valley); and Olen Yarnell. An email was also submitted by Cathy Nelson.

Councilor Josh Stevens motioned to authorize the city manager to enter into negotiations with Banis Towing to provide towing and impound services to the City of Leon Valley; and to bring back a contract for City Council consideration. The motion was seconded by Councilor Rey Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

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.

Announcements were made by Mayor Riley and Council Members.

Councilor Josh Stevens motioned to move Agenda Item 7.9 up to follow the City Manager's Report. The motion was seconded by Councilor Will Bradshaw.

Voting Yea: Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

Voting Nay: Council Place 1 Martinez

5. City Manager's Report

Crystal Caldera, City Manager reminded everyone that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. City Manager Caldera provided information about the Leon Valley Pool's opening dates.

1. Upcoming Important Events:

Regular City Council Meeting, Tuesday, May 16, 2023, at 6:30 PM, in Council Chambers.

Early Voting at the Leon Valley Conference Center, 6421 Evers Road, Texas,

78238, Monday, May 01, 2023 and Tuesday, May 02, 2023 from 8:00 AM to 8:00 PM.

General & Special Election, Saturday, May 06, 2023, Poll Centers open from 7:00 AM to 7:00 PM. Poll Center locations may be found at

<https://www.leonvalleytexas.gov/secretary/page/may-6-2023-early-voting-dates-times-and-locations>

Annual City-Wide Garage Sale, Saturday, May 20, 2023, from 8:00 AM to 6:00 PM.

Leon Valley Pools Open, Saturday, May 27, 2023. Hours of operation for each pool may be found here <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-pools>

Big Rig Petting Zoo, Monday, June 05, 2023, from 10:30 AM - 12:00 PM, at Raymond Rimkus Park.

Miscellaneous other events and announcements.

6. Consent Agenda

Councilor Jed Hefner motioned to approve the Consent Agenda as presented. The motion was seconded by Councilor Josh Stevens.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 04-18-2023 Regular City Council Meeting Minutes**
 - b. 04-22-2023 Coffee - "Picnic" with the Mayor and City Council Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 11-02-2022 Citizens Police Advisory Committee Meeting Minutes**
 - b. 03-09-2023 Park Commission Meeting Minutes**
 - c. 03-09-2023 Library Advisory Committee Meeting Minutes**
 - d. 03-20-2023 Economic and Community Development Advisory Committee Meeting Minutes**
 - e. 03-28-2023 Planning & Zoning Commission Meeting Minutes**
- 3. Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2023 - D. Dimaline, Assistant Public Works Director**
- 4. Discussion and Possible Action of an Ordinance Amending Ordinance 2022-51, Which Approved Various Budget Adjustments for Carry Over Projects, to Clearly Identify the Funding Sources (1st Read was Held on 04-18-2023) - M. Moritz, Public Works Director**

5. Discussion and Possible Action of a Resolution of the City Of Leon Valley, TX., City Council Appointing to the Board of Adjustment - Mayor Chris Riley

7. Regular Agenda

- 1. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX., City Council, Approving (A) An Increase, Beginning January 01, 2023, In: (1) The General Residence Homestead Exemption in the City for an Individual in an Amount Equal to Twenty Percent (20%) of the Appraised Value of the Residence Homestead or the Statutorily Mandated Minimum of \$5,000; (2) Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for Disabled Persons from \$30,000 to \$50,000; and (B) Amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to Add Such Exemptions (1st Read was Held 05-02-2023) - Councilor Josh Stevens and Councilor Jed Hefner**

Councilor Josh Stevens gave a presentation of an ordinance for City Council consideration seeking approval of: (A) An increase, beginning January 01, 2023, in: (1) The general residence Homestead Exemption in the City for an Individual in an amount equal to twenty percent (20%) of the appraised value of the residence Homestead or the statutorily mandated minimum of \$5,000; (2) Homestead Property Tax Exemption for persons 65 years of age or older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for disabled persons from \$30,000 to \$50,000; and (B) amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to add such exemptions.

Those who spoke on this item were: Philip Campos (Leon Valley); Randy Gonzalez (Leon Valley); Evan Bohl (Leon Valley); Erick Matta (Leon Valley); and Olen Yarnell (Leon Valley)

This item will be back on the next City Council meeting in the Regular Agenda for a second reading.

- 2. Discussion and Possible Action on the Renewal of the Lease Agreement between the City of Leon Valley and Cha Cha's New Gen, LLC Café, Margarita Bania Ruiz for the property at 6417 Evers Road, Leon Valley, TX 78238 - C. Caldera, City Manager**

Crystal Caldera, City Manager introduced the item and then turned it over to Councilor Will Bradshaw and Councilor Benny Martinez who requested the item be placed on tonight's agenda.

Margarita Bania Ruiz was present and spoke as well.

Those who spoke on this item were: Philip Campos (Leon Valley); Randy Gonzalez (Leon Valley); Olen Yarnell (Leon Valley); Erick Matta (Leon Valley); Evan Bohl (Leon Valley); Rose Ryan (Leon Valley); Mr. Chehade; Manuel Arteaga (Leon Valley); Roland Soto (Leon Valley)

Councilor Benny Martinez read an email from Tina Chasan (Leon Valley)

Councilor Rey Orozco motioned to move forward with Agenda Item 10.1 to discuss.

Councilor Benny Martinez motioned to extend the lease for six months.

Councilor Jed Hefner motioned to table this item and move to Agenda Item 7.2; then return to this item. The motion was seconded by Councilor Will Bradshaw.

Voting Yea: Council Place 2 Stevens, Council Place 3 Hefner, Council Place 5 Bradshaw
Voting Nay: Council Place 1 Martinez, Mayor Pro Tem, Council Place 4 Orozco

3. Presentation Discussion and Possible Action on Directing the staff to solicit RFPs for a competitive proposal to execute a short-term lease agreement at 6417 Evers Road - Councilor Josh Stevens and Councilor Will Bradshaw

Councilor Josh Stevens presented this item seeking City Council approval to direct staff to solicit RFPs for a competitive proposal to execute a short-term lease agreement at 6417 Evers Road.

Those who spoke on this item were: Erick Matta (Leon Valley)

Councilor Jed Hefner motioned to direct staff to enter into a solicitation for an RFP for 6417 Evers Road; allowing the current tenant to remain month-to-month under the current lease until the conclusion of that RFP process. Councilor Josh Stevens seconded the item.

Councilor Hefner amended his previous motion adding that the RFP should expand alternate uses for the building. Councilor Stevens seconded the amendment.

Crystal Caldera, City Manager will bring back a draft RFP in June.

Councilor Benny Martinez requested that the words "short-term" be removed.

Councilor Jed Hefner amended his motion to change "short-term" to "two-year". The motion was seconded by Councilor Benny Martinez

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

4. Presentation, Discussion, and Public Hearing to Consider a Approving a Request to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 Acre Unplatted Parcel of Land Located at the Corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432 - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

Mindy Teague, Planning and Zoning Director presented a request to amend Planned Development District #2022-31 to amend the approved site plan on a 9.180 acre, unplatted parcel of land located at the corner of Evers Road and Seneca Drive, being P-4A, ABS 530, CB4432

Those who spoke on this item were: Mr. Chehade

Councilor Josh Stevens motioned to extend tonight's meeting past 10:00 PM to take care of City business. Councilor Jed Hefner seconded the motion.

Voting Yea: Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

Absent from the vote: Council Place 1 Martinez

Mayor Chris Riley opened the Public Hearing at 10:07 PM

Those who spoke at this time were: Rudy Garcia (Leon Valley)

There being no more comments from the public; Mayor Riley closed the Public Hearing at 10:11 PM

5. Presentation, Discussion, and Possible Action on a Request to Waive Fees for an Amendment to Planned Development District #2022-31 - M. Teague, Planning and Zoning Director

Mindy Teague, Planning and Zoning Director presented a request to waive fees for an amendment to Planned Development District #2022-31.

Councilor Jed Hefner motioned to approve as written. The motion was seconded by Councilor Rey Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

6. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$7,250 from Economic and Community Development Funds to modernize SA City Barber Shop with new capital equipment and to hire new barbers. - R. Salinas, Director of Economic Development

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in the amount not to exceed \$7,250 from Economic and Community Development Funds to modernize SA City Barber Shop with new capital equipment and to hire new barbers.

Mr. James Gutierrez, applicant, was also present.

Councilor Benny Martinez read an email for this and the next two agenda items as submitted by Tina Chasan (Leon Valley)

Those who spoke on this item were: Erick Matta (Leon Valley)

A motion was made by Councilor Jed Hefner to approve as requested. The motion was seconded by Councilor Rey Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

- 7. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 9,321 from Economic and Community Development Funds to modernize the Smash Dance Academy. The grant will purchase outdoor features to create a more welcoming environment, 3M film tint for the windows at the location to reduce the heat inside, and to purchase and install soundproof wall panels to reduce noise escaping into the neighboring businesses. - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in the amount not to exceed \$ 9,321 from Economic and Community Development Funds to modernize the Smash Dance Academy. The grant will purchase outdoor features to create a more welcoming environment, 3M film tint for the windows at the location to reduce the heat inside, and to purchase and install soundproof wall panels to reduce noise escaping into the neighboring businesses.

Lisa Valdez, applicant was also present.

A motion was made by Councilor Rey Orozco to approve as requested. The motion was seconded by Councilor Benny Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Mayor Pro Tem, Council Place 4 Orozco

Voting Abstaining: Council Place 3 Hefner

- 8. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 10,000 from Economic and Community Development Funds to modernize the WOT Auto Spa. The grant will purchase updated fixtures, new signage, a new floor plan for better workstations, fresh paint, and to market the shop. - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in an amount not to exceed \$ 10,000 from Economic and Community Development Funds to modernize the WOT Auto Spa. The grant will purchase updated fixtures, new signage, a new floor plan for better workstations, fresh paint, and to market the shop.

Mr. Smith, applicant was also present.

A motion was made by Councilor Jed Hefner to approve as requested. The motion was seconded by Councilor Will Bradshaw.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

- 9. Presentation, Discussion and Public Hearing to Consider Approving a Request on a Non-Specified Use Request to Allow the Use “Bar” in the O-1 Office with a Specific Use Permit, and in the B-1 Small Business, B-2 Retail, B-3 Commercial, and I-1 Industrial Zoning Districts without a Specific Use Permit (SUP), to Allow the Use “Entertainment – Indoor” in the B-2 and B-3 Zoning Districts without an SUP, and the Use “Entertainment – Outdoor” to be Allowed in the B-2 and B-3 Zoning Districts without an SUP- (1st Read as Required by City Charter) - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director presented an item seeking City Council approval of a request on a Non-Specified Use Request to allow the use “Bar” in the O-1 Office with a Specific Use Permit, and in the B-1 Small Business, B-2 Retail, B-3 Commercial, and I-1 Industrial Zoning Districts without a Specific Use Permit (SUP), to Allow the Use “Entertainment – Indoor” in the B-2 and B-3 Zoning Districts without an SUP, and the Use “Entertainment – Outdoor” to be allowed in the B-2 and B-3 Zoning Districts without an SUP.

Mayor Riley opened the Public Hearing at 10:53 PM

Those who spoke on his item were: Pat Martinez (Leon Valley)

There being no more public comment; Mayor Riley closed the Public Hearing at 10:54 PM

There was a consensus to bring this item back with a provision for nightclub.

This item will come back for second read in the Regular Agenda.

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

1. Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Lease Agreement between Ms. Bania Artiaga and the City of Leon Valley

9. Reconvene into Regular Session

10. Possible Action on Issues Discussed in Executive Session If Necessary

City Council did not go into Executive Session this evening.

11. Citizens to be Heard

None

12. 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.

Councilor Rey Orozco updated everyone on the sign code ordinance issue.

Councilor Josh Stevens asked about the Opioid Settlement.

13. Adjournment

Mayor Riley announced that the meeting adjourned at 11:09 PM

These minutes approved by the Leon Valley City Council on the 16th of May, 2023.

APPROVED



CHRIS RILEY
MAYOR

ATTEST: 

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

