



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 18, 2026 at 5:30 PM

AGENDA

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**
- 2. 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 Attorney About a Proposed Infrastructure Improvement Agreement – Sawyer Development Easement Between the City of Leon Valley and Samir Chehade, One Stop Group LP.
 2. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney Regarding a Personnel Matter.
- 3. Reconvene into Regular Session**
- 4. 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.
- 5. Possible Action on Issues Discussed in Executive Session If Necessary**
- 6. Presentations**
 1. Presentation, Discussion, and Possible Action to Approve Fiscal Year 2027 Group Insurance Proposal for Employee Medical, Dental, and Life Insurances provided by Gallagher Benefit Services - L. Hernandez, Human Resources Director

2. Presentation, Discussion, and Direction to Staff on the Leon Valley 4th of July Celebration - Dr. Caldera, City Manager
3. Presentation and Discussion on an Ordinance Related to the Fiscal Year 2026-2027 Proposed Budget (1st Reading was held on 06-02-2026) - Dr. C. Caldera, City Manager
7. **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.
8. **City Manager's Report**
 1. **Upcoming Important Events:**
 - **September 01, 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**
9. **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.
 1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 07-29-2026 Special City Council Meeting Minutes
 - b. 08-04-2026 Regular City Council Meeting Minutes
 - c. 08-10-2026 Special City Council Meeting Minutes
 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 02-11-2026 Earthwise Living Committee Meeting Minutes
 - b. 03-11-2026 Earthwise Living Committee Meeting Minutes
 - c. 03-24-2026 Planning Zoning Commission Meeting Minutes
 - d. 04-08-2026 Earthwise Living Committee Meeting Minutes
 - e. 04-28-2026 Planning Zoning Commission Meeting Minutes
 - f. 05-06-2026 Earthwise Living Committee Meeting Minutes
 - g. 06-15-2026 Economic and Community Development Advisory Committee Meeting Minutes
 - h. 06-22-2026 Economic and Community Development Advisory Committee Meeting Minutes

- [3.](#) Presentation and Discussion of the Monthly Financial Report Ending July 31, 2026 - C. Goering, Finance Director
- [4.](#) Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Building Reviews and Inspection Services (First Read was Held on 08-04-2026) M. Gallardo, Planning and Zoning Director
- [5.](#) Discussion and Possible Action Approving a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 (First Read Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director
- [6.](#) Discussion and Possible Action Approving a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5903 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial (First Read was Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director
- [7.](#) Presentation, Discussion, and Possible Action on Approving the City Manager's Evaluation Form - Mayor Chris Riley

10. Regular Agenda

- [1.](#) Presentation, Discussion, and Possible Action of a Petition for Preliminary Acceptance of Public Improvements at the Poss Landing Unit 2 Subdivision, Located at 7205 Huebner Road – M. Gallardo, Planning and Zoning Director
- [2.](#) Presentation and Discussion 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 as Required by City Charter) - M. Gallardo, Planning and Zoning Director
- [3.](#) 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 for BYOB (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director
- [4.](#) Presentation, Discussion and Possible Action to Consider Amending Chapter 3 Building Regulations Article 3.02 Technical and Construction Codes and Standards, Division 1, Subdivision 3.02.001 Vacant Building Registration Program, Amending Section 3.02.014 Property Inspections (A)(3) Adding a Requirement for Perimeter Fencing to Secure Vacant Commercial Property, Amending Section 3.02.002 Definitions by Adding

a Definition for Perimeter Fencing (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director

5. 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 as Required by the Charter) - Dr. C. Caldera, City Manager

11. **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.**

12. Adjournment

Executive Session - The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. [Attorney General Opinion No. GA-0957 (2012)]

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley City Council** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City’s website at .

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.

The City provides the following information in compliance Texas Government Code § 551.043(c): (i) a copy of the City’s proposed budget may be located on the City’s home page of its website and at <https://www.leonvalleytexas.gov/finance/page/truth-taxation-information>; and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year (“FY”), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of \$229,635	Property Tax Bill in Dollars
Current FY 2025/26	\$ 1,255.72
An estimate if the proposed budget is adopted for FY 2026/27	\$ 1,251.60
An estimate if a balanced budget is funded and adopted at the no- new-revenue tax rate for FY 2026/27	\$ 1,238.41



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
AUGUST 12, 2026 3:27 PM



MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and Council

FROM: Lisa Hernandez, Human Resources Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion and Possible Action to Approve Fiscal Year 2027 Group Insurance Proposals for Employee Medical, Dental and Life Insurances provided by Gallagher Benefit Services.

PURPOSE

The scope of our objective is to identify health insurance plans that best meet the needs of the City and its Employees, while ensuring access to quality health insurance benefits is comparable and affordable.

In FY2026 City Council approved to continue paying 100% of the Employee-Only premium costs for basic health, dental, and life insurances with a maximum amount of \$881.52 to supplement employee's out-of-pocket costs for elected medical coverage plan options.

RESULTS

Gallagher Benefit Services, Insurance Broker, provided negotiated health insurance plan and rate options for fiscal year beginning October 1, 2026, and ending September 30, 2027; receiving bids from Health Providers, to include non-traditional options, by:

- Curative, increase of 15.8%
- Evry Health, increase of 5.6%
- BCBS, increase of 28.7%
- UHC, increase of 19% (renewal plan)

Medical: The Renewal Base Plan Option (ETQ6) imposed an increase for Employee-Only premium cost from \$819.09 to \$974.72 per month; an increase of \$155.63 per month or 19%.

The Negotiated **Base-Plan Option (ETQN)** with UHC has a reduced premium cost of \$808.76 for Employee-Only with a few impacts to the coverages; increased deductibles, coinsurances, specialty office visit copay, and a POD on emergency room visits. Assuming the city continues to pay 100% of the Employee-Only premium cost, or up to \$881.52 to supplement elected medical plan options, there would be no financial impacts to FY2027 proposed budget.

- United Healthcare: \$808.76 - EO Base Plan
0% Increase (ETQN Base Plan Option)

By continuing to supplement employees medical premium costs, offering employees a Medical

Buy-Up Plan Option (ETRM) allows employees to buy-up to a healthier medical plan with lower out-of-pocket costs.

HEALTH (MEDICAL) INSURANCE	Current Plan			New Base Plan		
	FY25/2026 LOW PLAN E12Z	EE OOP Cost per Month	EE OOP Cost per Pay Period	FY26/2027 LOW PLAN ETQN	*EE OOP Cost per Month	*EE OOP Cost per Pay Period
Calendar Year Deductible	\$2,000 / \$4,000			\$3,000 / \$6,000		
Max Out of Pocket Deductible	\$3,000 / \$6,000			\$8,150 / \$16,300		
Preventative	100%			100%		
Coinsurance	80%			75%		
Office Copays	\$30 PrevCare / \$60 Spec			\$15 PrevCare / \$100 Spec		
Urgent Care	\$50			\$25		
ER (Copay)	\$500			\$400 POD		
Prescription (RX997S) - Preferred	\$10/\$50/\$100			\$10/\$50/\$100		
EE Only (City Pays up to \$881.52)	\$819.09	\$0.00	\$0.00	\$808.76	\$0.00	\$0.00
EE & Spouse	\$1,454.60	\$573.08	\$286.54	\$1,436.25	\$554.73	\$277.37
EE & Child	\$1,036.14	\$154.62	\$77.31	\$1,023.08	\$141.56	\$70.78
EE & Family	\$2,140.19	\$1,258.67	\$629.34	\$2,113.20	\$1,231.68	\$615.84

*Supplements employees medical out-of-pocket costs up to: \$881.52

Dental & Life Insurance: 0% Increase.

Rate/Plan Guaranteed through the end of FY2027 Plan Year with current providers.

DENTAL INSURANCE	Low-Plan Renewal (Rate Guaranteed)	EE OOP Cost
CYD	\$50 / \$100	
Preventative	100%	
Basic- ER Exam, Root Canal	80%	
Major-Orthodontics	50%	
Annual Benefit Maximum	\$1,500	
Premium Costs:		
EE Only	\$25.72	\$0.00
EE & Spouse	\$51.46	\$25.74
EE & Child	\$69.64	\$43.92
EE & Family	\$105.47	\$79.75
Life Ins - EO, \$10,000 Basic / AD&D	\$1.30	\$0.00

Renewal Rate/Plan Guaranteed thru FY2027. 0\$ Increase

FISCAL IMPACT

The Proposed FY2027 Budget supports the proposed New Base-Plan Option (ETQN) with UHC, and Renewal Plans for Dental and Life insurances; city's maximum contribution for Employee-Only is \$908.54.

UNITED HEALTHCARE - MEDICAL

(City supplements employees elected medical plan up to \$881.52)

Low Plan POS Premier ETQN, Rx: 997S	Monthly Premium	City Pays	Emp Pays per Month	Emp Pays per PP (24)
Employee Only	\$808.76	\$808.76	\$0.00	\$0.00
Employee + Spouse	\$1,436.25	\$881.52	\$554.73	\$277.37
Employee + Child	\$1,023.08	\$881.52	\$141.56	\$70.78
Employee + Family	\$2,113.20	\$881.52	\$1,231.68	\$615.84

High Plan POS Premier ETRM, Rx: 997X	Monthly Premium	City Pays	Emp Pays per Month	Emp Pays per PP (24)
Employee Only	\$919.07	\$881.52	\$37.55	\$18.78
Employee + Spouse	\$1,632.15	\$881.52	\$750.63	\$375.32
Employee + Child	\$1,162.62	\$881.52	\$281.10	\$140.55
Employee + Family	\$2,401.43	\$881.52	\$1,519.91	\$759.96

UNITED HEALTHCARE - DENTAL

Low Plan PPO CS250	Monthly Premium	City Pays	Emp Cost per Month	Emp Cost per PP (24)
Employee Only	\$25.72	\$25.72	\$0.00	\$0.00
Employee + Spouse	\$51.46	\$25.72	\$25.74	\$12.87
Employee + Child	\$69.64	\$25.72	\$43.92	\$21.96
Employee + Family	\$105.47	\$25.72	\$79.75	\$39.88

High Plan PPO CSO	Monthly Premium	City Pays	Emp Cost per Month	Emp Cost per PP (24)
Employee Only	\$40.36	\$25.72	\$14.64	\$7.32
Employee + Spouse	\$80.71	\$25.72	\$54.99	\$27.50
Employee + Child	\$103.48	\$25.72	\$77.76	\$38.88
Employee + Family	\$158.37	\$25.72	\$132.65	\$66.33

LIFE & AD&D

Dearborn Life Insurance	Monthly Premium	City Pays	Emp Cost per Month	Emp Cost per PP (24)
Employee Only	\$1.30	\$1.30	\$0.00	\$0.00

Maximum City Contribution for Employee Only coverage: \$908.54

RECOMMENDATION

To authorize the City Manager to execute the city's health, dental & life insurance group contract through Gallagher Benefit Services; and Approving the insurance benefits bid contract to United Healthcare for Medical Base Plan ETQN and Dental Low Plan PPO CS250, and Dearborn for Basic Life / AD&D Insurance Plans, and to provide the Medical Buy-Up Plan Option (ETRM) while continuing to cover costs up to \$881.52 to minimize employee's medical out-of-pocket cost for elected coverage plans.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Group Health Benefits FY 2027

Regular City Council Meeting
August 18, 2026

Purpose

- To review and award the coverage plans for employee group health insurance benefits:
 - Medical
 - Dental
 - Life and AD&D

Medical Renewal

United HealthCare Base Plan

	Current	Renewal		
HEALTH (MEDICAL) INSURANCE	FY2026 EI2Z	FY2027 ETQ8	Plan Variance	OOP Variance, with applied supplement
Calendar Year Deductible	\$2,000 / \$4,000			
Max Out of Pocket Deductible	\$3,000 / \$6,000			
Preventative	100%			
Coinsurance	80%			
Office Copays	\$30 PrevCare / \$60 Spec			
Urgent Care	\$50			
ER (Copay)	\$500			
Prescription (RX997S) - Preferred	\$10/\$50/\$100			
			19.00%	10.57%
EE Only (City Pays up to \$881.52)	\$819.09	\$974.72	\$155.63	\$93.20
EE &Spouse	\$1,454.60	\$1,730.97	\$276.37	\$849.45
EE & Child	\$1,036.14	\$1,233.02	\$196.88	\$351.50
EE & Family	\$2,140.19	\$2,546.83	\$406.64	\$1,665.31

*Supplements out-of-pocket costs up to: \$881.52

- Approximately 19% increase for EO; or, 10.57% after supplement is applied, between the current and renewal plans.

Medical

United Healthcare Base Plan (ETQN)

Current Plan				New Base Plan			OOP Variance per month
HEALTH (MEDICAL) INSURANCE	FY25/2026 LOW PLAN EI2Z	EE OOP Cost per Month	EE OOP Cost per Pay Period	FY26/2027 LOW PLAN ETQN	*EE OOP Cost per Month	*EE OOP Cost per Pay Period	
Calendar Year Deductible	\$2,000 / \$4,000			\$3,000 / \$6,000			
Max Out of Pocket Deductible	\$3,000 / \$6,000			\$8,150 / \$16,300			
Preventative	100%			100%			
Coinsurance	80%			75%			
Office Copays	\$30 PrevCare / \$60 Spec			\$15 PrevCare / \$100 Spec			
Urgent Care	\$50			\$25			
ER (Copay)	\$500			\$400 POD			
Prescription (RX997S) - Preferred	\$10/\$50/\$100			\$10/\$50/\$100			
EE Only (City Pays up to \$881.52)	\$819.09	\$0.00	\$0.00	\$808.76	\$0.00	\$0.00	\$0.00
EE &Spouse	\$1,454.60	\$573.08	\$286.54	\$1,436.25	\$554.73	\$277.37	(\$18.35)
EE & Child	\$1,036.14	\$154.62	\$77.31	\$1,023.08	\$141.56	\$70.78	(\$13.06)
EE & Family	\$2,140.19	\$1,258.67	\$629.34	\$2,113.20	\$1,231.68	\$615.84	(\$26.99)

*Supplements employees medical out-of-pocket costs up to: \$881.52

- Employee Only - \$0 Increase in premium cost.
- City supplements employee's out-of-pocket cost on medical plans.
- Increased Deductibles.
- Increased Specialist Office Visit Co-Pay.
- ER Co-Pay Coverage applies a POD (Per Occurrence Deductible) Method.

Medical Option

United HealthCare Buy-Up Plan (ETRM)

FY2027 Plan Options

	New Base Plan			Buy-Up Plan		
HEALTH (MEDICAL) INSURANCE	FY26/2027 LOW PLAN ETQN	*EE OOP Cost per Month	*EE OOP Cost per Pay Period	FY26/2027 HIGH PLAN ETRM	*EE OOP Cost per Month	*EE OOP Cost per Pay Period
Calendar Year Deductible	\$3,000 / \$6,000			\$1,500 / \$3,000		
Max Out of Pocket Deductible	\$8,150 / \$16,300			\$5,500 / \$11,000		
Preventative	100%			100%		
Coinsurance	75%			80%		
Office Copays	\$15 PrevCare / \$100 Spec			\$35 PrevCare / \$70 Spec		
Urgent Care	\$25			\$50		
ER (Copay)	\$400 POD			\$500		
Prescription (RX997S) - Preferred	\$10/\$50/\$100			\$10/\$50/\$100		
EE Only (City Pays up to \$881.52)	\$808.76	\$0.00	\$0.00	\$919.07	\$37.55	\$18.78
EE & Spouse	\$1,436.25	\$554.73	\$277.37	\$1,632.15	\$750.63	\$375.32
EE & Child	\$1,023.08	\$141.56	\$70.78	\$1,162.62	\$281.10	\$140.55
EE & Family	\$2,113.20	\$1,231.68	\$615.84	\$2,401.43	\$1,519.91	\$759.96
*Supplements employees medical out-of-pocket costs up to: \$881.52						

Dental UHC Renewal

Plan Options

DENTAL INSURANCE	Low-Plan Renewal (Rate Guaranteed)	EE OOP Cost
CYD	\$50 / \$100	
Preventative	100%	
Basic- ER Exam, Root Canal	80%	
Major-Orthodontics	50%	
Annual Benefit Maximum	\$1,500	
Premium Costs:		
EE Only	\$25.72	\$0.00
EE & Spouse	\$51.46	\$25.74
EE & Child	\$69.64	\$43.92
EE & Family	\$105.47	\$79.75

- No increase to rate.
- No change to plan design coverages.
- City continues to pay 100% Employee Only.

Basic Life Renewal

Dearborn

LIFE INSURANCE	CURRENT	EE OOP Cost	RENEWAL	EE OOP Cost
\$10,000 Basic / AD&D	\$1.30	\$0.00	\$1.30	\$0.00

- No increase to rate.
- No change to plan design coverages.
- City continues to pay 100% Employee Only.



Fiscal Impact

Base Employer Cost	FY2026/2027 NEW BASE/LOW PLAN w.Cost Supplement
Health	\$881.52
Dental	\$25.72
Life	\$1.30
Total per Month per Emp	\$908.54

- 0% Increase.
- FY2027 Proposed Budget includes costs of projected enrollments for a maximum contribution of \$908.54.
- Approximately 115 employees are currently enrolled.
- Employees' are responsible for all premium costs above the city's portion.

Other Benefits

➤ Employee Buy-Up Plans:

- Medical: Buy-Up Plan (ETRM) – City pays up to \$881.52 towards elected medical plan.
- Dental: Buy-Up High Plan – City pays up to \$25.72 towards elected dental plan.
- Employee is responsible for any difference above the elected premium cost for medical plans.

➤ Other optional Insurances:

- Vision
- Critical Illness
- Accident Plan
- Voluntary Life

Recommendation

- Proposed Medical Base Plan (ETQ6) with United Healthcare: EO = \$808.76
 - Supplement employee out-of-pocket cost up to \$881.52
 - Employee is responsible for difference above the supplement cost for elected medical plan
- Renew Dental Low Plan with United Healthcare: EO = \$25.72
- Renew Life/AD&D Insurance Plan with Dearborn: EO = \$1.30
- Provide optional buy-up plans for medical and dental insurance:
 - Medical Buy-Up Plan (ETRM): Employee Only = \$919.07
 - Supplement employee out-of-pocket cost up to \$881.52.
 - Dental High Plan: Employee Only = \$40.36
 - Employee is responsible for difference above the city's elected responsibility
- Continue optional and supplemental plans:
 - Vision, Accident Plan, Critical Illness, Voluntary Life
 - Employee is responsible for 100% of elected coverage costs

4th of July Presentation

Crystal Caldera

8/14/2026

Fiscal Impact

2024 Expenses

Category	Cost
Event Set-Up & Staging/Operations	\$62,885.34
Advertising	\$4,992.60
Entertainment	\$24,670.44
Miscellaneous	\$4,086.43
Staff Overtime	\$44,505.37
Total	\$141,140.18

WITH
SPONSORSHIPS

2025 Expenses

4th of JULY CELEBRATION EVENT	
	FY 2025
EXPENDITURES	
Personnel Overtime	48,132
Personnel Benefits - Retirement & Social Security	12,068
Set-Up and Staging	48,765
Advertisement/Signage	1,500
Entertainment	28,299
Miscellaneous	3,701
OPERATING EXPENDITURES	142,465

Fiscal Impact

2026 Expenses*

Hometown 4th of July		
EXPENDITURES		
Personnel Overtime	\$ 5,000.00	
Personnel Benefits	\$ 2,383.59	
Dispatch	\$ 400.00	
Event Set-Up & Operations	\$ 1,751.00	
Advertisement		
Entertainment	\$ 3,458.00	
Miscellaneous	\$ 500.00	
Personnel Comp Time	\$ 994.21	
OPERATING EXPENDITURES	\$ 14,486.80	-

*estimates

Future Event Options

- Option #1 – Full Event
 - Cost Estimate \$180,000
 - Set-Up and Staging - \$65,000
 - Advertisement - \$2,000
 - Entertainment – \$35,000
 - Personnel Overtime with Benefits - \$75,000
 - Miscellaneous - \$3,000

Future Event Options

- Option #2 – Fireworks Only –No food Trucks, Band, Stage ect.
 - Cost Estimate \$66,000
 - Fireworks - \$25,000
 - Advertisement - \$1,000
 - Fence & Operations – \$15,000
 - Personnel Overtime with Benefits - \$25,000

Future Event Options

- Option #3 Hometown Event
 - Cost Estimate \$15,000
 - Similar to 2026 event

THM Results

- Strong preference for a smaller, annual celebration: 9 of 17 respondents (53%) preferred the approximately \$15,000 Hometown Celebration, compared with 4 (24%) each for the \$66,000 fireworks-only option and the \$180,000 full festival.
- Residents favor fiscal restraint: When asked how to address additional funding needs, 8 of 17 preferred keeping the smaller event and 7 preferred holding a larger event less often; only 2 supported reallocating funds from other City services and none supported increasing the property tax rate.

THM Results

- The community wants the City to continue celebrating every year: If funding for a larger event is unavailable, 10 of 17 preferred an annual Hometown Celebration, while no respondent supported eliminating the City-sponsored celebration altogether.
- Fireworks remain the most popular attraction, but not necessarily at any cost: Fireworks received 10 of 17 votes as the favorite part of the celebration, well ahead of family activities (4), live music (2), and food trucks (1). Open-ended comments also repeatedly requested fireworks, while other respondents emphasized staying within budget.

THM Results

- The Fourth of July is valued, but generally not viewed as a top budget priority: Only 2 of 17 respondents rated the celebration a high priority; 7 rated it medium, 7 low, and 1 not a priority. This suggests support for the event is tempered by consideration of other City service needs.
- Residents favor enhancing the hometown experience rather than simply making it larger: Suggestions centered on more food options, shade/cooling areas, children's and family activities, patriotic music, honoring veterans, local businesses/artists, contests and greater publicity.

Overall THM Results

- Overall, the survey suggests the community is not asking the City to choose between “a large festival” and “no celebration.” Instead, maintain an annual hometown-style event, improve the experience within available resources, and consider larger-scale features or celebrations when funding allows without negatively affecting core City services or creating an additional tax burden.

Online Results

- Fireworks are overwhelmingly the most valued feature. Of 66 respondents, 48 (73%) identified fireworks as their favorite part of Leon Valley's Fourth of July celebration, compared with live music (8), food trucks (5), and family activities (5).
- Respondents favor a larger event over the Hometown Celebration. Of 65 responses, 32 (49%) preferred the \$180,000 Full Festival and 23 (35%) preferred the \$66,000 Fireworks Only option. Only 7 (11%) selected the \$15,000 Hometown Celebration. Combined, 85% preferred an option that includes fireworks.

Online Results

- If a larger event cannot be funded, fireworks remain the clear compromise. When asked what should occur if funding for a larger event is unavailable, 45 of 62 respondents (73%) selected Fireworks Only each year, compared with 4 for the annual Hometown Celebration, 6 for a large celebration every five years, and 7 for discontinuing the event.
- Respondents are willing to consider alternative funding, but support for a tax increase is limited. 29 of 62 (47%) supported reallocating funding from other City services, while only 7 (11%) supported increasing the property tax rate. The remaining respondents were evenly divided between keeping the smaller event and holding a larger event less often.

Online Results

- There is meaningful support for user-based revenue to offset costs. For a larger event, 38 of 49 (78%) supported paid parking and 29 of 49 (59%) supported an entry fee. Among proposed entry fees, \$5 received the most support, although 14 respondents believed admission should remain free.
- An evening event is strongly preferred, with residents seeking a traditional family celebration. 38 of 49 respondents (78%) preferred an evening event. Open-ended responses repeatedly requested fireworks, live music, food trucks, family activities, children's activities and a later start time, suggesting respondents associate the Fourth of July with an evening, family-oriented community experience.

Overall Online Results

- The online survey demonstrates strong support for continuing Leon Valley's traditional Fourth of July celebration, with fireworks emerging as the single most important component of the event. Nearly three-quarters of respondents identified fireworks as their favorite feature, and approximately 85% preferred either the Full Festival or Fireworks Only option, both of which include fireworks.

Combined In person and online

- Fireworks are the clear community favorite. Combined, 58 of 83 respondents (70%) selected fireworks as their favorite part of the Fourth of July celebration, substantially exceeding live music, food trucks, and family activities. Both surveys therefore agree that fireworks are the event feature residents value most.
- A majority prefer an event that includes fireworks, but there is no majority for the \$180,000 full festival alone. Combined, 36 of 82 (44%) preferred the Full Festival, 27 (33%) preferred Fireworks Only, 16 (20%) preferred the Hometown Celebration, and 3 (4%) had no preference. Overall, 63 of 82 respondents (77%) selected an option that includes fireworks.

Combined In Person and Online

- Fireworks-only emerges as the strongest compromise when funding is limited. When specifically asked what the City should do if funding for a larger event is unavailable, 49 of 79 respondents (62%) selected annual Fireworks Only, compared with 14 (18%) for the Hometown Celebration, 9 (11%) for a large celebration every five years, and 7 (9%) for discontinuing the celebration.
- Residents want the celebration, but there is little support for increasing property taxes to pay for it. Combined, only 7 of 79 respondents (9%) supported a property-tax increase. By comparison, 31 (39%) supported reallocating funding from other City services, 21 (27%) preferred keeping the smaller event, and 20 (25%) favored holding a larger event less often.

Combined In Person and Online

- The celebration is valued, but respondents recognize competing City priorities. Combined, 16 of 77 (21%) rated the Fourth of July a high budget priority and 35 (45%) rated it a medium priority. Another 19 (25%) considered it a low priority and 7 (9%) said it was not a priority. This indicates support for the event, but not necessarily at the expense of essential City services.
- Alternative cost-recovery measures have substantial support. Combined, 47 of 66 (71%) supported paid parking for a larger celebration. The surveys and written comments also identify sponsorships, vendor fees, admission/parking charges and scaled-down entertainment as potential ways to offset taxpayer costs.

Overall Combined In Person and Online

- Combined survey results demonstrate strong community support for continuing a City-sponsored Fourth of July celebration, with fireworks identified as the most important component. While respondents showed interest in restoring the full celebration, there was not majority support for the approximately \$180,000 Full Festival, nor was there significant support for increasing property taxes to fund it. When faced with limited funding, a majority of respondents preferred an annual fireworks-only event.

Options

- Option 1 – Hometown Celebration: Continue the smaller Hometown Celebration at approximately \$15,000.
- Option 2 – Full Celebration – Reserve Funding: Restore the approximately \$180,000 full event and use General Fund reserves for all or a portion of the cost.
- Option 3 – Full Celebration – Increased Revenue: Restore the full event and identify additional recurring revenue, which could include an increased property tax rate.
- Option 4 – Full Celebration – Budget Reallocation: Restore the full event by reducing or reallocating funding from other City programs or services.
- Option 5 – Fireworks-Only Celebration: Fund an approximately \$66,000 fireworks-only event, eliminating the band, stage, food trucks and other full-event components. Funding could come from reserves, additional revenue, budget reductions, or a combination.
- Option 6 – Cost-Sharing / Sponsorship Model: Hold a larger event but reduce the City's contribution through, vendor fees, paid parking, admission fees, entry fees or other event-generated revenue.
- Option 7 – Hybrid Event: Hold an evening-only event with fireworks and selected lower-cost activities, such as a DJ instead of a live band, limited food vendors and family activities. This could potentially fall between the \$66,000 fireworks-only and \$180,000 full-event models.
- Option 8 – Larger Event on a Rotating Schedule: Hold the Hometown or fireworks-only event annually and fund the full-scale celebration every three or five years, allowing the City to accumulate funding or sponsorships between major events.

Fiscal Impact

- Hometown event is budget at \$15,000 in FY 27 budget

Recommendation

- City Council's discretion

4th of July Presentation

Crystal Miranda
Community Relations Director
Coffee with Mayor and City Council

Purpose

We want to hear from you!



Fiscal Impact

2024 Expenses

Category	Cost
Event Set-Up & Staging/Operations	\$62,885.34
Advertising	\$4,992.60
Entertainment	\$24,670.44
Miscellaneous	\$4,086.43
Staff Overtime	\$44,505.37
Total	\$141,140.18

WITH
SPONSORSHIPS

2025 Expenses

4th of JULY CELEBRATION EVENT	
	FY 2025
EXPENDITURES	
Personnel Overtime	48,132
Personnel Benefits - Retirement & Social Security	12,068
Set-Up and Staging	48,765
Advertisement/Signage	1,500
Entertainment	28,299
Miscellaneous	3,701
OPERATING EXPENDITURES	142,465

Fiscal Impact

2026 Expenses*

Hometown 4th of July		
EXPENDITURES		
Personnel Overtime	\$ 5,000.00	
Personnel Benefits	\$ 2,383.59	
Dispatch	\$ 400.00	
Event Set-Up & Operations	\$ 1,751.00	
Advertisement		
Entertainment	\$ 3,458.00	
Miscellaneous	\$ 500.00	
Personnel Comp Time	\$ 994.21	
OPERATING EXPENDITURES	\$ 14,486.80	-

*estimates

Future Event Options

- Option #1 – Full Event
 - Cost Estimate \$180,000
 - Set-Up and Staging - \$65,000
 - Advertisement - \$2,000
 - Entertainment – \$35,000
 - Personnel Overtime with Benefits - \$75,000
 - Miscellaneous - \$3,000

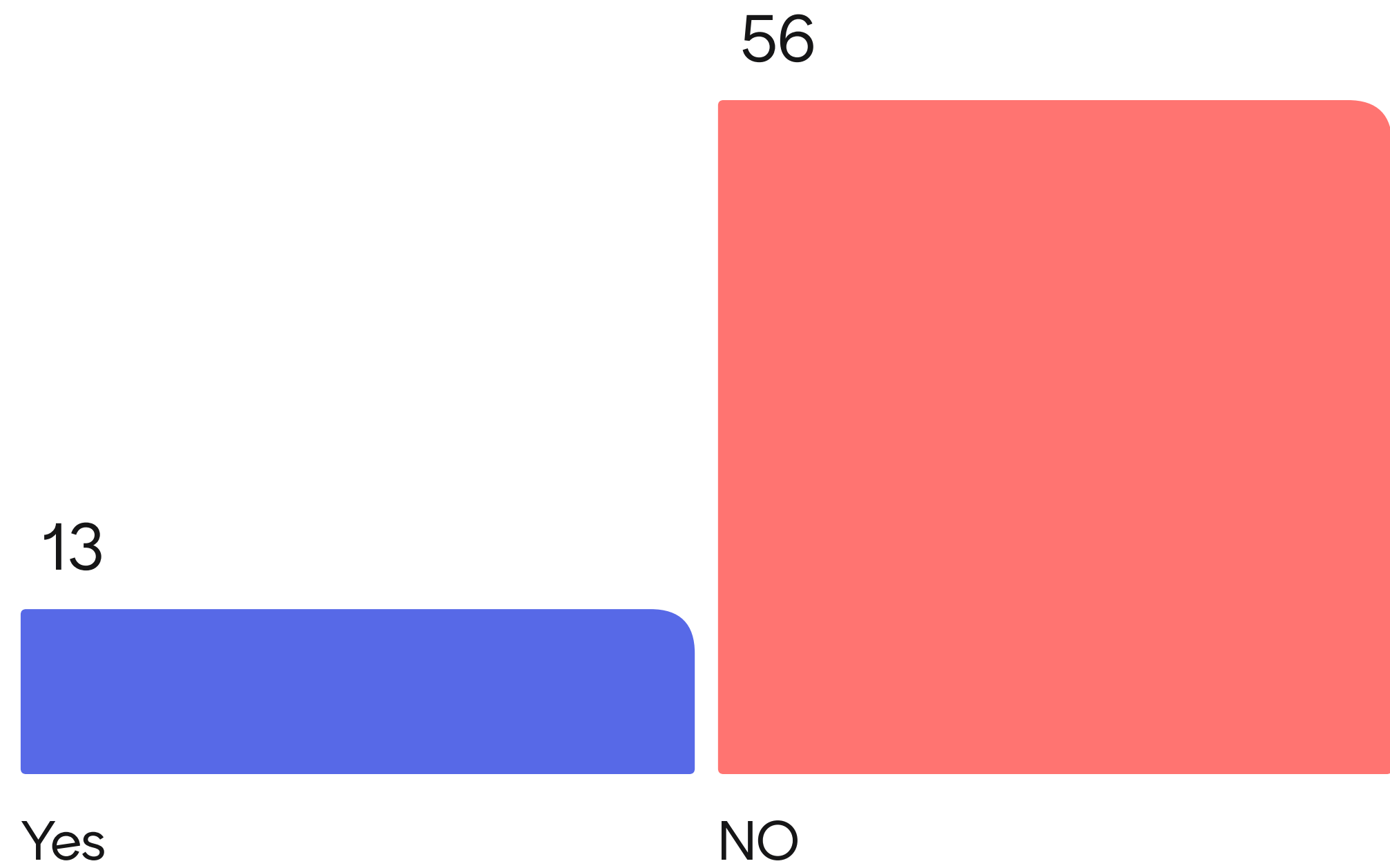
Future Event Options

- Option #2 – Fireworks Only –No food Trucks, Band, Stage ect.
 - Cost Estimate \$66,000
 - Fireworks - \$25,000
 - Advertisement - \$1,000
 - Fence & Operations – \$15,000
 - Personnel Overtime with Benefits - \$25,000

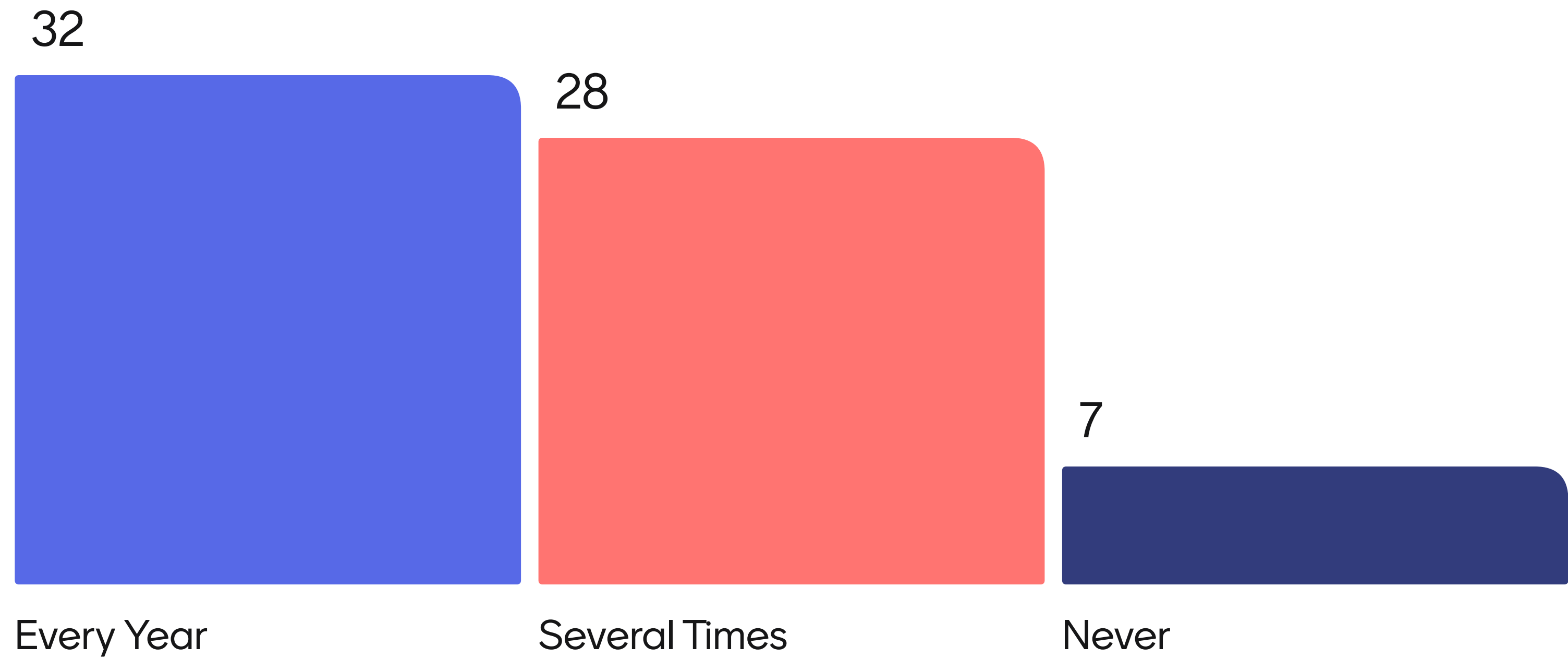
Future Event Options

- Option #3 Hometown Event
 - Cost Estimate \$15,000
 - Similar to 2026 event

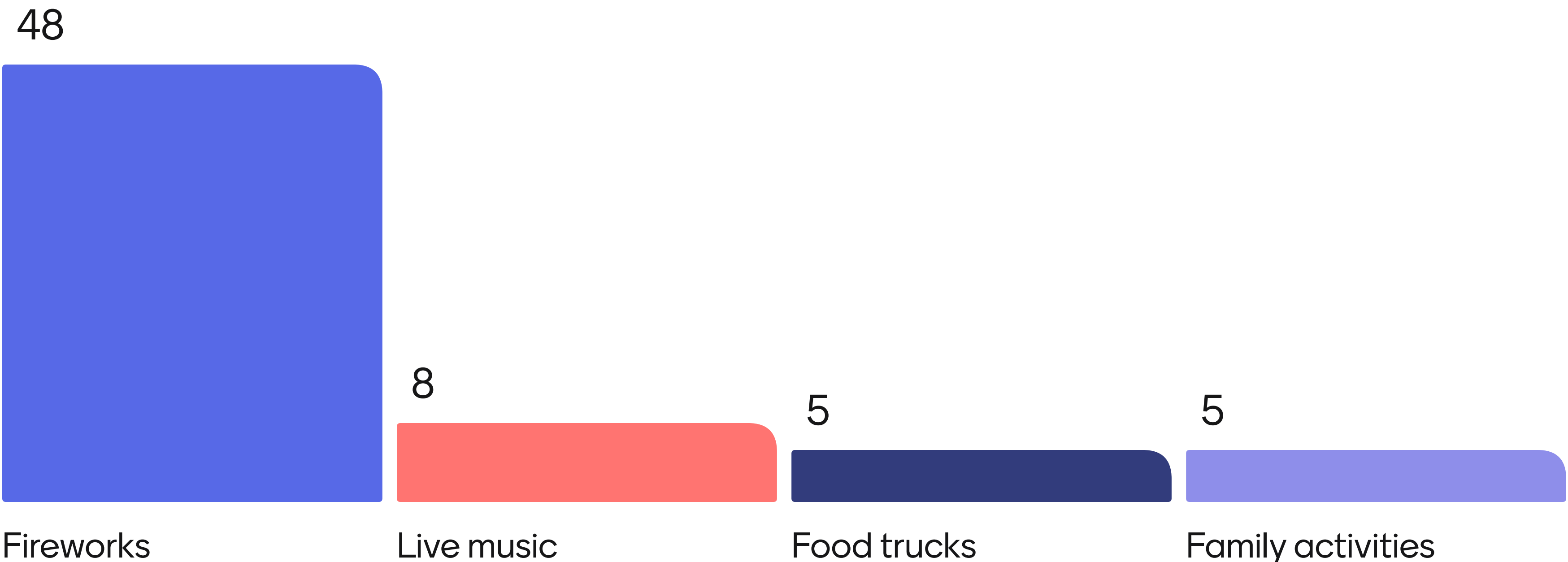
Did you attend Leon Valley's 2026 Fourth of July celebration?



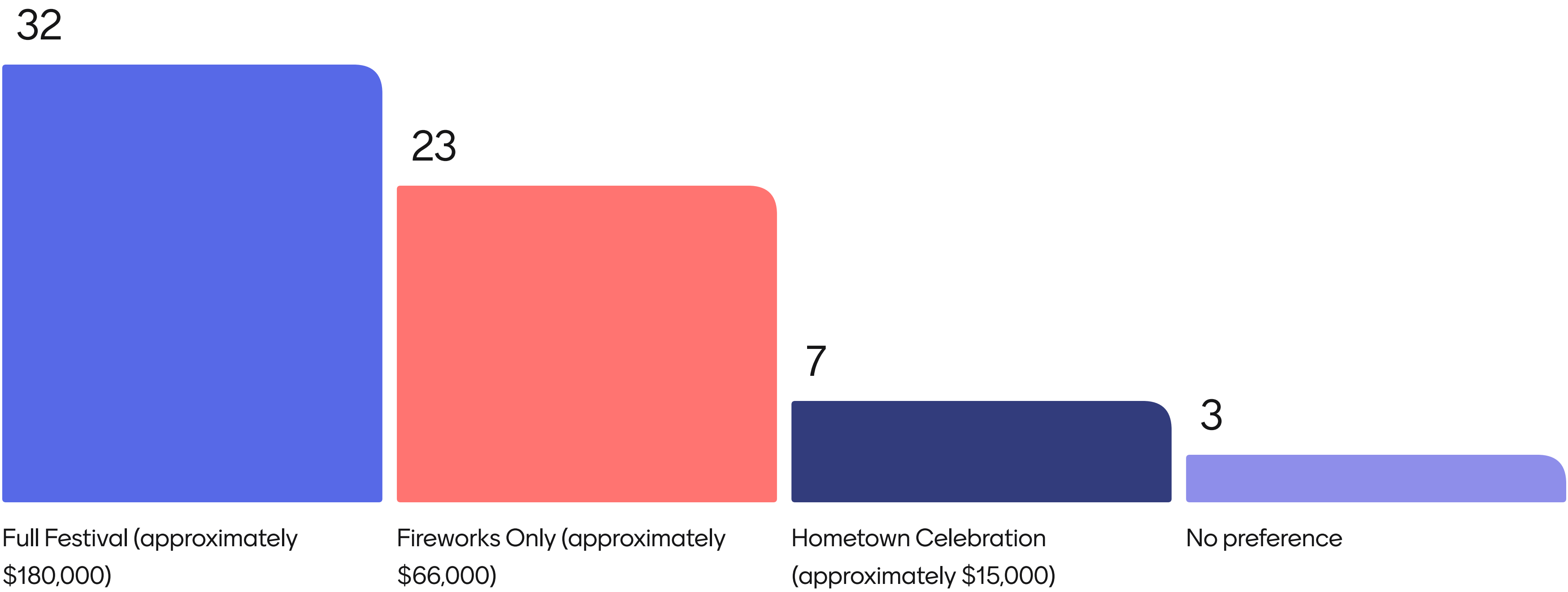
Have you attended Leon Valley Fourth of July celebrations in previous years?



What is your favorite part of the Fourth of July celebration?



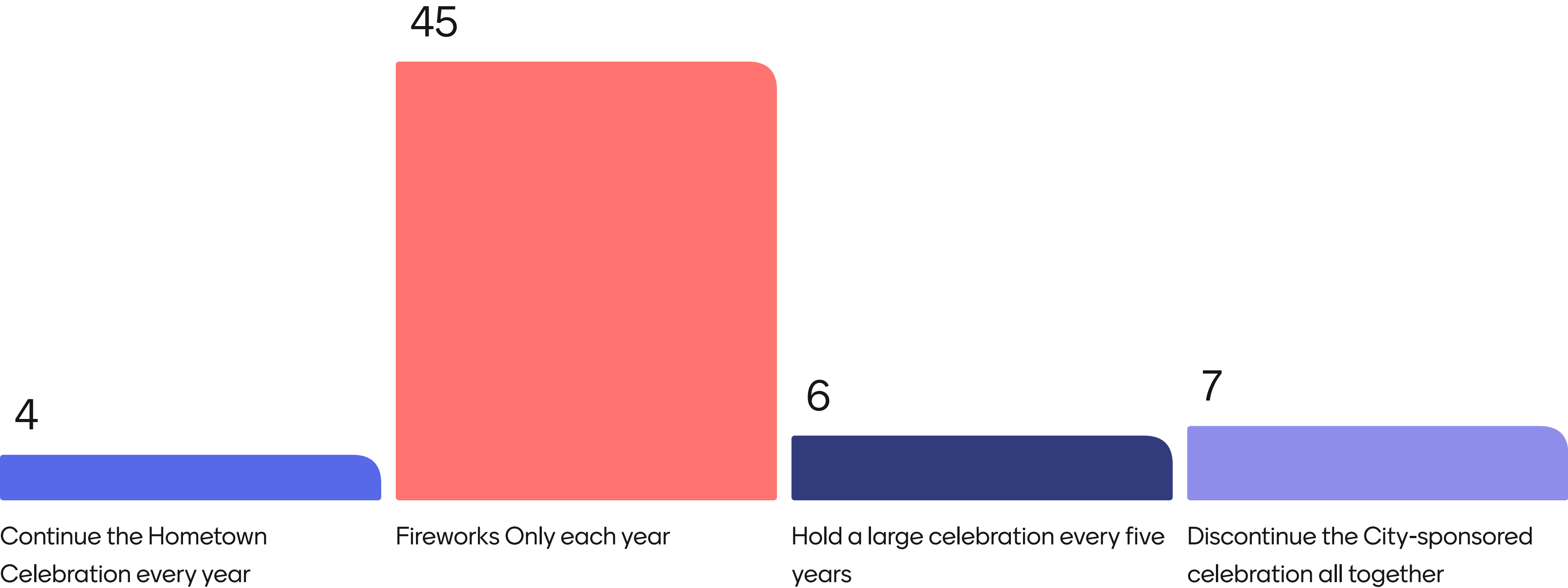
Which type of Fourth of July celebration would you most prefer?



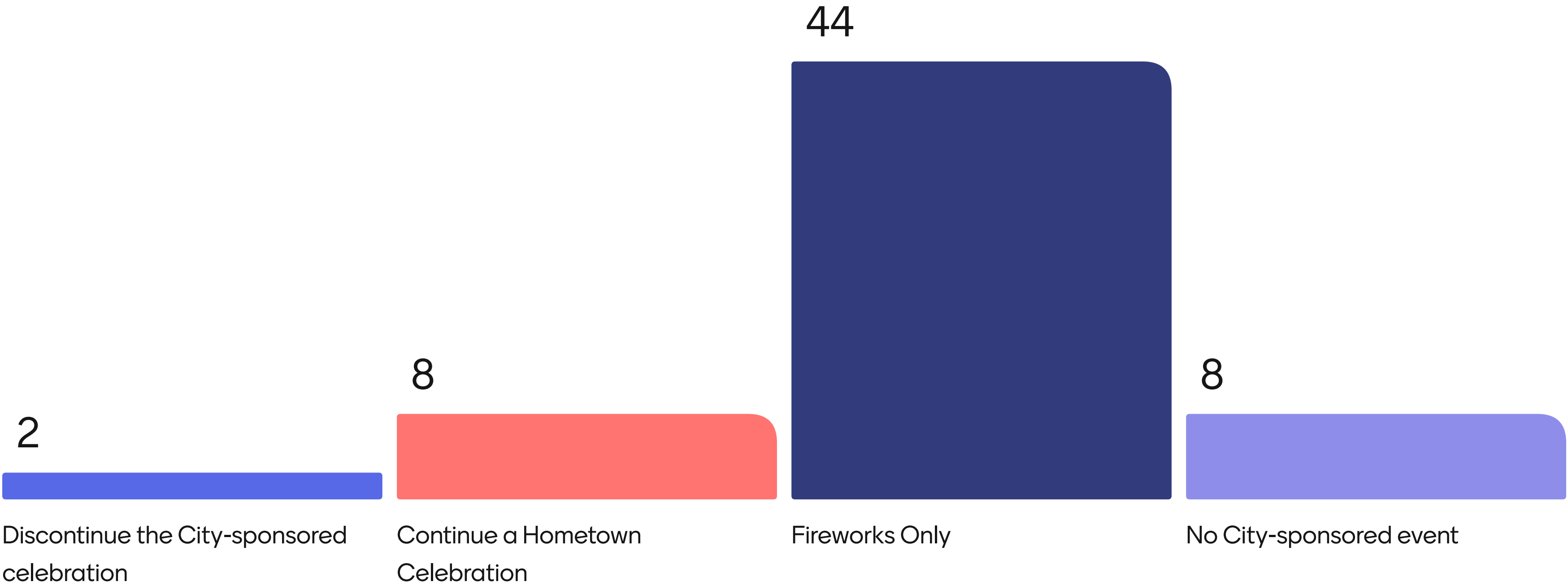
If your preferred event requires additional funding, which approach would you support?



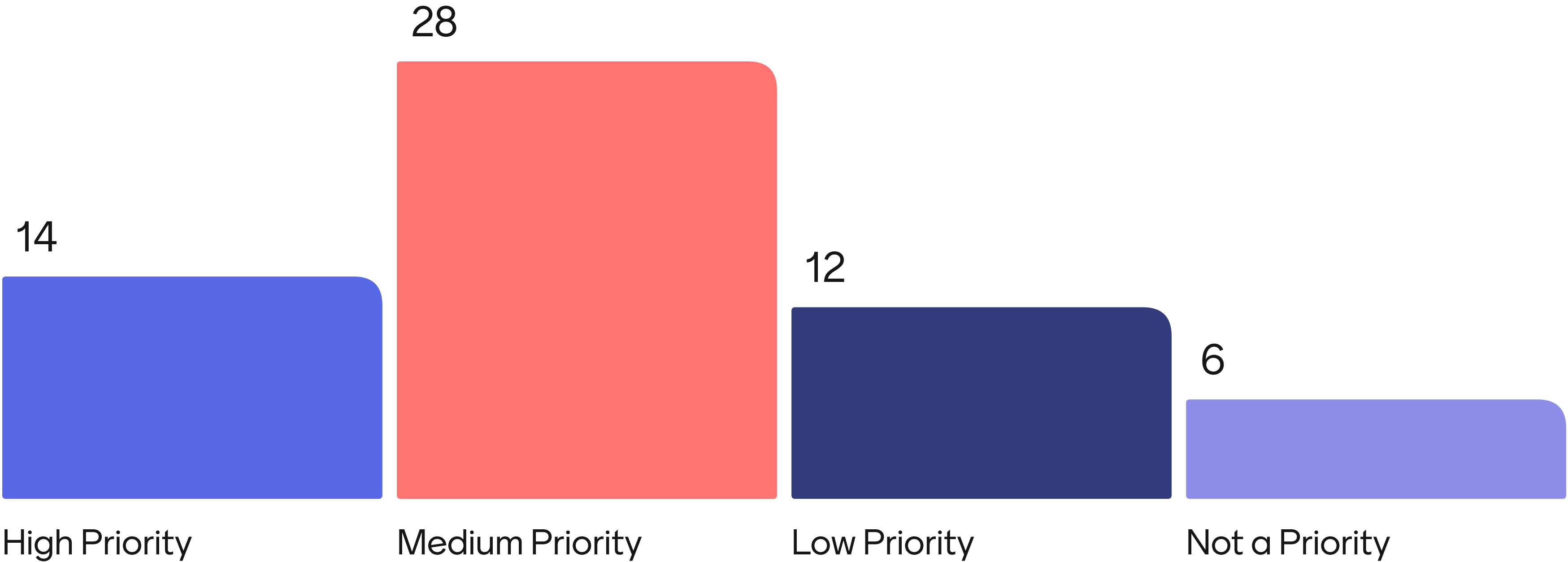
If funding for a larger event is not available, which option would you prefer?



If the City held a large Fourth of July celebration every five years, what should happen in the other years?



Considering all City services, where should a Fourth of July celebration rank as a budget priority?



If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Keep it simple. It was too much, and too hot with all the food trucks and vendors. Do a vendors market or something some other time.

Keep it simple

Fireworks

I think the most important part of the celebration was definitely the fireworks. Without them I will not attend. I also think it was absolutely terrible that you took away the swimming pool.

FIREWORKS

I don't think it should be smaller! It should continue the way it was. This is America and it should be celebrated. Cut out funding elsewhere and without raising taxes.

Do not have it so early in the morning, less feasible for some families. Try having it in the late afternoon as it cools down or after 10am.

Changing the time to be later instead of early morning.

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Food truck and family activities

It should continue the way it was. Pull funding from elsewhere else.

There's not much that happens for the whole community as big as previous celebrations. A smaller celebration makes it feel like less thought and appreciation is felt for the community.

Later start time

Mid day activities, and actually put forth effort into the community rather than looking like a half attempt

Fireworks

Fireworks

Fireworks

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Having fireworks . It's a family tradition to walk down to the park and see the fireworks. I don't care much for the music. Maybe charge the vendors to have a booth or bring a food truck.	I like fireworks only. Good for the community	N/A. Never attended but excited to see what is planned/approved for future years.	Mone
Fireworks	Include fireworks in any celebration.	None	Fireworks

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

I would not attend

We need to celebrate 4th of July because it's a patriotic day. we need to show our children to honor and respect that day and understand what that day means.

Fireworks

Fireworks

I like to attend every year and would even enjoy if it was in the evening with music and fireworks.

Family friendly events/games. Fireworks. Use the park to its full advantage. Baseball/softball tournaments/basketball tournaments/. Make it a fun day for families to enjoy the park and its eminities.

Make it a field day type of experiences during the day

N/a

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

N/a

Need something more fun!

Not happy with the smaller celebration. I would even like the big celebration with less or no fireworks.

Still include fireworks

Look at my answers, fireworks

Fireworks

Fireworks

Fireworks, live music by reputable band. If it ain't broke, don't fix it.... The unfortunate decision was made to cancel the 250th birthday of America July 4th event really makes us question city leader

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Don't do small July 4th events or we will just attend somewhere where they actually offer a full experience (including fireworks). July 4th is the only thing Leon Valley is known for that is good

Although Patriotic in nature we must safeguard all funding as the national economic continues to decline and day to day expenses continue to rise.

Maybe fireworks only

Finding a way to offset some of the cost

Band with fireworks

No fireworks or band, there's really no use going when many other places in San Antonio have this kind of event, it's worth the drive.

Fourth of July = Fireworks The kids like to watch fireworks so I'd have to drive to a location that would have that. I think a local market the day before 4th of July would also be fun.

All your options keep pushing towards smaller event. We live right by the park and looked forward to it every year for the past 19 years. Why not pull money from the red light cameras?

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Only the full event would make me want to attend

Again have the full event

More parking

Bigger venue

Make it in the evening, acts could be smaller groups even high school clubs, large stage is not required. Can possibly even charge a small fee to those that want to attend. Bring it back!!



We go every year it's a great experience we loved we didn't go this year bc they didn't have it we went to Woodlawn and it was not Patriotic at all

I would get rid of the Leon valley merch that's not needed

In the evening, maybe the day before if there will be no fireworks. Free pool days, or family games in the park. Live music just not as big.

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Open the pool for free, hold family games, make it in the evening, have live music

It is a total waste of taxpayer money for events that the majority of the taxpayers never go to. This needs to be put off on private citizen and chanber of commerce.

I think the fireworks are the most important part of the event.

I would only attend for fireworks.

Live music before fireworks

Bouncing house

Bouncehoyse

Bouncehouse

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Drones w/ sync'd music show.
No explosions! Home/park views. NO stage or goodies.
Only required Safety and Support staff. My previous home city celebrates SAT after July 4. No need HOL pay, just OT.

Full scale previous years was not enjoyed as I felt
1)Spazmatics too much could cut them 2)Music previous year inappropriate for Family not patriotic. DJ , cookout, kids stuff and fireworks= best

Longer event time -
longer kids activities and food trucks

Longer event-DJ, food,
longer kids activities

Same

Night event with
activities m, especially for children

Just get rid of it all together, if city services have to be reduced. If people want it so bad then raise taxes for the event. There are many other events around the area people can go to.

Get rid of it all together

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Get rid of it all together

None

I would tie the 5K closer to the hometown festivities. Do a parade that involves the neighborhood community.

Parade that includes the neighborhood community

Have fireworks and food trucks.

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Fireworks	Fireworks	.	Fireworks and bands like before
More family activities	Fireworks and live music.	Fireworks	Fireworks

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Fireworks	Fireworks	Maybe rides for the children. Face painting , pony rides .	Didn't go. Too early
None	None	None	None

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Fireworks !	The derby car races	Parade	Fireworks
Fireworks	N/A	I would not attend	Fireworks

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Better food trucks

Since I didn't attend the "home town" i don't know what to add. But it didn't sound fun for anyone that is why we didn't attend

Fireworks

Live music and food trucks at raymond Rimkus

Fireworks, vendors

Im not interested in this event. Its hot to go during the day

Parade, shouldn't cost anything have local business and personal join in

Fireworks, evening time with live music

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Shorter event to lessen expenses

Raffles, giveaways from local businesses or large businesses that help out the community often for example HEB, CANES, fitness places. 5k runs giving out tshirts& medals, with a popsicles for finisher

The full event. Food, live music and fireworks

More events for the littles

Honestly I didn't attend this year so I'm not too sure

Have family event, better music. Even just a dj. Have vendors, not just food.

It was fun

Make it seem like a celebration. The hometown celebration was very small

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Live music	Food trucks	None I do not prefer this option	Adding more family inclusive activities for special needs
Water safe playground inclusive to special needs children	Fireworks	None	None

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Don't know if system accepted:
Drones w/ sync'd music show
viewable from park or home. No
explosive sounds. First SAT
after July 4th, pay only 1.5 OT
not 2x HOL for required Safety
or Support Staff.

No goodies or vendors that
need electricity plus clean up
crews. 5K is unnecessary, hot
and very few participants. No
stage, just PA System used at
Christmas and Townhall events.

Same

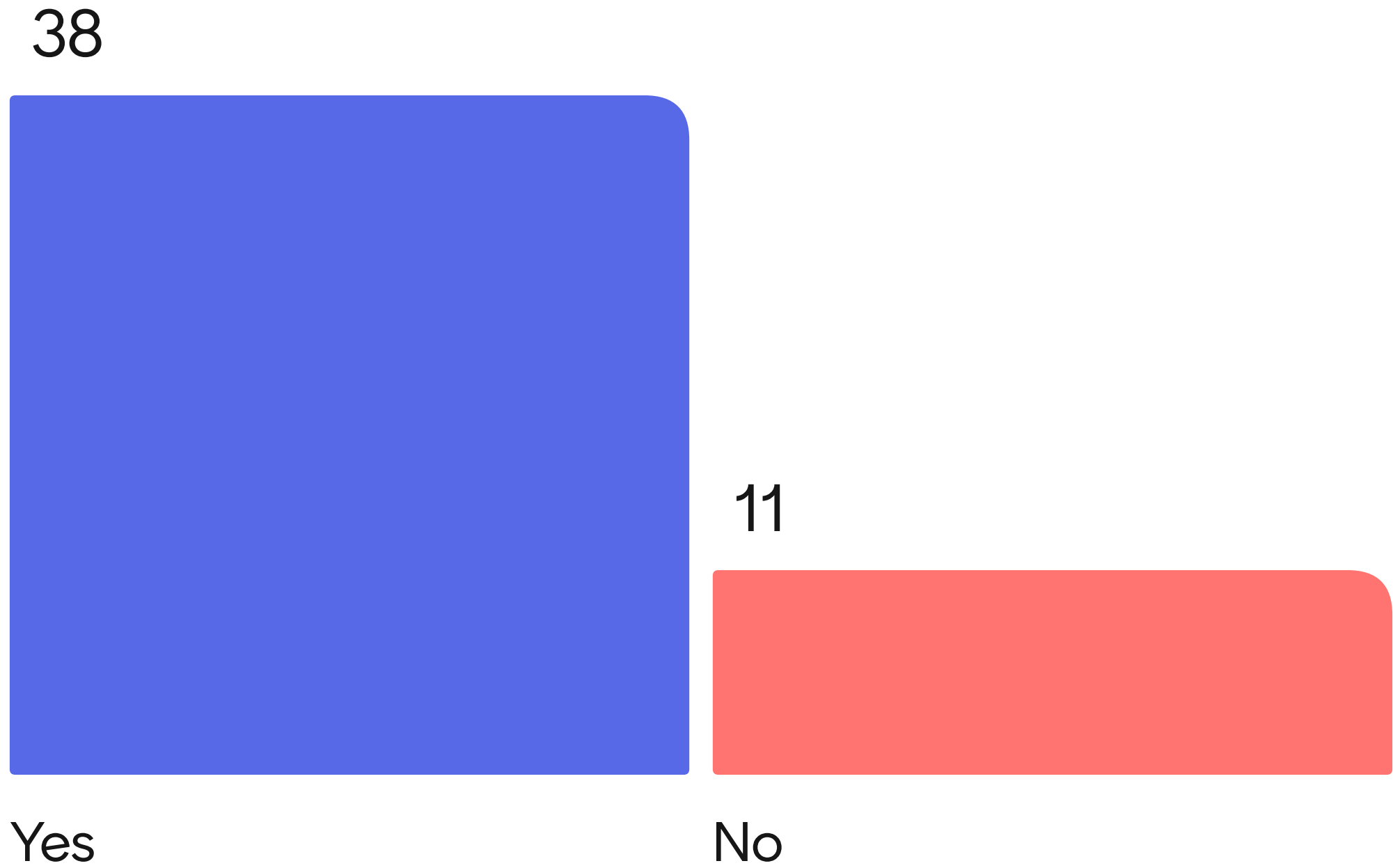
Kid activities. Arts and
crafts activities for
adults

Just get rid of it all
together

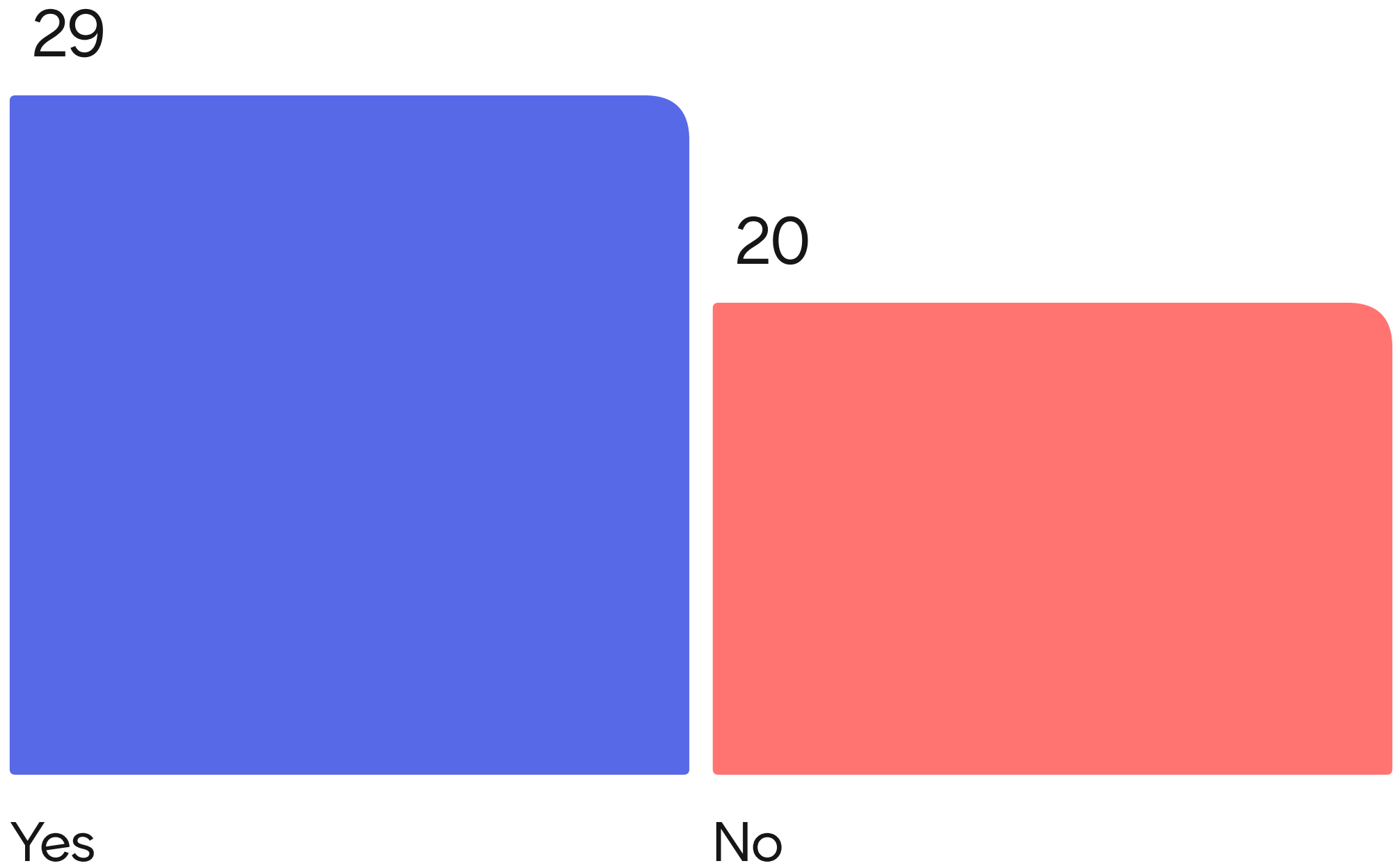
Kid activities

Fireworks, food trucks,
activities, children
activities.

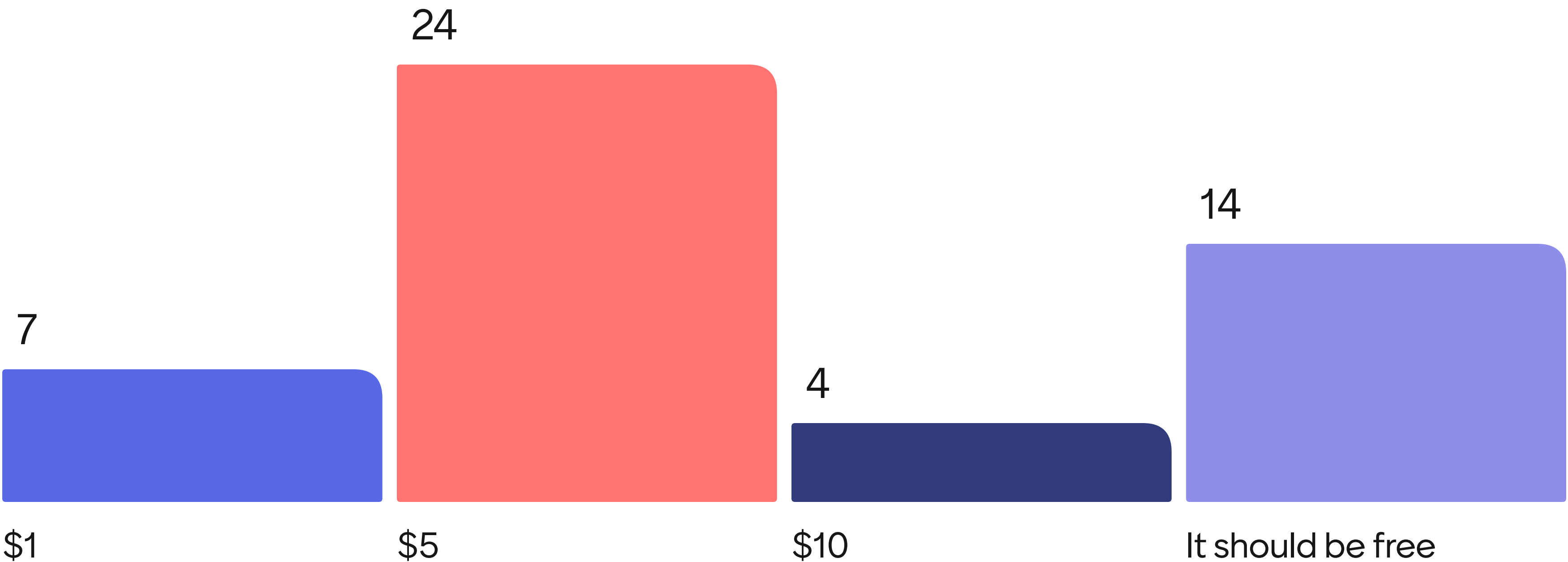
If the City hosted a larger celebration, would you support Paid Parking to help reduce taxpayer costs?



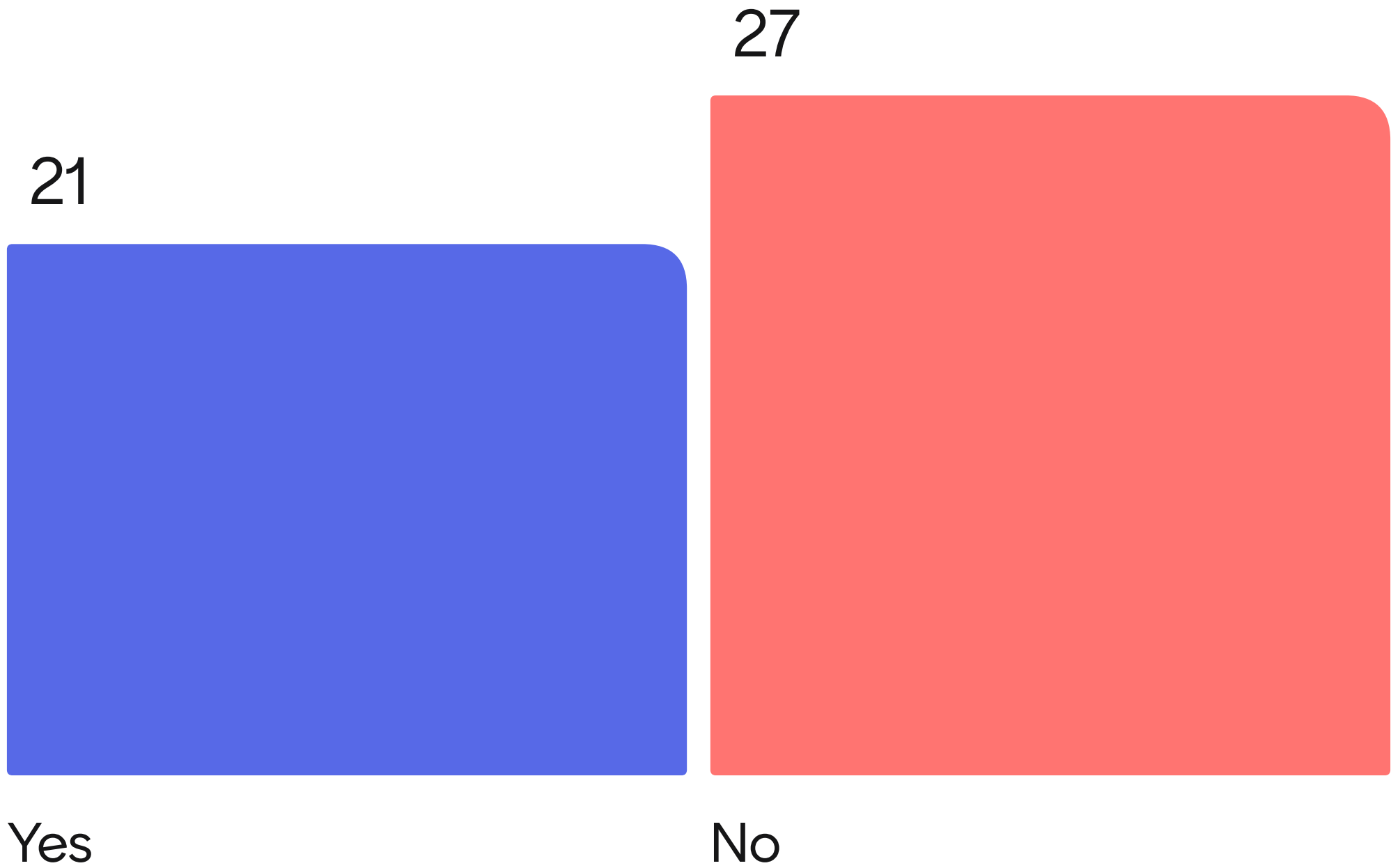
If the City hosted a larger celebration, would you support gating the entire park and charging an entry fee to help reduce taxpayer costs?



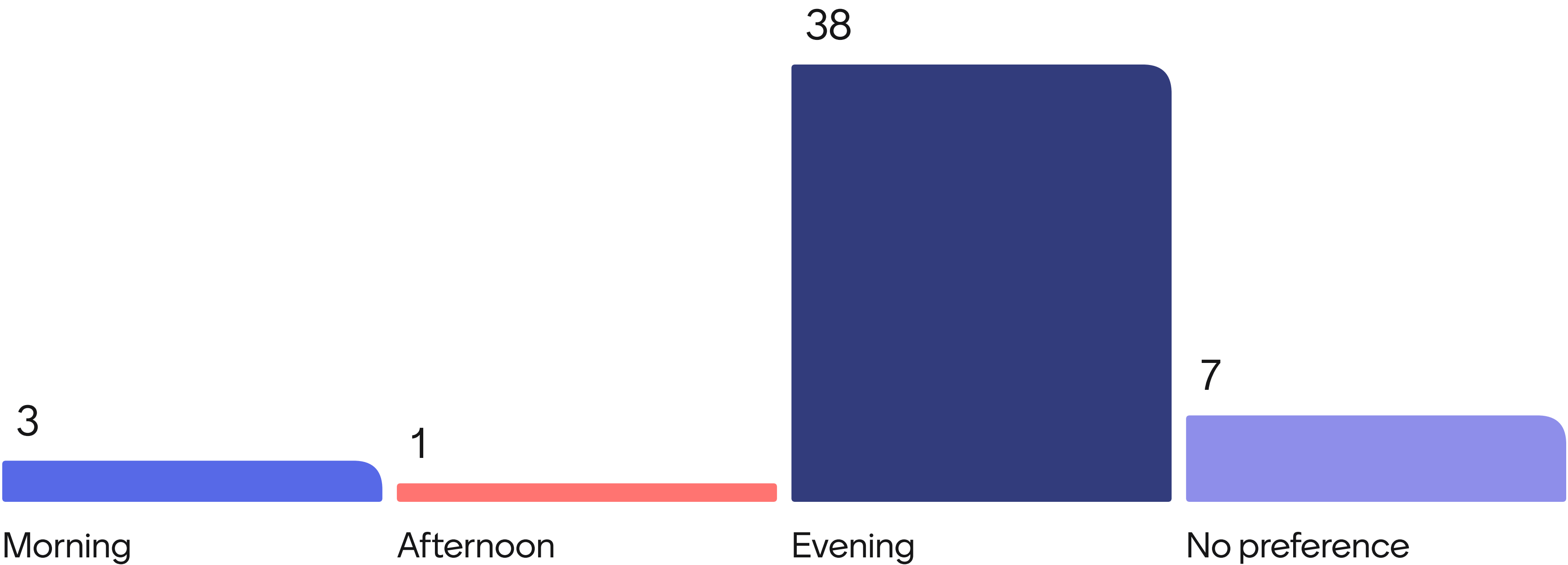
What would consider a reasonable entry fee?



If the City hosted a larger celebration, would you support no outside food or drinks so the City can charge a higher vendor pricing?



What time of day do you prefer the event?



Any other thoughts or ideas about the city's budget or the 4th of July celebration?

Why charge residents of Leon valley? Is the event for Leon valley or to draw in a big crowd? I live right down the street

What other event does LV do that brings a spotlight to the city? This brings people together. Otherwise the city is known for red light cameras, old people, and Bandera Road Traffic.

Not at the moment.

If you can't afford it, don't have it

The city missed a huge opportunity this year to celebrate 4th of July. Embarrassingly so, with it being on a Saturday and America's 250th birthday.

Budget wise, maybe there needs to be an audit to make sure the city's money is being spent in ways that benefit the actual citizens.

You already bleed us dry with taxes. This should be the first thing you do to celebrate independence from tyranny.

No need to pay for advertising. Post on social media for free.

Any other thoughts or ideas about the city's budget or the 4th of July celebration?

None

Have none residents pay to park and no outside food or drinks

Ditch the parade

We seem to be getting new businesses in Leon Valley, shouldn't they be paying and increasing our city budget. We could use their taxes on this event.

The 4th of July event has become something that sets apart Leon Valley in a positive way.

No

This is a ridiculous survey and almost angering to ask us after the 250th birthday of America has passed. Do better LV! Wonder if it's cause it's all a bunch of old people with no kids on the board

Stop being anti-American

Any other thoughts or ideas about the city's budget or the 4th of July celebration?

Cut funding wherever especially city council and mayor salaries. Stop contributions to the retirement plans for elected positions.

4th of July event gave Leon Valley the small town America feeling. There is not much else that gives Leon Valley that small town charm.

No

Bring it back, it's a tradition for many. If live music is too much get a good dj. It can work. Ask the community for volunteers to avoid the extreme and ridiculous employee costs.

It's fun and such a disappointment they didn't have it this year, I love how patriotic Leon valley is compared to Woodlawn lake.

Ask for more local sponsors, sell signage around the baseball field, ask for donations throughout the year. Hold a rummage sale to raise funds. Charge more from the food vendors.

It was really sad not having it this year. I don't think we need all day events. Evening food trucks and fireworks would be good. Maybe a DJ but if the band costs a lot we don't need it.

No

Any other thoughts or ideas about the city's budget or the 4th of July celebration?

Should've sent BEFORE this July 4th! City did not heed Annual Townhall Survey preference, so you really didn't listen to LV input! Made sense to redirect funds for other needs but no details provided.

Also, no SENECA trail access. Who PAYS now and later for upkeep? Just like everyone else in LV, they can walk around and use existing infrastructure.

I did not receive a survey prior to decisions being made it being said people were surveyed

Having more decoration around to make it feel like fourth of july

Unless the city is willing to raise taxes directly for this just get rid of it.

I bought my house a yr ago in Leon Valley with the excitement of a 4th of July celebration with fireworks.

4th of July Presentation

Crystal Miranda

Community Relations Director

Coffee with Mayor and City Council

Purpose

We want to hear from you!



Fiscal Impact

2024 Expenses

Category	Cost
Event Set-Up & Staging/Operations	\$62,885.34
Advertising	\$4,992.60
Entertainment	\$24,670.44
Miscellaneous	\$4,086.43
Staff Overtime	\$44,505.37
Total	\$141,140.18

WITH
SPONSORSHIPS

2025 Expenses

4th of JULY CELEBRATION EVENT	
	FY 2025
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Set-Up and Staging	48,765
Advertisement/Signage	1,500
Entertainment	28,299
Miscellaneous	3,701
OPERATING EXPENDITURES	142,465

Fiscal Impact

2026 Expenses*

Hometown 4th of July		
EXPENDITURES		
Personnel Overtime	\$ 5,000.00	
Personnel Benefits	\$ 2,383.59	
Dispatch	\$ 400.00	
Event Set-Up & Operations	\$ 1,751.00	
Advertisement		
Entertainment	\$ 3,458.00	
Miscellaneous	\$ 500.00	
Personnel Comp Time	\$ 994.21	
OPERATING EXPENDITURES	\$ 14,486.80	-

*estimates

Future Event Options

- Option #1 – Full Event
 - Cost Estimate \$180,000
 - Set-Up and Staging - \$65,000
 - Advertisement - \$2,000
 - Entertainment – \$35,000
 - Personnel Overtime with Benefits - \$75,000
 - Miscellaneous - \$3,000

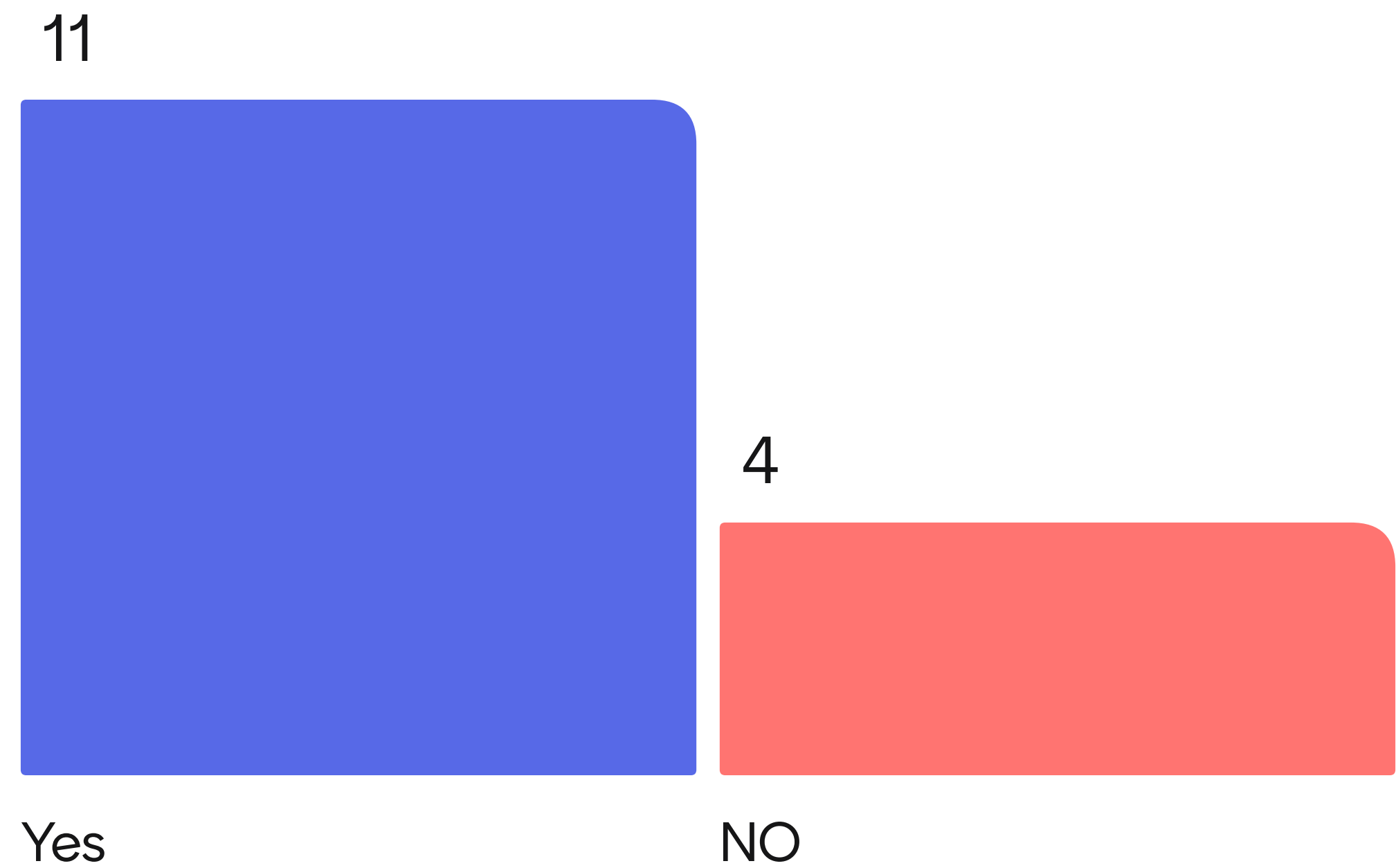
Future Event Options

- Option #2 – Fireworks Only –No food Trucks, Band, Stage ect.
 - Cost Estimate \$66,000
 - Fireworks - \$25,000
 - Advertisement - \$1,000
 - Fence & Operations – \$15,000
 - Personnel Overtime with Benefits - \$25,000

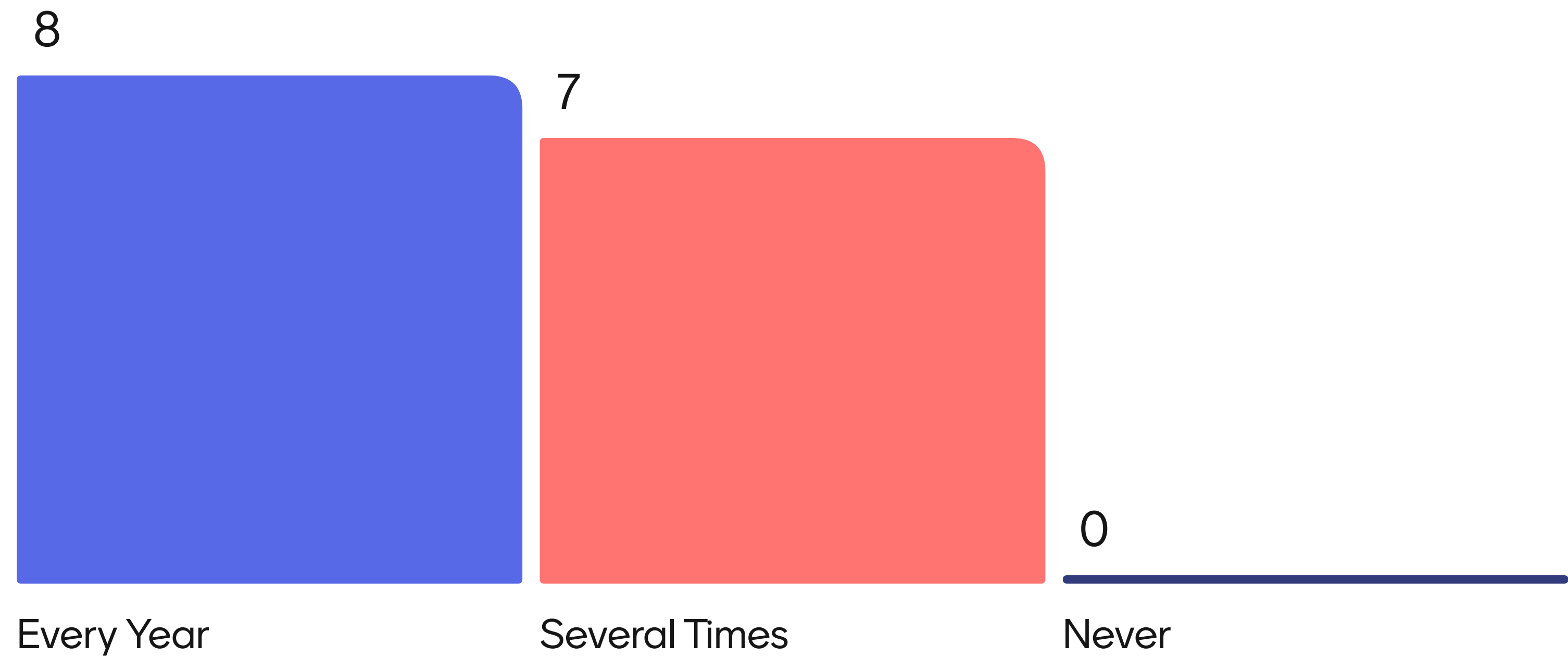
Future Event Options

- Option #3 Hometown Event
 - Cost Estimate \$15,000
 - Similar to 2026 event

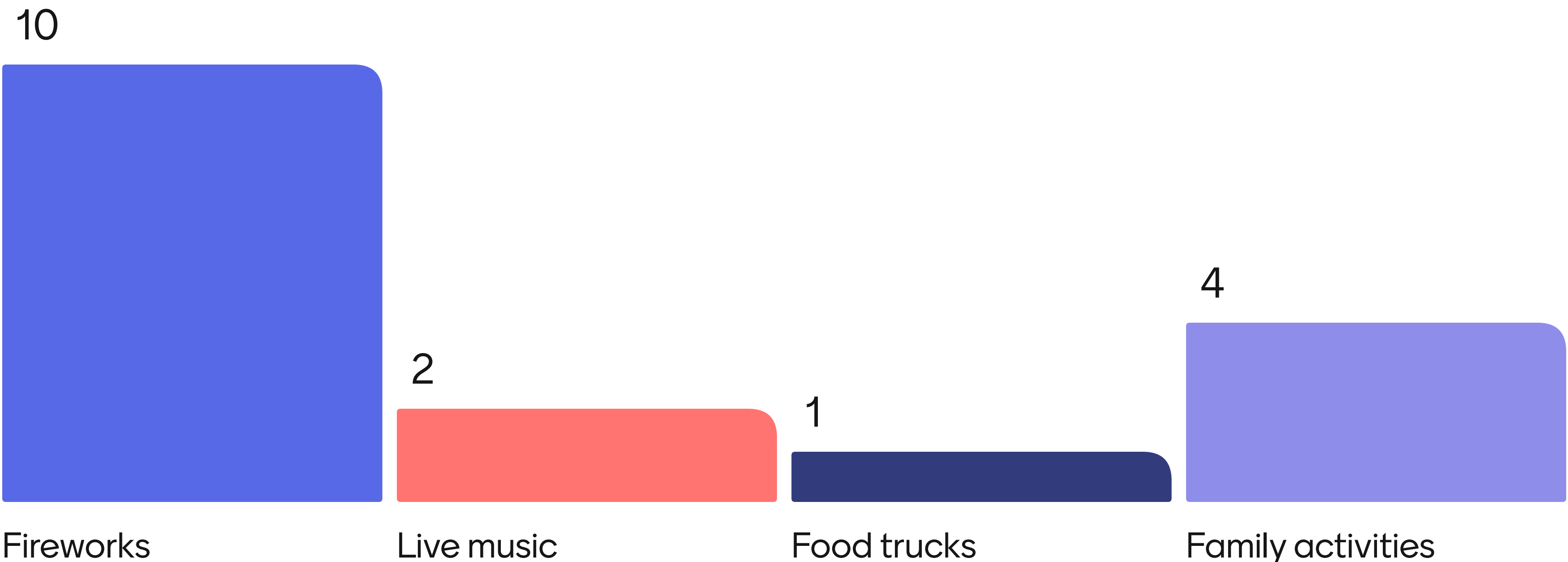
Did you attend Leon Valley's 2026 Fourth of July celebration?



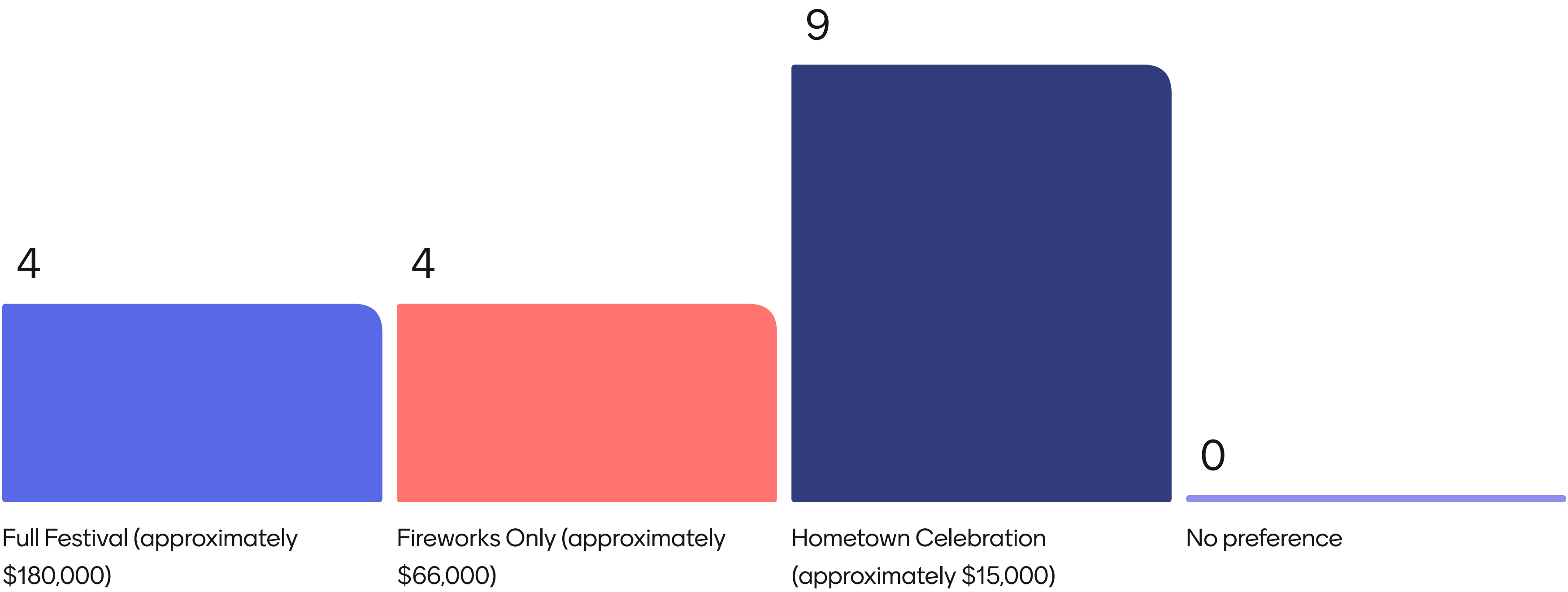
Have you attended Leon Valley Fourth of July celebrations in previous years?



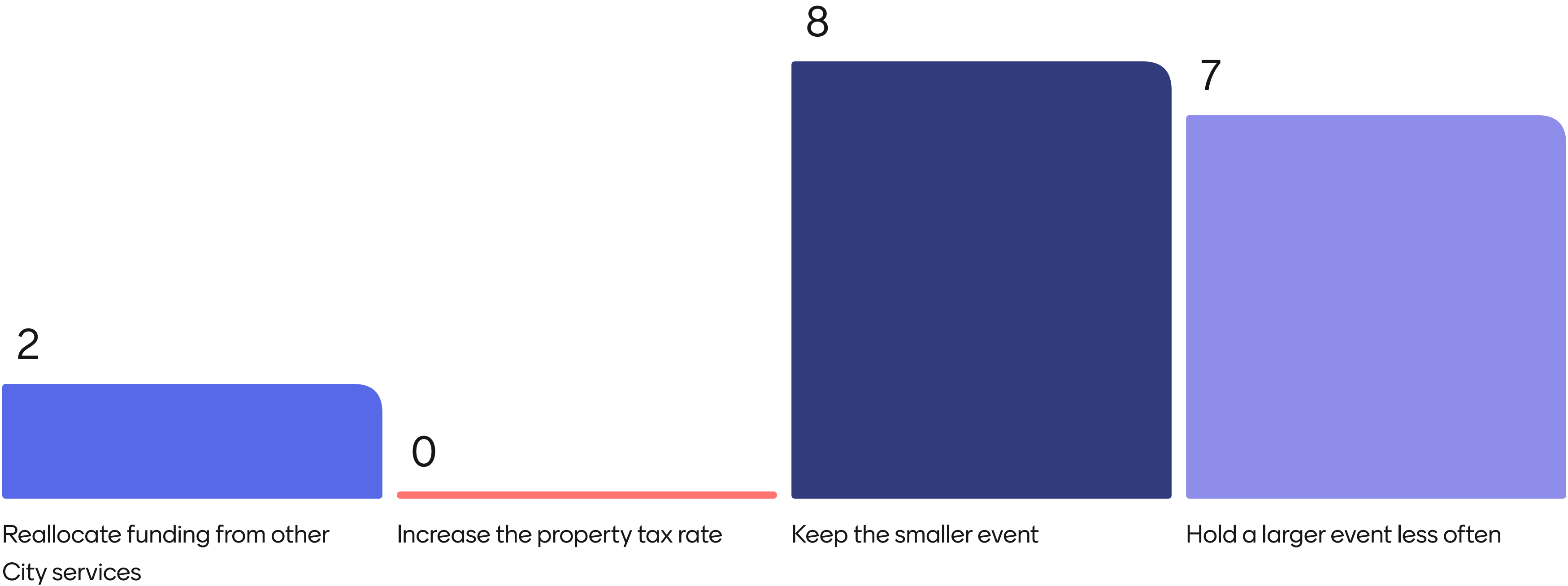
What is your favorite part of the Fourth of July celebration?



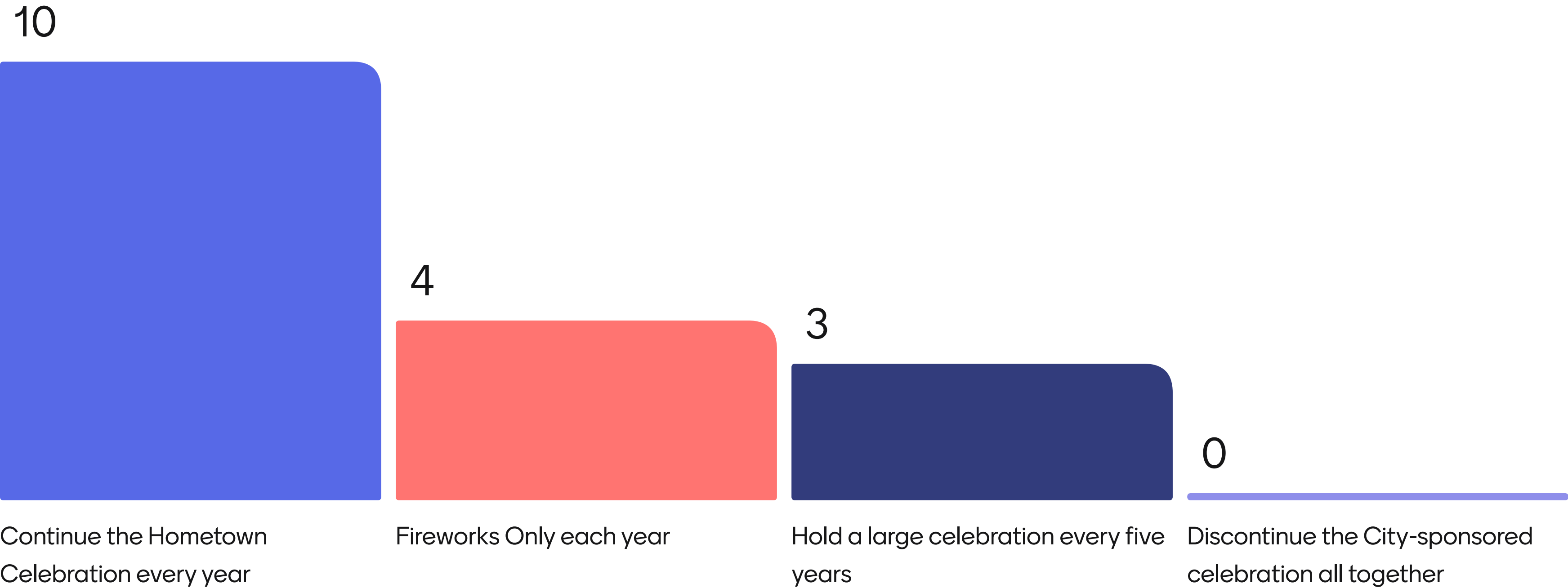
Which type of Fourth of July celebration would you most prefer?



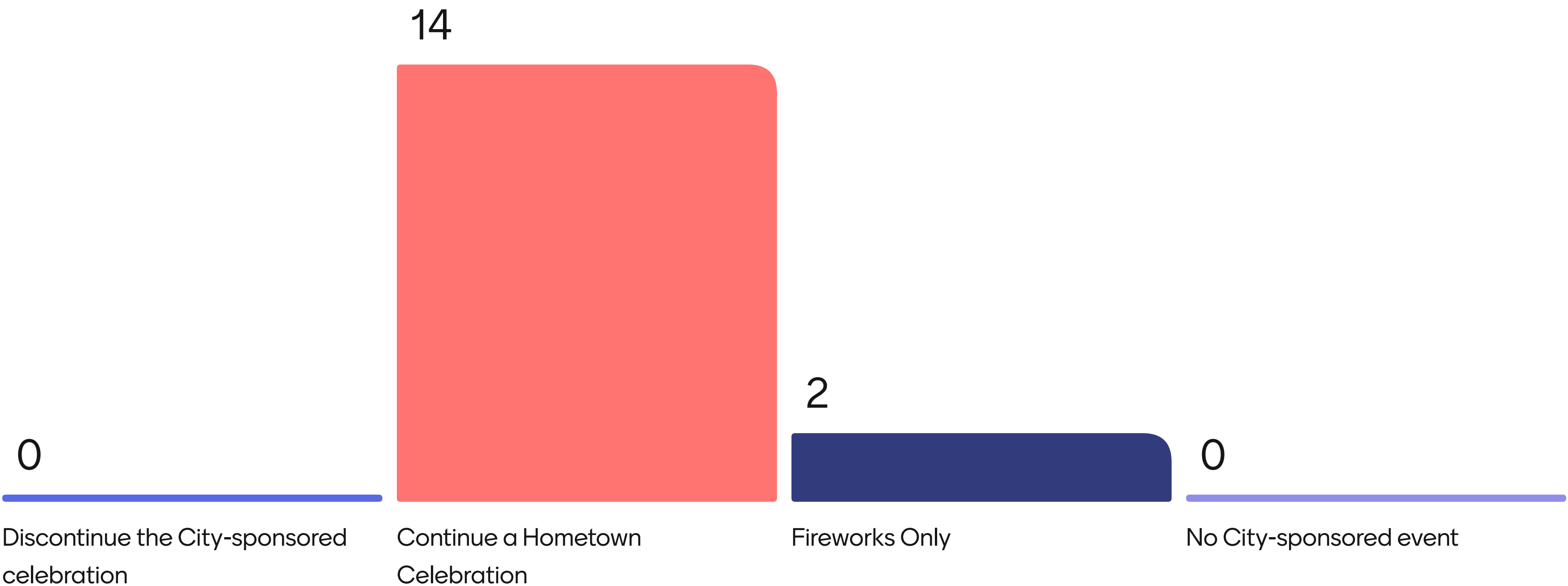
If your preferred event requires additional funding, which approach would you support?



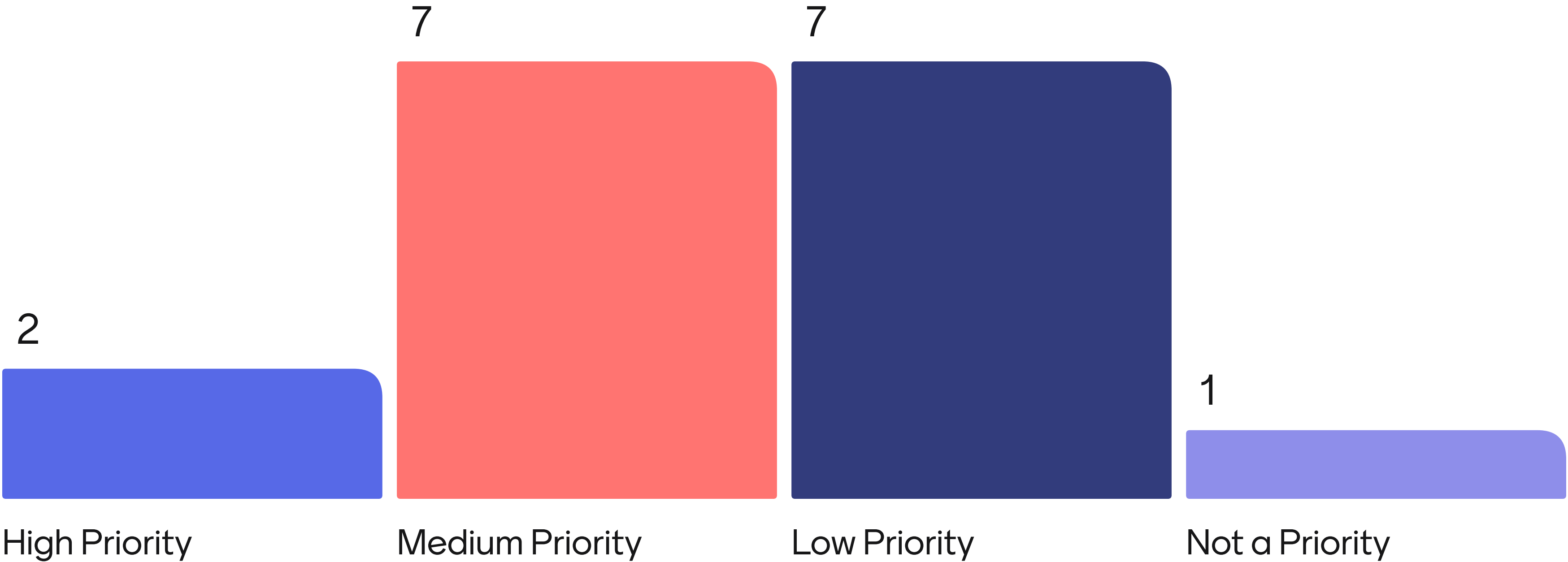
If funding for a larger event is not available, which option would you prefer?



If the City held a large Fourth of July celebration every five years, what should happen in the other years?



Considering all City services, where should a Fourth of July celebration rank as a budget priority?



If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

Add food trucks

Need shade areas

Don't know

Water fans for the heat.

Large celebration only.

Fireworks

Connect to the passport idea - for visitors to redeem prizes for the points earned

Inside the community center with air conditioning, selling breakfast items.

If Leon Valley continues with a smaller Fourth of July celebration, what improvement would make you more likely to attend?

more children involved
entertainment

Picnic style event, more
children's activities .

HAVE FIREWORKS! food
from vendors all over
town

Have military veterans
honored with speeches,
bands, kids choir, etc. We
like fireworks.

More patriotic music
and events. More
publicity

More food options; more
shade; keep raffle option-
maybe for a larger give a
way

Many other cities have
fireworks. We don't have to
spend so much Money

Family activities and a
cool down station

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Make it bigger

Showcase businesses
and artists in the Leon
Valley communtiy

Honor our veterans

Music on stage⁰

scratch the character
reading

Food variety

Patriotic music, patriotic
costume contest

More food vendors, from
all over town. Lots of
variety.

What activities or attractions would you like to see added to a hometown-style Fourth of July celebration?

Cake (baking)contest

More childhood and parents activities. Races (potatoe sack, etc) picnic encouraged, horseshoes etc

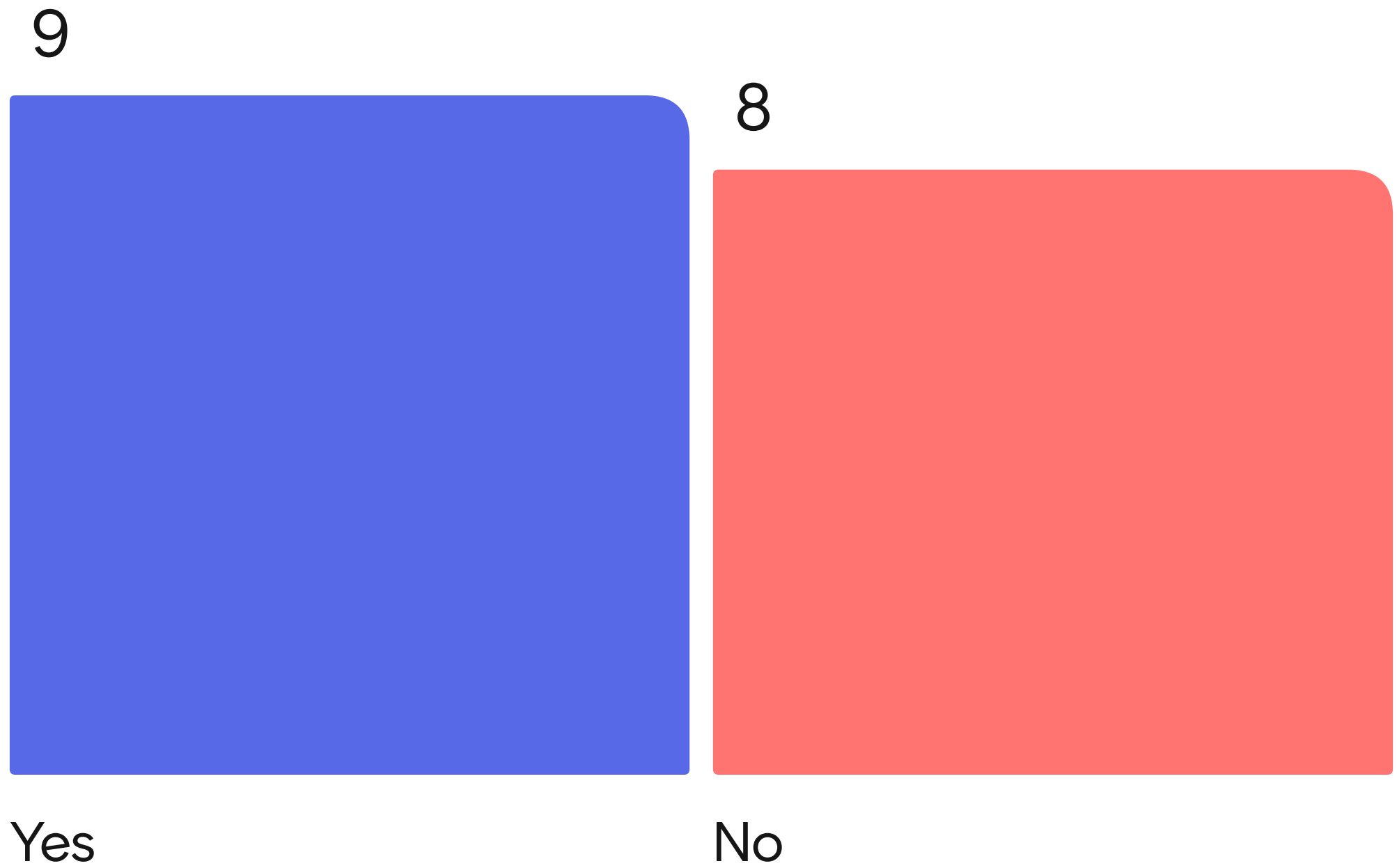
Good speaker and essay or poetry contest.

More gifts raffles

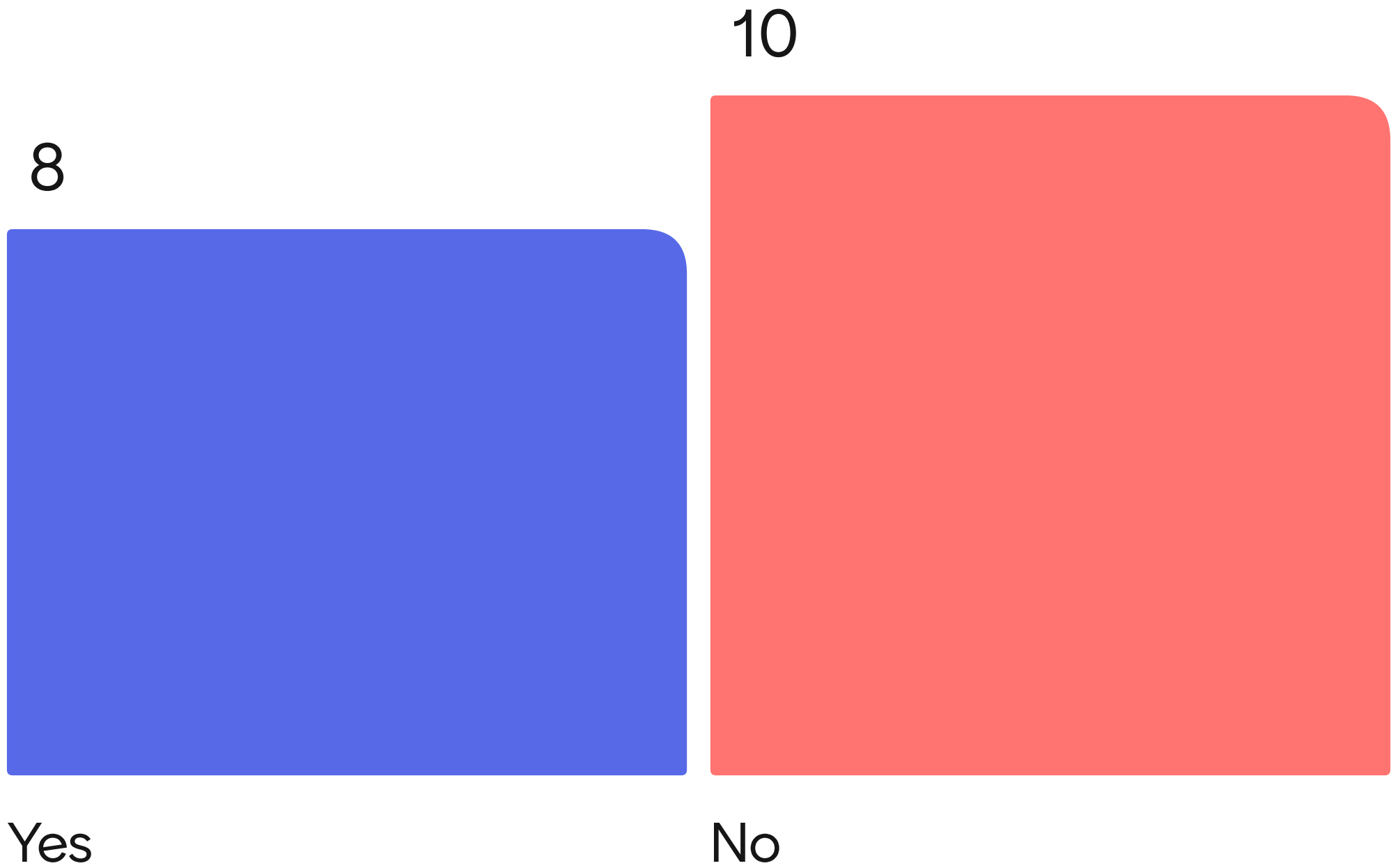
Continue with Activities that include cultural diversity.

More children-performed performances.

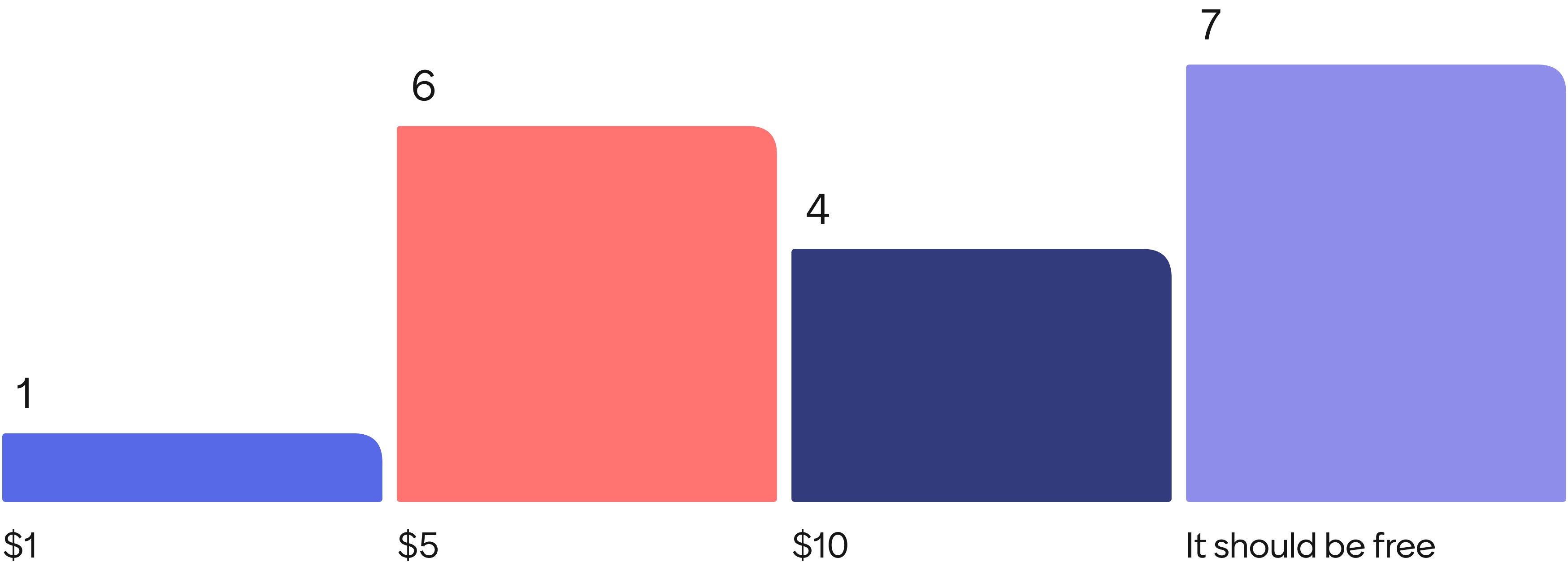
If the City hosted a larger celebration, would you support Paid Parking to help reduce taxpayer costs?



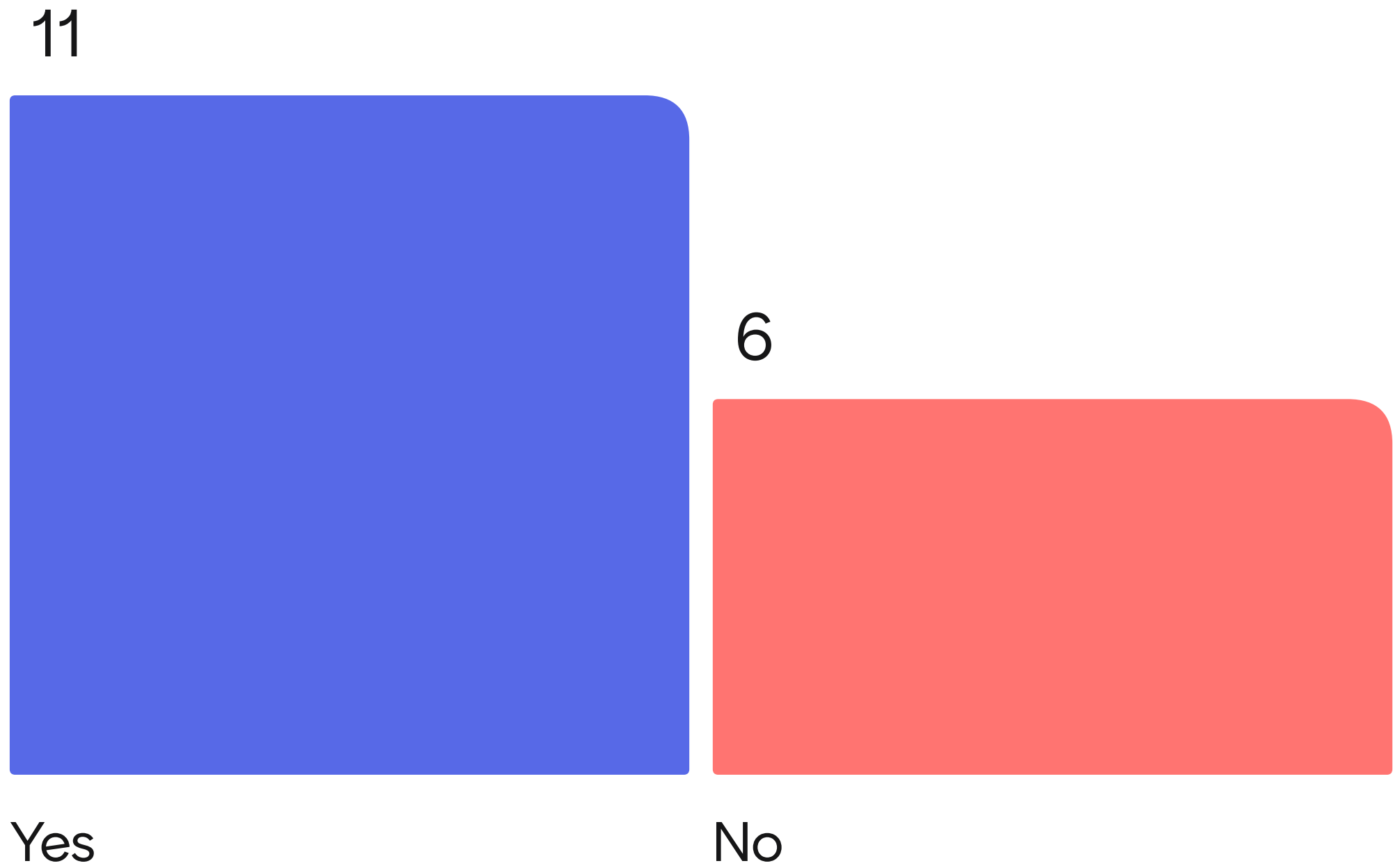
If the City hosted a larger celebration, would you support gating the entire park and charging an entry fee to help reduce taxpayer costs?



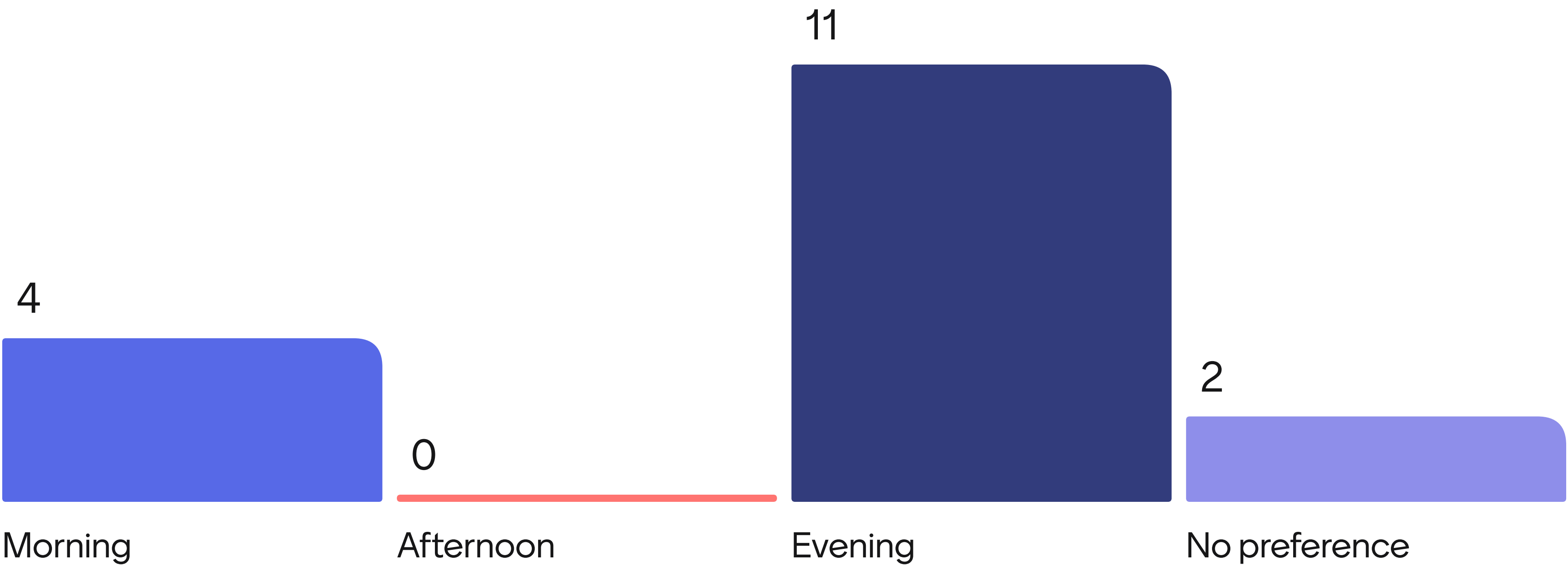
What would consider a reasonable entry fee?



If the City hosted a larger celebration, would you support no outside food or drinks so the City can charge a higher vendor pricing?



What time of day do you prefer the event?



Any other thoughts or ideas about the city's budget or the 4th of July celebration?

Appreciate opportunity
for community to
Provide ideas and
insights

Don't have any
response.

The majority of people
that attend this event do
not live here.

Thank you!

Keep up the great work!!

Kids should be free &
outside water should be
permitted.

This event should not a
to a deficit to the
budget

We need to stay within
budget for whatever the
option is.

Any other thoughts or ideas about the city's budget or the 4th of July celebration?

Make the 4th a full day event parade,

Check out very nice Landa Park Fourth of July Events

Use the onion house area as parking lot location.

Do not support an expensive event in light of city's budgetary constraints. Do not support entertaining San Antonio residents on Leon Valley's expense.

Allowing more advertising for a fuller 4th, media, tv, etc. Make it more inclusive for a family outing type of celebration. Hometown feel plus or minus fireworks.

Im embarrassed that we did not have fireworks this year, esp for the 250th. Folks all over the city look forward to our fireworks show, which has always been awesome considering we are a small town.

Fund the Cities budget and events via a method that includes the participation by all the citizens of the city.

FY 2027 PROPOSED ANNUAL OPERATING BUDGET

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1

Loss Pattern

How much lost in protest?

This reflects the reduction in property values due to protests and appraisal adjustments during the year. In 2025, values decreased by approximately \$54 million as part of the appraisal review process, which is incorporated into the final taxable values.

2025 Beginning Value

\$1,731,767,242

2025 Ending Value

\$1,677,848,095

Net Protest Loss in Tax year 2025

(\$53,919,147)

2

Market Condition

Are values up or down overall?

This comparison looks at where values begin each year, before any protest reductions. Values are slightly lower when comparing the 2025 and 2026 tax year beginning values, based on the appraisal district’s certified values. Beginning values can change due to new construction, updated appraisals based on market data, and changes in exemptions or property characteristics.

2025 Beginning Value

\$1,731,767,242

2026 Beginning Value

\$1,726,463,384

Year-over-Year Market Decline

(\$5,303,858)

3

Revenue Reality

What will hit our budget?

This comparison reflects the expected final taxable value after accounting for reductions from protests and litigation. The appraisal district establishes final values through the appraisal review process, and these estimates are provided for planning purposes using historical trends. This is the value that directly impacts property tax revenue.

2025 Certified Ending Value

\$1,677,848,095

2026 Projected Value

\$1,642,430,501

Projected Revenue Impact

(\$35,417,594)

Property Valuation Loss

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Property Type	Count Difference	Value Difference
Single Family Residential	33	1,779,130
Multi-Family Residential	No change	(8,991,745)
Small Vacant Tracts of Land	-3	(428,710)
Res Imp on Rural Land & Non-Qualified Open Space	-2	(994,400)
Commercial Real Property	2	(4,735,682)
Industrial & Manufacturing Real Property	No change	(143,682)
Telephone Company	No change	(17,200)
Cable Television	No change	(15,110)
Commercial Personal Property	136	(2,387,324)
Industrial & Manufacturing Personal Property	6	315,792
Mobile Home only on Land W/Different Ownership	No change	(13,530)
Residential Inventory	186	15,040,210
Special Inventory	1	(3,325,890)
Totally Exempt Property	-146	(1,385,717)
TOTAL		(5,303,858)

New Exemptions: 2025 vs. 2026

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Code	Description	2025 Count	2025 Amount	2026 Count	2026 Amount	Change (\$)
EX-XV	Other Exemptions (incl. public property)	2	\$6,795,140	3	\$47,610,300	+\$40,815,160
EX366	House Bill 366	16	\$21,960	0	\$0	-\$21,960
DP	Disability	1	\$50,000	0	\$0	-\$50,000
DV1	Disabled Veterans 10% – 29%	1	\$5,000	0	\$0	-\$5,000
DV2	Disabled Veterans 30% – 49%	1	\$12,000	0	\$0	-\$12,000
DV4	Disabled Veterans 70% – 100%	5	\$48,000	2	\$24,000	-\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% – 100%	2	\$0	1	\$12,000	+\$12,000
DVHS	Disabled Veteran Homestead	3	\$735,692	1	\$134,043	-\$601,649
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$261,540	0	\$0	-\$261,540
HS	Homestead	13	\$533,287	18	\$868,608	+\$335,321
OV65	Over 65	30	\$1,450,000	43	\$1,950,000	+\$500,000
OV65S	Over 65 Surviving Spouse	1	\$50,000	0	\$0	-\$50,000
145B	11.145(b) Single Situs, Single Owner	0	\$0	701	\$24,587,034	+\$24,587,034
145D	11.145(d) Multiple Situs, Leases	0	\$0	9	\$745,094	+\$745,094
145D1	11.145(d-1) Multiple Situs, Consignment	0	\$0	9	\$303,340	+\$303,340
145F	11.145(f) Single Situs, Related Business Entity	0	\$0	24	\$627,422	+\$627,422
	New Exemptions Value Loss — Total	76	\$9,962,619	811	\$76,861,841	+\$66,899,222

Tax Rate History



* Proposed Tax Rate for Budget

Average Home Value		
Tax Year 2025	Tax year 2026	Decrease
\$230,391	\$229,635	(\$756)

Average Tax Bill		
Tax Year 2025	Tax Year 2026	Decrease
\$1,255.72	\$1,251.60	(\$4.12)

Tax Rate Reference

Tax Year 2025 Rate (FY 2026)		0.545040
M&O Rate		\$0.497818
I&S Rate		\$0.047222

Tax Year 2026 Rate (FY 2027)		0.545040
M&O Rate		\$0.497818
I&S Rate		\$0.047222

General Fund

FY 2027 Proposed Budget

General Fund Overview — Projected Fund Balance

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For FY 2027, we are projecting a fund balance in the General Fund of approximately:

\$5,985,346

Capital Reserve Fund

+

\$1,250,000

Emergency Fund

+

\$275,000

Future Capital
Purchase Fund

=

\$7,510,346

Projected Fund Balance

< 1

Month of operating income

Emergency Fund alone

5.7

Months of operating income

Capital Reserve Fund + Emergency Fund+ Future
Capital Purchase Fund

✓ Budget is Balanced

Operating surplus/(deficit)

\$0

Amount	General Fund - Changes
\$3,750	Operating Deficit — as of 8/10/2026
3,602	Decrease: Ad Valorem — I&S \$0.003135 (per Bexar Tax Appraisal District)
15,000	Decrease: Fire Department - Travel
1,510	Decrease: EDC Project Funding to Balance Department
6,498	Decrease: Public Works Department — Contractual Services
(73,519)	Increase: Salaries from 1.5% to 2%
6,765	Increase: Revenue — Transfers In Personnel Share Services
36,394	Decrease: Public Works Departments — Repairs & Maintenance External
\$0	Operating Surplus (Deficit) — as of 8/18/2026

Amount	Street Fund - Changes
(36,394)	Decrease: Public Works Departments — Repairs & Maintenance External
36,394	Increase: Street Fund — Repairs & Maintenance External
\$0	Operating Surplus (Deficit) — as of 8/18/2026

General Fund – Position Allocation Changes FY26 to FY27

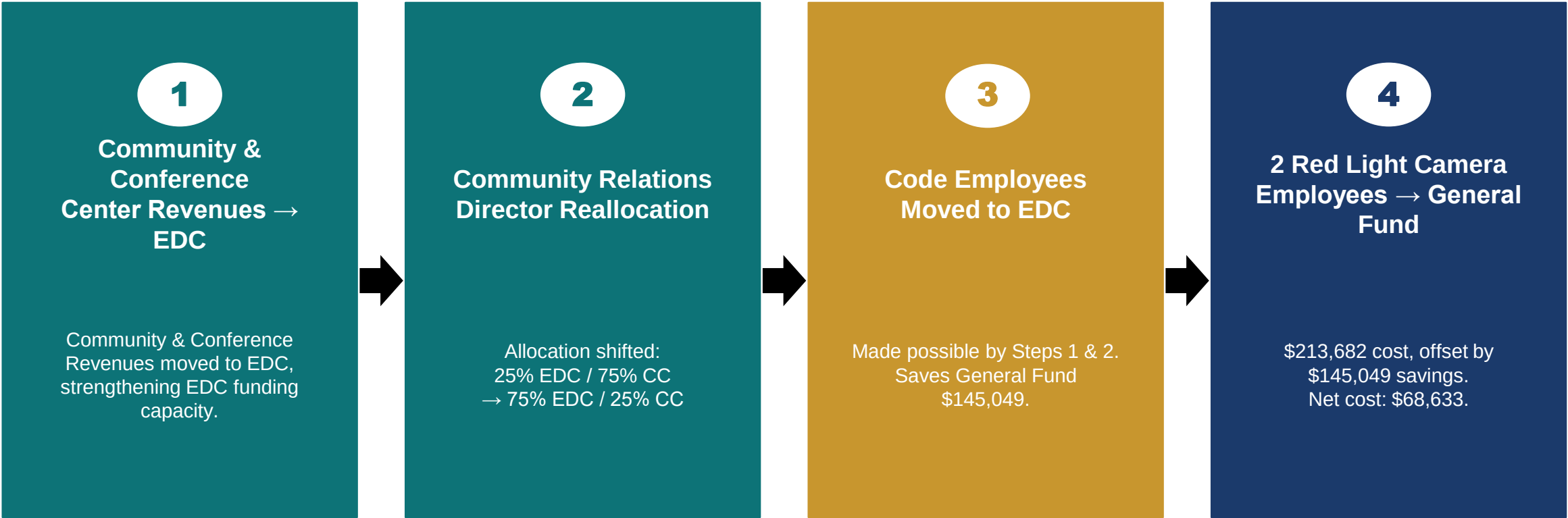
{Section}.63.

Position	Department	FY 26 Allocation %	FY 27 Allocation %
Construction Foreman (1)	General Fund – Public Works	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
Construction Crew Leader (1)	General Fund – Public Works	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
Construction Laborer (2)	General Fund – Public Works	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
Maintenance Crew Leader (1)	General Fund – Public Works	90%	80%
	Personnel Shared Services – Stormwater to GF	10%	-
	Personnel Shared Services – Water to GF	-	10%
	Personnel Shared Services – Sewer to GF	-	10%
Maintenance Laborer (2)	General Fund – Public Works	90%	85%
	Personnel Shared Services – Stormwater to GF	10%	-
	Personnel Shared Services – Water to GF	-	15%

General Fund – Position Allocation Changes FY26 to FY27

{Section}.63.

Position	Department	FY 26 Allocation %	FY 27 Allocation %
Maintenance Laborer (2)	General Fund – Public Works	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
City Manager	General Fund – City Manager & Council	35%	25%
	EDC	40\$	40%
	Personnel Shared Services – Water to GF	10%	15%
	Personnel Shared Services – Sewer to GF	10%	15%
	Personnel Shared Services – Stormwater to GF	5%	10%
HR Director (1)	General Fund – City Manager & Council	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
Executive Assistant - CM (1)	General Fund – City Manager & Council	50%	40%
	Personnel Shared Services – Water to GF	20%	25%
	Personnel Shared Services – Sewer to GF	20%	25%
	Personnel Shared Services – Stormwater to GF	10%	10%
Net Impact to Revenue			\$124,667

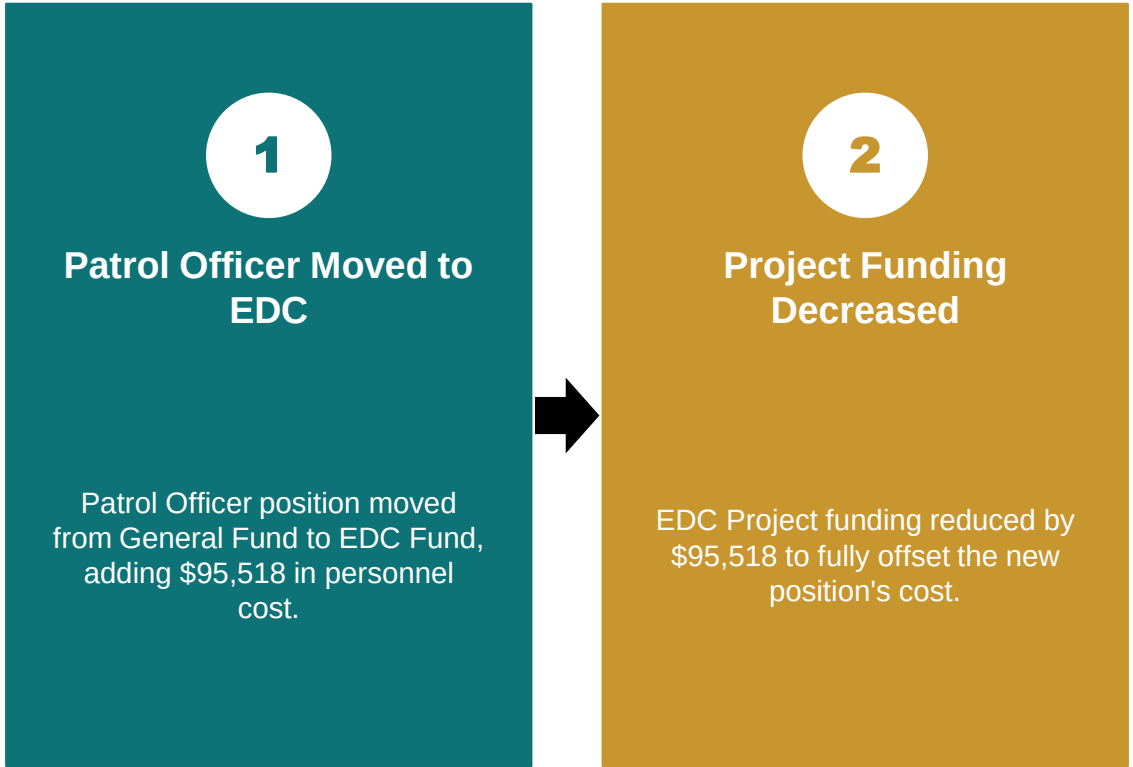


Steps 1 & 2 enabled Step 3 · Step 3 savings offset the cost of Step 4

Fund Restructuring — Summary by Fund

{Section}.63.

General Fund	EDC Fund	Community Center Fund	Red Light Camera Fund
Code employees moved OUT to EDC -\$145,049 ▼ Savings	Community & Conference Center revenues added	Revenues moved to EDC	2 traffic safety employees transferred to General Fund / Police Dept. Employees went from 8 to 6
2 Red Light Camera employees moved IN +\$213,682 ▲ New Cost	Community Relations Director: 25% → 75%	Community Relations Director: 75% → 25%	
Net impact to General Fund +\$68,633 ▲ Net Cost	Code employees absorbed from General Fund		

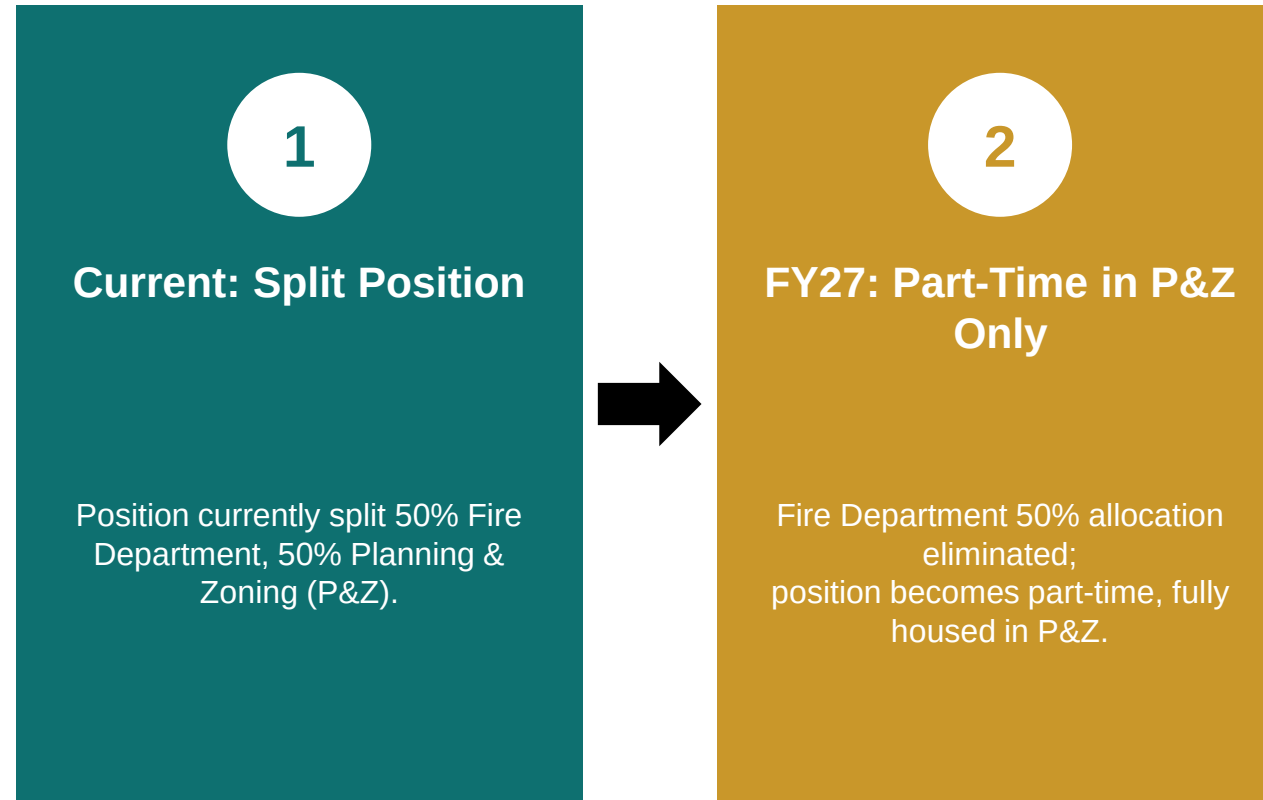


Step 2 offsets the cost of Step 1

Patrol Officer Reallocation — Summary by Fund

{Section}.63.

General Fund	EDC Fund
Patrol Officer moved OUT to EDC	Patrol Officer moved IN
-\$95,518 ▼ Savings	+\$95,518 ▲ New Cost
	EDC Project funding decreased
	-\$95,518 ▼ Savings
	Net impact to EDC Fund
	\$0 • No Net Cost



Fire allocation eliminated; position shifts fully to P&Z

Operating Revenues

\$15,680,695

▲ \$467,474 increase
over FY 2026

Proposed Tax Rate

\$0.545040

per \$100 of assessed valuation

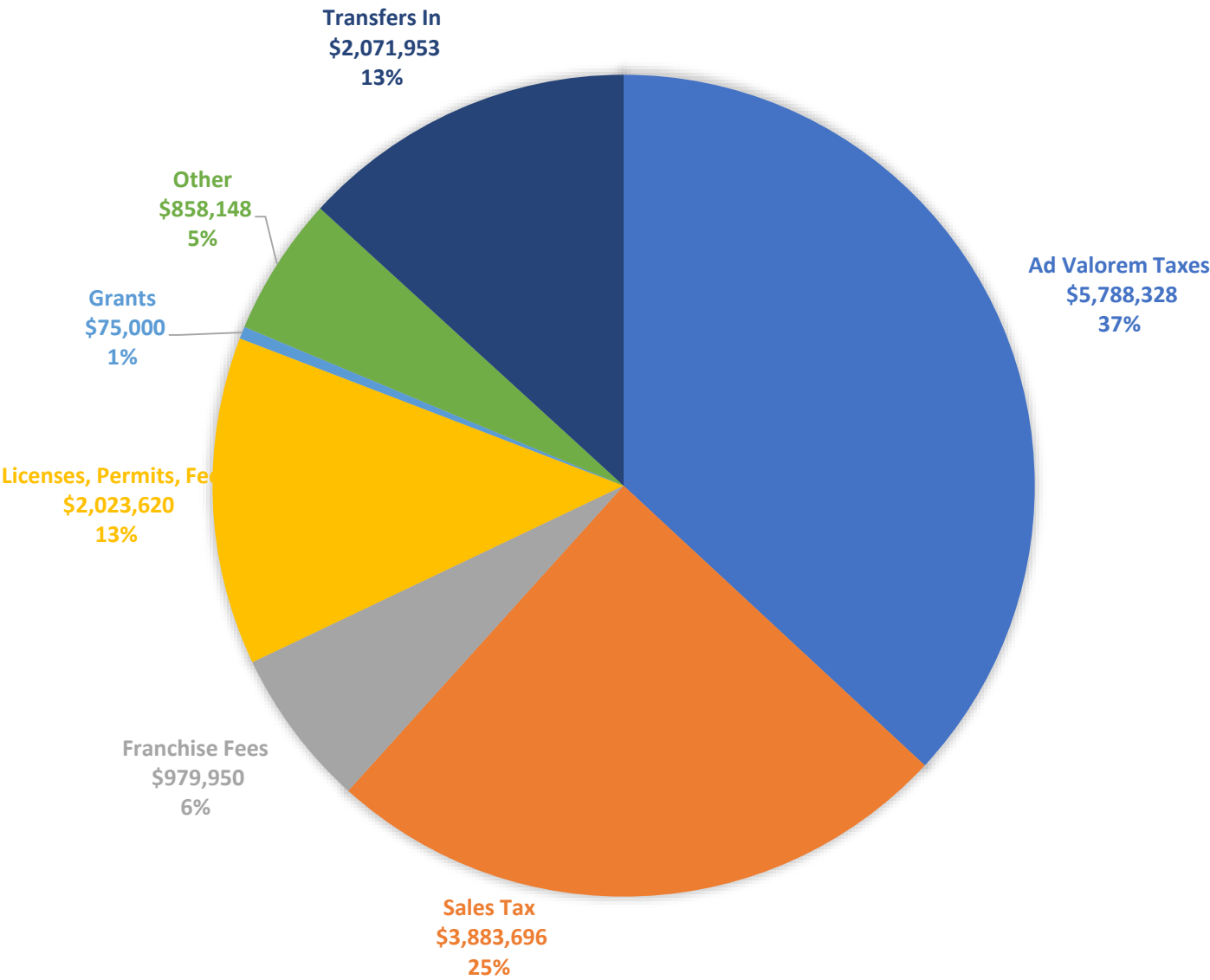
- Same Tax Rate as FY 2025

General Fund - Projected Operating Revenue

{Section}.63.

Revenue Source	Budget 2025-2026	Budget 2026-2027	Variance	Trend
Ad Valorem	\$6,181,698	\$5,788,328	(\$396,970)	▼ Decrease
Sales Tax	3,827,643	3,883,696	56,053	▲ Increase
Franchise Fees	940,450	979,950	39,500	▲ Increase
Building Permits	472,200	819,970	347,770	▲ Increase
Court Fines	617,000	693,500	76,500	▲ Increase
EMS Revenue	510,000	510,000	—	No Change
Book Fines	140	150	10	▲ Increase
Grants	77,000	75,000	(2,000)	▼ Decrease
Other	895,273	858,148	(37,125)	▼ Decrease
Personnel Shared Services	1,687,817	2,059,653	371,836	▲ Increase
Peg Funds	4,000	9,300	5,300	▲ Increase
Tree Mitigation Fund	—	3,000	3,000	▲ Increase
TOTAL	\$15,213,221	\$15,680,695	\$467,474	

General Fund Revenues by Category



Operating Expenditures

\$15,680,694

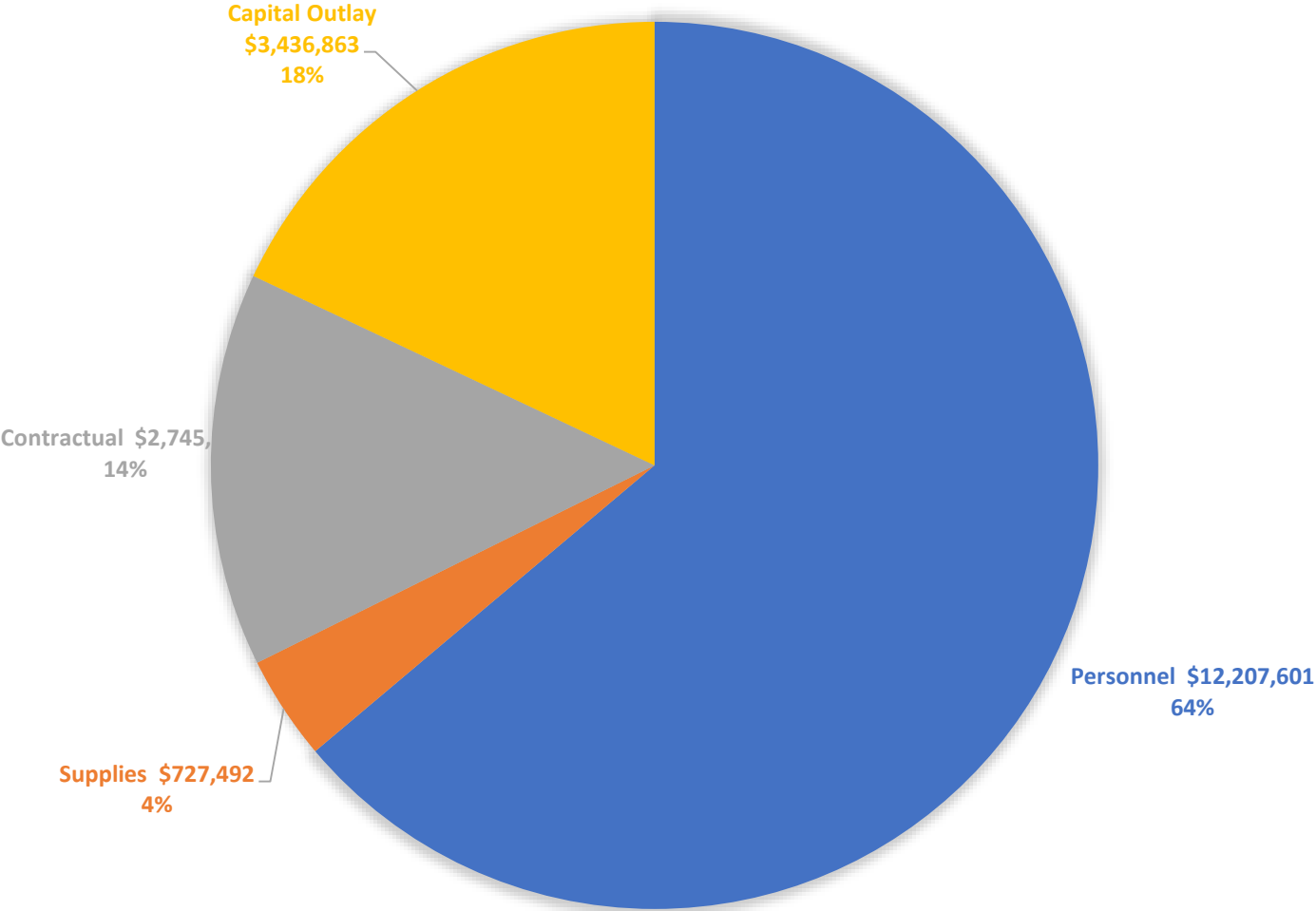
▲ Increase of \$316,611 over FY 26

Capital Expenditures

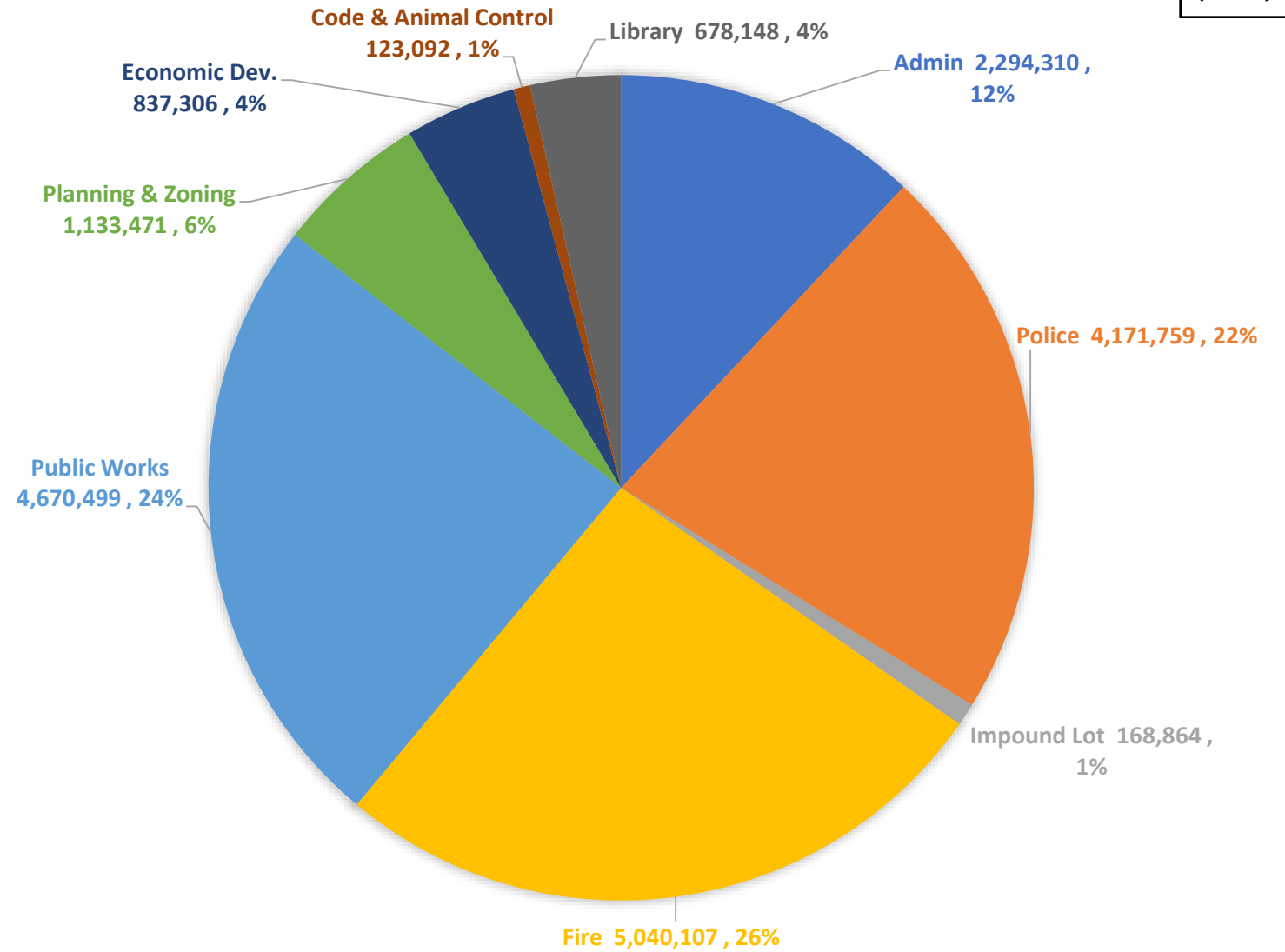
\$3,436,863

▲ Increase of \$288,674 over FY 26

General Fund Expenditures by Category



General Fund Expenditures by Department



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SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$ 6,221,889	\$ 8,326,205	\$ 8,326,205	\$ 7,722,205
Revenues				
Ad Valorem Taxes	5,624,828	6,181,698	6,181,698	5,788,328
Sales Taxes	3,777,494	3,827,643	3,827,643	3,883,696
Franchise Fees	978,234	940,450	940,450	979,950
Licenses, Permits, Fees, Fines	2,062,834	1,599,340	1,599,340	2,023,620
Grants	5,829	1,337,312	77,000	75,000
Other	1,930,952	895,273	895,273	858,148
Transfers In	-	-	-	2,071,953
Total Revenues	14,380,171	14,781,716	13,521,404	15,680,695
Other Funding Sources				
Transfer in-ARP Funds	260,186	265,125	4,939	-
Transfer-Personnel Shared Services	1,729,644	1,687,817	1,687,817	-
Tree Mitigation Fund Balance	-	-	-	439,691
Assigned Fund Balance - Ambulance	-	-	200,000	-
H&B Grant	-	-	-	1,260,312
Peg Fund Balance	-	4,000	4,000	-
Total Other Financing Sources	1,989,830	1,956,942	1,896,756	1,700,003
TOTAL RESOURCES	\$16,370,001	\$16,738,658	\$ 15,418,160	\$ 17,380,698
Expenditures				
Personnel Services	10,075,819	11,782,833	11,782,833	12,207,601
Supplies	782,027	667,730	667,730	727,492
Contractual Services	2,318,996	2,913,521	2,913,521	2,745,601
Capital Outlay	1,088,844	3,148,189	658,075	3,436,863
Total Expenditures	14,265,686	18,512,273	16,022,159	19,117,557
TOTAL EXPENDITURES	\$14,265,686	\$18,512,273	\$ 16,022,159	\$ 19,117,557
ENDING FUND BALANCE	\$ 8,326,205	\$ 6,552,589	\$ 7,722,205	\$ 5,985,346

17,380,698	Total Resources
(1,260,312)	Hike and Bike Grant
-	Assigned Fund Balance
(439,691)	Tree Mitigation Fund Balance
15,680,695	Total Operating Revenue
12,207,601	Personnel Services
727,492	Supplies
2,745,601	Contractual Services
15,680,694	Total Operating Expenditures
0	Total Over (Under) Expenditures

SUMMARY OF REVENUES AND EXPENDITURES

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ASSIGNED FUND BALANCE

Future Capital Purchase

Ambulance	-	200,000	-	-
Dedicated Grant - Pool	-	200,000	-	200,000
SCBA	-	75,000	-	75,000
FUTURE CAPITAL PURCHASE FUND BALANCE	-	475,000	-	275,000

TOTAL ENDING FUND BALANCE	\$ 8,326,205	\$ 6,077,589	\$ 7,522,205	\$ 5,710,346
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SCHEDULE OF REVENUES BY SOURCE

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
Ad Valorem Taxes				
Current	5,667,957	6,131,698	6,131,698	5,738,328
Delinquent	(76,931)	25,000	25,000	25,000
Penalty and Interest	33,802	25,000	25,000	25,000
Total Ad Valorem Taxes	5,624,828	6,181,698	6,181,698	5,788,328
Sales Taxes				
City Sales Tax	3,329,853	3,354,836	3,354,836	3,421,932
Alcoholic Beverage Sales Tax	26,572	28,500	28,500	29,070
Economic Development Sales Tax	416,174	419,307	419,307	427,693
Vehicle Inventory Tax	4,895	25,000	25,000	5,000
Total Sales Taxes	3,777,494	3,827,643	3,827,643	3,883,696
Franchise Fees				
City Public Service	783,584	745,000	745,000	785,000
Node Pole Rental	250	250	250	250
ROW Fees	8,832	10,500	10,500	9,000
Sanitation	71,358	67,000	67,000	70,000
PEG Fees	15,624	18,700	18,700	18,700
Cable Franchise Fees	92,870	95,000	95,000	92,000
Grey Forest Utilities	5,716	4,000	4,000	5,000
Total Franchise Fees	978,234	940,450	940,450	979,950

SCHEDULE OF REVENUES BY SOURCE

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
Licenses, Fees and Fines				
Building Department	431,455	384,000	384,000	726,520
Tree Mitigation	277,500	-	-	-
Short Term Rentals	300	-	-	200
Animal Licenses and Tags	285	100	100	100
Property Room Fee	1,756	1,500	1,500	1,500
Property Room Auctions	285	500	500	500
Co-Reinspection Fee	19,050	18,000	18,000	18,500
Zoning and Board of Adjustment	23,648	25,000	25,000	-
Subdivision Platting Fees	-	-	-	25,000
Occupation, Liquor, and Food	38,430	45,000	45,000	45,000
Food Trucks	2,015	-	-	2,000
Time Payment Reimbursement Fee	6,033	4,000	4,000	6,500
Warrant Fees	48,527	45,000	45,000	45,000
Municipal Court Fines	375,875	335,000	335,000	380,000
Impound Lot Fees	139,781	101,000	101,000	135,000
Impound Lot Auctions	90,678	102,000	102,000	90,000
Recreation Fee	34,090	28,000	28,000	35,000
Fire Recovery	7,960	5,000	5,000	5,000
Fire Inspection Fees	2,650	100	100	2,650
EMS Fees	562,217	505,000	505,000	505,000
Book Fines	299	140	140	150
Total Licenses, Fees and Fines	2,062,834	1,599,340	1,599,340	2,023,620
Grants				
PD Grants	-	25,000	25,000	25,000
Fire Grants	5,161	50,000	50,000	50,000
Library Grants	668	2,000	2,000	-
Hike and Bike	-	1,260,312	-	-
Total Grants	5,829	1,337,312	77,000	75,000

SCHEDULE OF REVENUES BY SOURCE

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
Other				
Interest Income	416,553	410,000	410,000	420,000
EDCD Interest	21,041	20,313	20,313	20,313
EDCD - Community Center Fees	-	-	-	55,000
EDCD - Conference Center Fees	-	-	-	25,000
T-Mobile Tower Lease	17,569	16,800	16,800	16,800
Pool Revenue	45,077	35,000	35,000	-
Credit Card Processing Fees	55,722	55,000	55,000	60,000
Parks Bucks Program	682	685	685	685
Miscellaneous	36,779	100,000	100,000	100,000
Library Non Resident Users	2,852	2,350	2,350	2,350
Library Memorial Donations	325	1,000	1,000	500
Sale of Surplus Property	1,187,761	10,000	10,000	10,000
Towing Contract	4,960	3,500	3,500	5,000
Special Events Donations	78,700	50,825	50,825	2,700
EDC - Community Events	-	50,000	50,000	-
Blue Santa	6,731	4,800	4,800	4,800
Café Lease	26,640	26,400	26,400	26,400
ASSPP	-	20,000	20,000	20,000
DEA Reimbursement	-	35,000	35,000	35,000
FOIA Fees	3,590	3,600	3,600	3,600
Insurance Proceeds	25,970	50,000	50,000	50,000
Total Other	1,930,952	895,273	895,273	858,148
Transfers In				
Personnel Shared Services	-	-	-	2,059,653
Peg Reserve Fund	-	-	-	9,300
Tree Mitigation Fund Balance	-	-	-	3,000
	-	-	-	2,071,953
TOTAL REVENUES	\$ 14,380,171	\$ 14,781,716	\$ 13,521,404	\$ 15,680,695

Municipal Court

\$530,152

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	205,636	220,352	220,352	228,164
Retirement Plan	40,629	44,335	44,335	44,469
Group Insurance	35,211	43,710	43,710	43,710
Worker Compensation	287	4,141	4,141	4,308
Social Security	15,329	16,857	16,857	17,455
Overtime	-	-	-	-
Longevity Pay	1,505	1,767	1,767	2,380
Total Personnel Services	298,597	331,162	331,162	340,486
SUPPLIES				
Office Supplies	1,278	1,500	1,500	1,500
Operating Supplies	7,328	2,900	2,900	3,855
Misc. Supplies	2,039	1,496	1,496	1,160
Total Supplies	10,645	5,896	5,896	6,515
CONTRACTUAL SERVICES				
Professional Services	43,012	82,738	82,738	98,538
Contractual Services	1,698	1,300	1,300	1,300
Utilities - Telephone	-	150	150	360
Utilities - Gas, Water, Electric	9,540	9,525	9,525	9,540
Printing	346	700	700	750
Advertising	-	600	600	600
Travel	2,332	3,300	3,300	3,450
Membership, Dues & Licenses	506	370	370	560
Subscriptions to Publications	-	200	200	200
Credit Card Processing Fee	63,843	60,000	60,000	65,000
Liability Insurance	-	2,607	2,607	2,853
Total Contractual Services	121,277	161,490	161,490	183,151
TOTAL EXPENDITURES	\$ 430,519	\$ 498,548	\$ 498,548	\$ 530,152

MUNICIPAL COURT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 1,500	\$ 1,500	\$ -
General Supplies	1,500	1,500	-
Operating Supplies	\$ 2,900	\$ 3,855	\$ 955
Postage	2,700	3,655	955
Court Supplies	-	-	-
Jury Trial Supplies	-	-	-
Janitorial Supplies	200	200	-
Miscellaneous Supplies	\$ 1,496	\$ 1,160	\$ (336)
Dry Cleaning - Judge Robes	496	160	(336)
Replacement of Court Equipment	1,000	1,000	-
Total Supplies	\$ 5,896	\$ 6,515	\$ 619

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MUNICIPAL COURT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 82,738	\$ 98,538	\$ 15,800
FSA Plan	288	-	(288)
Municipal Prosecutor	42,000	46,000	4,000
Municipal Prosecutor - Jury & Bench Trials	10,500	11,638	1,138
Judge Fee #1 (L M)	11,350	17,350	6,000
Judge Fee #2 (L K)	11,350	17,350	6,000
Extra Judge Meetings	-	-	-
Jury Trials (3 per FY) - Judge Fee	2,250	3,000	750
Bench Trials (3 per FY) - Judge Fee	3,000	2,700	(300)
Interpreter	500	500	-
Warrant Fees	1,500	-	(1,500)
Extra Jury Dates	-	-	-
Contractual Services	\$ 1,300	\$ 1,300	\$ -
DocuSign	1,300	1,300	-
Utilities-Telephone	\$ 150	\$ 360	\$ 210
Utilities-Water & Electric	\$ 9,525	\$ 9,540	\$ 15
Printing	\$ 700	\$ 750	\$ 50
Advertising	\$ 600	\$ 600	\$ -
Travel - Training	\$ 3,300	\$ 3,450	\$ 150
Memberships, Dues & Licenses	\$ 370	\$ 560	\$ 190
Subscriptions	\$ 200	\$ 200	\$ -
Processing Fees	\$ 60,000	\$ 65,000	\$ 5,000
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 161,490	\$ 183,151	\$ 21,661
TOTAL COURT	\$ 167,386	\$ 189,666	\$ 22,280

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Finance

\$492,383

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	254,638	273,224	273,224	283,739
Retirement Plan	47,375	54,973	54,973	55,301
Group Insurance	27,222	32,782	32,782	32,782
Worker Compensation	-	3,106	3,106	3,231
Physical Examinations	405	-	-	-
Social Security	19,602	20,902	20,902	21,706
Longevity Pay	245	490	490	670
Total Personnel Services	349,487	385,476	385,476	397,429
SUPPLIES				
Office Supplies	1,569	2,500	2,500	1,900
Operating Supplies	2,374	4,210	4,210	3,555
Total Supplies	3,943	6,710	6,710	5,455
CONTRACTUAL SERVICES				
Professional Services	54,331	58,649	58,649	69,177
Contractual Services	-	-	-	-
Utilities - Telephone	285	286	286	300
Utilities - Gas, Water, Electric	9,540	9,858	9,858	9,910
Printing	365	1,000	1,000	1,150
Advertising	2,440	1,200	1,200	2,400
Travel	1,225	2,870	2,870	2,370
Membership, Dues & Licenses	1,076	800	800	1,339
Liability Insurance	4,777	2,607	2,607	2,853
Total Contractual Services	74,039	77,270	77,270	89,499
TOTAL EXPENDITURES	\$ 427,469	\$ 469,456	\$ 469,456	\$ 492,383

FINANCE DEPARTMENT

	FY 2026	FY 2027	VARIANCE
Office Supplies	\$ 2,500	\$ 1,900	\$ (600)
General Supplies	1,360	1,000	(360)
Printer Supplies	800	800	-
Paper	340	100	(240)
Operating Supplies	\$ 4,210	\$ 3,555	\$ (655)
Postage	2,410	1,755	(655)
Department Supplies	1,450	1,450	-
Janitorial Supplies-Gulf Coast	350	350	-
Miscellaneous Supplies	\$ -	\$ -	\$ -
Misc. Supplies	-	-	-
Total Supplies	\$ 6,710	\$ 5,455	\$ (1,255)
Professional Services	\$ 58,649	\$ 69,177	\$ 10,528
External Audit Fees (General Fund)	9,735	12,057	2,322
Bexar Appraisal District Dues (\$9,022)	36,088	44,000	7,912
Ad Valorem Tax Collection Fee (Bexar County)	8,100	9,000	900
GFOA Budget Award	460	600	140
SEC Rule Reporting	3,000	3,000	-
Employee Public Bond	1,050	520	(530)
Cafeteria Plan	216	-	(216)
Utilities-Telephone	\$ 286	\$ 300	\$ 14
Utilities-Water & Electric	\$ 9,858	\$ 9,910	\$ 52
Printing	\$ 1,000	\$ 1,150	\$ 150
Advertising	\$ 1,200	\$ 2,400	\$ 1,200
Travel - Training	\$ 2,870	\$ 2,370	\$ (500)
Memberships, Dues & Licenses	\$ 800	\$ 1,339	\$ 539
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 77,270	\$ 89,499	\$ 12,229
TOTAL FINANCE	\$ 83,980	\$ 94,954	\$ 10,974

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City Manager & Council

\$957,966

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	454,535	472,979	472,979	501,551
Retirement Plan	97,384	101,909	101,909	104,286
Group Insurance	36,637	43,710	43,710	43,710
Worker Compensation	-	4,141	4,141	4,308
Unemployment Compensation	8,061	-	-	-
Social Security	34,872	38,748	38,748	40,933
Car Allowance	6,000	6,000	6,000	6,000
Other Benefits	29,358	27,526	27,526	27,526
Longevity Pay	6,119	5,653	5,653	7,019
Total Personnel Services	672,966	700,665	700,665	735,333
SUPPLIES				
Office Supplies	103	-	-	-
Operating Supplies	10,270	11,952	11,952	13,706
Repairs & Maintenance - Internal	-	-	-	-
Employee Award Program	4,308	-	-	500
Total Supplies	14,681	11,952	11,952	14,206
CONTRACTUAL SERVICES				
Professional Services	4,647	19,694	19,694	22,900
Contractual Services	128,255	70,535	70,535	77,705
Utilities - Telephone	16,455	13,470	13,470	11,585
Utilities - Gas, Water, Electric	10,157	10,500	10,500	10,290
Printing	32,942	42,400	42,400	38,938
Advertising	1,531	3,950	3,950	7,550
Travel	16,782	32,700	32,700	28,125
Membership, Dues & Licenses	5,708	7,124	7,124	8,267
Subscriptions to Publications	90	780	780	214
Liability Insurance	28,663	2,607	2,607	2,853
Total Contractual Services	245,230	203,760	203,760	208,427
TOTAL EXPENDITURES	\$ 932,877	\$ 916,377	\$ 916,377	\$ 957,966

CITY MANAGER & COUNCIL DEPARTMENT

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	FY2026	FY2027	VARIANCE
	\$ 11,952	\$ 13,706	\$ 1,754
Operating Supplies			
General Supplies	1,250	1,000	(250)
Printer Supplies	3,000	2,500	(500)
Postage	310	381	71
Janitorial Supplies	200	200	-
Meeting Supplies	900	900	-
Letterhead/ Cards	500	500	-
Shared Supplies	1,000	1,000	-
Shirts (Court, Receptionist & P&Z)	-	1,600	1,600
Payroll Forms: W-2s	1,500	500	(1,000)
Council Activities: Town Halls	1,650	2,600	950
Council Activities: Coffee Mtgs	600	600	-
CM: Zoom and Go to Meeting	392	-	(392)
CS: Notary Renewal	-	275	275
HR: General Supplies	-	500	500
HR: Printer Supplies	-	500	500
HR: Programs for HR	650	650	-
HR: Welcoming Promotions Packet/ Open Enrollment	-	-	-
Employee Award Program	\$ -	\$ 500	\$ 500
Employee Awards: Pins, Plaques (40 & 25 years)	-	500	500
Total Supplies	\$ 11,952	\$ 14,206	\$ 2,254

CITY MANAGER & COUNCIL DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 19,694	\$ 22,900	\$ 3,206
City Attorney Non-Retainer Requests & Projects	10,000	10,000	-
TML (Non-Retainer Requests & Projects)	5,000	5,000	-
Spanish Translator for Election Documents	600	600	-
Cafeteria Plan	150	3,600	3,450
DPS Agency	144	100	(44)
Safeshred Record Destruction	400	400	-
Safesite Records Storage	2,200	2,200	-
COBRA	1,200	1,000	(200)
Contractual Services	\$ 70,535	\$ 77,705	\$ 7,170
Bexar County Elections	8,000	16,000	8,000
City Attorney Contract	60,000	60,000	-
Social Security Contract	35	35	-
Bonds - CS, AFD, Mayor & Council	2,500	1,300	(1,200)
Postmaster - BRM Permit	-	370	370
Utilities-Telephone	\$ 13,470	\$ 11,585	\$ (1,885)
Utilities-Water & Electric	\$ 10,500	\$ 10,290	\$ (210)
Printing	\$ 42,400	\$ 38,938	\$ (3,462)
Advertising	\$ 3,950	\$ 7,550	\$ 3,600
Travel - Training	\$ 32,700	\$ 28,125	\$ (4,575)
Memberships, Dues & Licenses	\$ 7,124	\$ 8,267	\$ 1,143
Subscriptions	\$ 780	\$ 214	\$ (566)
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 203,760	\$ 208,427	\$ 4,667
TOTAL CITY MANAGER & COUNCIL	\$ 215,712	\$ 222,633	\$ 6,921

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Information Technology

\$275,357

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	70,353	-	-	-
Retirement Plan	13,870	-	-	-
Group Insurance	8,368	-	-	-
Worker Compensation	123	-	-	-
Social Security	5,084	-	-	-
Longevity Pay	95	-	-	-
Total Personnel Services	97,893	-	-	-
SUPPLIES				
Office Supplies	521	1,500	1,500	-
Operating Supplies	23,226	37,500	37,500	-
Repairs & Maintenance - Internal	3,024	4,750	4,750	2,000
Total Supplies	26,771	43,750	43,750	2,000
CONTRACTUAL				
Contractual Services	261,180	275,274	275,274	266,912
Utilities - Telephone	1,045	500	500	500
Utilities - Gas, Water, Electric	271	300	300	240
Repairs and Maintenance-External (Peg	1,345	4,000	4,000	-
Travel	1,350	2,000	2,000	-
Memberships, Dues & Licenses	246	1,000	1,000	-
Liability Insurance	-	5,214	5,214	5,705
Total Contractual Services	265,437	288,288	288,288	273,357
CAPITAL OUTLAY				
Other Machinery & Equipment	32,282	-	-	-
Total Capital Outlay	32,282	-	-	-
TOTAL EXPENDITURES	\$422,383	\$332,038	\$ 332,038	\$275,357

IT DEPARTMENT

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	FY2026	FY2027	VARIANCE
Office Supplies	\$ 1,500	\$ -	\$ (1,500)
General Supplies	1,500	-	(1,500)
Operating Supplies	\$ 37,500	\$ -	\$ (37,500)
Network Rack Repair Parts	1,500	-	(1,500)
Camera - Kennel (1)	1,000	-	(1,000)
Laptops & Docking Stations - (5)	10,000	-	(10,000)
Laptops - Fire Vehicles (10)	25,000	-	(25,000)
Repairs & Maintenance - Internal	\$ 4,750	\$ 2,000	\$ (2,750)
Replacement Desk Phones (1)	750	-	(750)
Replacement Laptop Other (1)	2,000	-	(2,000)
Replacement Desktop Other (1)	2,000	2,000	-
Total Supplies	\$ 43,750	\$ 2,000	\$ (41,750)

ITDEPARTMENT

	FY2026	FY2027	VARIANCE
	\$	\$	\$
Contractual Services	275,274	266,912	(8,363)
TechLead - 50%	56,320	49,450	(6,870)
Incode (Tyler Technologies)	73,333	65,000	(8,333)
Cable Cast (Forte/AM Systems)	4,750	4,750	-
Ninja	8,450	8,655	205
KnowBe4 (MicroAge)	2,200	-	(2,200)
Cisco/Meraki	15,000	6,330	(8,670)
GoGov	19,000	19,002	2
NitroPro	4,556	5,467	911
MicroAge (Microsoft Office 365)	28,500	32,000	3,500
Coronet (Coro Security)	25,200	25,200	-
Canon Solutions Workroom (S#XNF01978)	800	650	(150)
Sharp (City Council MXM5070)	340	400	60
Pitney-Bowes Postage Meter	5,000	5,500	500
Daktronics	600	650	50
Google Workspace - Patron Desktops	3,000	2,800	(200)
Civic Plus (Mass Notification)	-	4,935	4,934
Civic Plus (Archive Social)	4,188	4,618	430
Civic Plus (Municode - Code of Ordinances)	4,972	5,225	253
Civic Plus (Municode - Website hosting & support)	7,210	13,950	6,740
Civic Plus (Municode - Agendas & Minutes)	5,150	5,305	155
Civic Plus (MuniDocs Codification)	405	425	20
JustFOIA	6,300	6,600	300
Utilities-Telephone	\$ 500	\$ 500	\$ -
Utilities-Water & Electric	\$ 300	\$ 240	\$ (60)
Repairs & Maintenance - External	\$ 4,000	\$ -	\$ (4,000)
Travel - Training	\$ 2,000	\$ -	\$ (2,000)
Memberships, Dues & Licenses	\$ 1,000	\$ -	\$ (1,000)
Liability Insurance	\$ 5,214	\$ 5,705	\$ 491
Total Contractual	\$ 288,288	\$ 273,357	\$ (14,932)
TOTAL IT	\$ 332,038	\$ 275,357	\$ (56,682)

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Police

\$4,171,759

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	1,827,992	2,116,940	2,116,940	2,270,283
Retirement Plan	413,819	470,633	470,633	488,389
Group Insurance	205,018	316,896	316,896	327,823
Worker Compensation	36,178	30,024	30,024	33,389
Overtime	168,191	95,000	95,000	113,000
Social Security	156,658	178,943	178,943	191,697
Clothing Allowance	33,223	28,000	28,000	30,000
Standby	9,360	15,600	15,600	15,600
Special Pay	2,222	10,530	10,530	4,680
Certification Pay	57,369	73,060	73,060	72,280
Longevity Pay	12,069	13,250	13,250	17,286
Total Personnel Services	2,922,099	3,348,876	3,348,876	3,564,427
SUPPLIES				
Office Supplies	5,316	5,850	5,850	6,450
Operating Supplies	76,403	83,800	83,800	91,679
Repairs & Maintenance - Internal	-	-	-	-
Misc. Supplies	29,131	29,750	29,750	22,650
Blue Santa	1,905	4,800	4,800	4,800
Total Supplies	112,755	124,200	124,200	125,579
CONTRACTUAL SERVICES				
Professional Services	-	18,376	18,376	6,000
Contractual Services	70,380	68,663	68,663	15,095
Utilities - Telephone	27,705	30,288	30,288	23,620
Utilities - Gas, Water, Electric	9,540	9,525	9,525	9,600
Printing	916	2,500	2,500	2,500
Repairs and Maintenance - External	31,108	25,000	25,000	27,500
Travel	3,477	16,000	16,000	23,000
Membership, Dues & Licenses	1,273	2,500	2,500	2,500
Subscriptions to Publications	-	500	500	500
Grant Expense	-	25,000	25,000	25,000
Liability Insurance	66,880	36,498	36,498	39,938
Total Contractual Services	211,279	234,850	234,850	175,253
CAPITAL OUTLAY				
Vehicles	65,000	-	-	-
Other Machinery & Equipment	-	6,600	6,600	6,500
Improvements	-	-	-	300,000
Total Capital Outlay	65,000	6,600	6,600	306,500
TOTAL EXPENDITURES	\$ 3,311,133	\$ 3,714,526	\$ 3,714,526	\$ 4,171,759

POLICE DEPARTMENT

	FY 2026	FY 2027	VARIANCE
Office Supplies	\$ 5,850	\$ 6,450	\$ 600
Toner/ Ink, Ribbon/ Drums, Paper	2,200	2,200	-
Folders	800	800	-
Storage Boxes/ Folders/ Envelopes	1,200	1,200	-
Tape/ Pens/ Steno/ Tags/ Keys	750	750	-
High Speed Cables/ Computer Accessories	500	1,000	500
Batteries	400	500	100
Operating Supplies	\$ 83,800	\$ 91,679	\$ 7,879
Camera SD Cards & Flash Drives	1,000	1,000	-
Postage	500	1,979	1,479
Ammunition	2,300	2,500	200
Nitro	600	-	(600)
RMA Toll	100	-	(100)
Fingerprint Kits	650	1,200	550
Fuel	60,000	65,000	5,000
Computer Equipment & Docking Stations - Vehicles	6,000	6,000	-
Radio Equipment	5,000	5,000	-
Shooting range	5,000	6,000	1,000
Replacement Equipment	2,650	3,000	350
Repairs & Maintenance-Internal	\$ -	\$ -	\$ -
Building Maintenance	-	-	-
Miscellaneous Supplies	\$ 29,750	\$ 22,650	\$ (7,100)
Clipboards/ Folders/ Paper/ Keybox	750	750	-
Recruitment - Retention Supplies	-	1,000	1,000
Toner/ Ink/ Special Paper	500	500	-
Flares	5,300	6,000	700
Handcuffs/ Holders	1,800	2,000	200
VGA Adapters/ SD cards/ Flash drives/ HDMI	700	800	100
Printers/ Camera Equipment - CSI	2,400	2,600	200
Door Access Cards	300	1,000	700
Evidence Kits	5,000	-	(5,000)
Patrol Vehicles Lights/ Accessories/ Traffic Cones	5,000	6,500	1,500
Evidence Envelopes	1,500	1,500	-
Evidence/ Lab Processing	6,500	-	(6,500)
Blue Santa Program	\$ 4,800	\$ 4,800	\$ -
Blue Santa Giveaways	4,800	4,800	-
Total Supplies	\$ 124,200	\$ 125,579	\$ 1,379

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POLICE DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 18,376	\$ 6,000	\$ (12,376)
FSA Plan	2,376	-	(2,376)
Forensic Testing	10,000	-	(10,000)
New Hire Expenses	6,000	6,000	-
Contractual Services	\$ 68,663	\$ 15,095	\$ (53,568)
Copier	500	5,800	5,300
Fire Inspection	150	175	25
Cable	3,528	3,600	72
Cardinal CAD/RMS Service Contract	10,000	-	(10,000)
Leads Online	2,500	2,520	20
TLO- TransUnion	3,000	3,000	-
Axon Taser	6,000	-	(6,000)
Axon (Vehicle & Body Cameras)	26,785	-	(26,785)
City of San Antonio - Radio air time	16,200	-	(16,200)
Utilities-Telephone	\$ 30,288	\$ 23,620	\$ (6,668)
Utilities-Water & Electric	\$ 9,525	\$ 9,600	\$ 75
Printing	\$ 2,500	\$ 2,500	\$ -
Repairs & Maintenance - External	\$ 25,000	\$ 27,500	\$ 2,500
Travel - Training	\$ 16,000	\$ 23,000	\$ 7,000
Memberships, Dues & Licenses	\$ 2,500	\$ 2,500	\$ -
Subscriptions to Publications	\$ 500	\$ 500	\$ -
Grant Expenditure	\$ 25,000	\$ 25,000	\$ -
Liability Insurance	\$ 36,498	\$ 39,938	\$ 3,440
Total Contractual	\$ 234,850	\$ 175,253	\$ (59,597)
TOTAL POLICE	\$ 359,050	\$ 300,832	\$ (58,218)
Other Machinery & Equipment	\$ 6,600	\$ 6,500	\$ (100)
Gym Equipment - Treadmill	6,600	-	(6,600)
Gym Equipment - Universal Trainer	-	6,500	6,500
Improvements other than Building	\$ -	\$ 300,000	\$ 300,000
Property Rooms Plans	-	300,000	300,000
Total Capital Outlay	\$ 6,600	\$ 306,500	\$ 299,900
TOTAL POLICE (w/ capital)	\$ 365,650	\$ 607,332	\$ 241,682

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ITEM 01 · POLICE DEPARTMENT			Total Cost
Gym Equipment - Universal Trainer			\$6,500
DESCRIPTION Gym Equipment - Universal Trainer for City of Leon Valley employee use.			
BENEFIT Replaces gym equipment originally placed in service in 2015. The equipment is available for use by all City of Leon Valley employees, supporting officer health and wellness. Placed in service before 2016.			
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2015	Replacement	1	\$6,500

ITEM 02 · POLICE DEPARTMENT			Total Cost
Property Rooms Plans			\$300,000
DESCRIPTION New property rooms facility planning and development for the Leon Valley Police Department.			
BENEFIT A new property room will improve the secure storage and management of evidence and confiscated property, ensuring compliance with chain-of-custody requirements and state law.			
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$300,000

TOTAL CAPITAL OUTLAY – POLICE	\$306,500
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Impound Lot

\$168,864

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	80,520	86,832	86,832	90,411
Retirement Plan	18,234	18,980	18,980	19,083
Group Insurance	9,388	10,927	10,927	10,927
Worker Compensation	1,542	1,035	1,035	1,078
Social Security	6,744	7,216	7,216	7,490
Clothing Allowance	1,117	1,000	1,000	1,000
Standby	3,120	3,120	3,120	3,120
Special Pay	-	-	-	-
Certification Pay	3,345	3,380	3,380	3,380
Longevity Pay	5,247	4,410	4,410	5,522
Total Personnel Services	129,257	136,901	136,901	142,011
SUPPLIES				
Office Supplies	790	800	800	850
Operating Supplies	249	2,500	2,500	3,550
Misc. Supplies	38	-	-	-
Total Supplies	1,077	3,300	3,300	4,400
CONTRACTUAL SERVICES				
Professional Services	-	2,072	2,072	2,000
Contractual Services	8,936	6,000	6,000	11,000
Utilities - Gas, Water, Electric	1,611	1,600	1,600	1,600
Advertising	1,188	4,000	4,000	5,000
Liability Insurance	-	2,607	2,607	2,853
Total Contractual Services	11,735	16,279	16,279	22,453
CAPITAL OUTLAY				
Improvements	17,898	-	-	-
Total Capital Outlay	17,898	-	-	-
TOTAL EXPENDITURES	\$ 159,967	\$ 156,480	\$ 156,480	\$ 168,864

IMPOUND LOT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 800	\$ 850	\$ 50
Grease Pencils	200	200	-
Key Tags	100	150	50
Office Supplies-Pens/Folders/Paper/Boxes	500	500	-
Operating Supplies	\$ 2,500	\$ 3,550	\$ 1,050
Window Film	500	1,000	500
Duplicate Keys	500	500	-
Tires	500	500	-
Vehicle Registration	-	300	300
Batteries/ Jump Box	1,000	1,250	250
Total Supplies	\$ 3,300	\$ 4,400	\$ 1,100
Professional Services	\$ 2,072	\$ 2,000	\$ (72)
Cafeteria Plan	72	-	(72)
Towing Expenses	2,000	2,000	-
Contractual Services	\$ 6,000	\$ 11,000	\$ 5,000
Auto Data Direct	4,000	5,000	1,000
Ward Auction of San Antonio	2,000	6,000	4,000
Utilities-Water & Electric	\$ 1,600	\$ 1,600	\$ -
Advertising	\$ 4,000	\$ 5,000	\$ 1,000
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 16,279	\$ 22,453	\$ 6,174
TOTAL IMPOUND LOT	\$ 19,579	\$ 26,853	\$ 7,274

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Fire

\$5,040,107

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	1,869,179	2,382,398	2,382,398	2,200,963
Retirement Plan	438,198	544,618	544,618	528,543
Group Insurance	243,448	338,751	338,751	327,823
Worker Compensation	40,857	28,989	28,989	33,389
Physical Examinations	17,033	16,000	16,000	19,170
Overtime	210,577	140,000	140,000	348,272
Social Security	165,197	207,074	207,074	207,458
Clothing Allowance	21,211	23,250	23,250	-
Certification Pay	133,855	161,200	161,200	162,630
Longevity Pay	19,188	20,058	20,058	23,651
Total Personnel Services	3,158,743	3,862,338	3,862,338	3,851,899
SUPPLIES				
Office Supplies	2,600	4,000	4,000	6,000
Operating Supplies	101,982	147,950	147,950	175,150
Repairs & Maintenance - Internal	9,134	12,000	12,000	18,000
EMS Supplies	79,419	88,400	88,400	101,600
Total Supplies	193,135	252,350	252,350	300,750
CONTRACTUAL SERVICES				
Professional Services	-	2,160	2,160	100
Contractual Services	63,349	79,000	79,000	92,174
Utilities - Telephone	11,354	11,820	11,820	11,199
Utilities - Gas, Water, Electric	30,551	33,180	33,180	33,600
Printing	-	500	500	1,000
Advertising	2,724	2,000	2,000	4,500
Repairs and Maintenance - External	85,327	100,000	100,000	100,000
Travel	15,557	35,000	35,000	20,000
Membership, Dues & Licenses	11,726	16,450	16,450	16,450
Subscriptions to Publications	395	1,350	1,350	1,350
Grant Expense	5,345	50,000	50,000	50,000
Liability Insurance	38,217	33,891	33,891	37,085
Total Contractual Services	264,545	365,351	365,351	367,458
CAPITAL OUTLAY				
Vehicles	260,183	265,125	4,942	350,000
Other Machinery & Equipment	75,679	54,321	54,321	170,000
Total Capital Outlay	335,862	319,446	59,263	520,000
TOTAL EXPENDITURES	\$ 3,952,285	\$ 4,799,485	\$ 4,539,302	\$ 5,040,107

FIRE DEPARTMENT

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	FY2026	FY2027	VARIANCE
Office Supplies	\$ 4,000	\$ 6,000	\$ 2,000
General Office Supplies - FD & EMS	4,000	4,000	-
Replacement Equipment	-	2,000	2,000
Operating Supplies	\$ 147,950	\$ 175,150	\$ 27,200
Janitor Supplies	7,200	7,200	-
Fuel	36,000	48,000	12,000
Small Equipment Replacement	5,000	10,000	5,000
Building Supplies	2,000	3,000	1,000
Fire Fighting Foams	5,000	5,000	-
Fire Sprinkler & Fire Alarm Repairs	3,000	3,000	-
Equipment Oils & Fuels	1,500	3,000	1,500
Bunker Gear Replacement	74,000	50,000	(24,000)
Station Equipment Repair/Replacement	5,000	10,000	5,000
New Fire Fighters Uniforms & Boots (3)	2,250	-	(2,250)
Fire Fighting Tools & Equipment	7,000	10,000	3,000
Uniforms	-	25,950	25,950
Repairs & Maintenance - Internal	\$ 12,000	\$ 18,000	\$ 6,000
Vehicle & Equipment Repairs - in House	12,000	18,000	6,000
EMS Supplies	\$ 88,400	\$ 101,600	\$ 13,200
Disposable Supplies & Medications	74,000	86,000	12,000
Oxygen	5,400	6,000	600
PPE & Decontamination Supplies	9,000	9,600	600
Total Supplies	\$ 252,350	\$ 300,750	\$ 48,400

FIRE DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 2,160	\$ 100	\$ (2,060)
FSA Plan	2,160	-	(2,160)
Credit Collections System	-	100	100
Contractual Services	\$ 79,000	\$ 92,174	\$ 13,174
ITSD SA Radio System (44 radios)	11,700	13,524	1,824
Professional Tech Services	1,000	1,000	-
Cardiac Monitor Maintenance	8,600	8,600	-
Stretcher & Load Maintenance	9,500	12,800	3,300
Sharp Copier	1,400	1,400	-
EMS Billing/ Collections	1,500	6,500	5,000
Charter - Internet & Phone	4,200	4,200	-
Fire Records Management Software (STRAC)	9,000	9,000	-
RICO STRAC - Fire & Police	2,000	2,000	-
Medical Waste Disposal	1,500	1,500	-
Medical Control - University THSCSA	18,000	20,000	2,000
Fire Alarm Monitoring	600	600	-
Generator Maintenance	-	1,050	1,050
Scheduling & Vehicle Software (Vector/Target)	10,000	10,000	-
Utilities-Telephone	\$ 11,820	\$ 11,199	\$ (621)
Utilities-Water & Electric	\$ 33,180	\$ 33,600	\$ 420
Printing	\$ 500	\$ 1,000	\$ 500
Advertising	\$ 2,000	\$ 4,500	\$ 2,500
Repairs & Maintenance - External	\$ 100,000	\$ 100,000	\$ -
Travel - Training	\$ 35,000	\$ 20,000	\$ (15,000)
Memberships, Dues & Licenses	\$ 16,450	\$ 16,450	\$ -
Subscriptions to Publications	\$ 1,350	\$ 1,350	\$ -
Grant Expense	\$ 50,000	\$ 50,000	\$ -
Liability Insurance	\$ 33,891	\$ 37,085	\$ 3,194
Total Contractual	\$ 365,351	\$ 367,458	\$ 2,107
TOTAL FIRE	\$ 617,701	\$ 668,208	\$ 50,507

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FIRE DEPARTMENT

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	FY2026	FY2027	VARIANCE
Vehicles	\$ 265,125	\$ 350,000	\$ 84,875
Ambulance	265,125	-	(265,125)
Ambulance with Power Load System - M159B	-	250,000	250,000
Support Truck S159	-	100,000	100,000
Other Machinery & Equipment	\$ 54,321	\$ 170,000	\$ 115,679
Fire Station Technology	41,850	-	(41,850)
Vent Hood with suppression system	12,471	-	(12,471)
Stretcher	-	50,000	50,000
Rescue Air Bags	-	30,000	30,000
Thermal Imaging Camera (3)	-	30,000	30,000
Extron Server	-	15,000	15,000
Auto Pulse	-	45,000	45,000
Total Capital Outlay	\$ 319,446	\$ 520,000	\$ 200,554
TOTAL FIRE(w/ capital)	\$ 937,147	\$ 1,188,208	\$ 251,061

ITEM 01 · FIRE DEPARTMENT

Stretcher

Total Cost

\$50,000

DESCRIPTION

Motorized EMS stretcher for ambulance patient transport operations.

BENEFIT

Replaces a stretcher acquired in 2014. A new motorized stretcher reduces the risk of injury to EMS personnel and improves patient comfort and safety during transport.

ACQUISITION YEAR

2014

PURCHASE TYPE

Replacement

QTY.

1

FY 2027 TOTAL

\$50,000

ITEM 02 · FIRE DEPARTMENT

Rescue Air Bags

Total Cost

\$30,000

DESCRIPTION

High-pressure pneumatic rescue air bags used in vehicle extrication and structural collapse incidents.

BENEFIT

Replaces rescue air bags acquired in 2013. Updated equipment ensures reliable performance during life-safety rescue operations and meets current NFPA standards.

ACQUISITION YEAR

2013

PURCHASE TYPE

Replacement

QTY.

1

FY 2027 TOTAL

\$30,000

ITEM 03 · FIRE DEPARTMENT

Total Cost

Thermal Imaging Camera (3)

\$30,000

DESCRIPTION

Handheld thermal imaging cameras for use in fire suppression and search and rescue operations.

BENEFIT

Replaces aging thermal cameras. Thermal imaging allows firefighters to locate victims and hotspots in zero-visibility environments, significantly improving firefighter safety and rescue effectiveness.

ACQUISITION YEAR

PURCHASE TYPE

QTY.

FY 2027 TOTAL

Variable

Replacement

3

\$30,000

ITEM 04 · FIRE DEPARTMENT

Total Cost

Extron Server

\$15,000

DESCRIPTION

Extron AV distribution server used to manage audio/visual systems within the fire station.

BENEFIT

Replaces an aging AV server. A new Extron server ensures reliable operation of training, communications, and situational awareness systems throughout the fire station facility.

ACQUISITION YEAR

PURCHASE TYPE

QTY.

FY 2027 TOTAL

Variable

Replacement

1

\$15,000

ITEM 05 · FIRE DEPARTMENT

Total Cost

Ambulance with Power Load System - M159B

\$250,000

DESCRIPTION

Type I ambulance equipped with a power load stretcher system for safe patient loading and transport.

BENEFIT

Replaces a 2013 ambulance that has exceeded its useful service life. The power load system reduces EMS personnel injury risk and ensures reliable emergency medical response capability for Leon Valley residents.

ACQUISITION YEAR

2013

PURCHASE TYPE

Replacement

QTY.

1

FY 2027 TOTAL

\$250,000

ITEM 06 · FIRE DEPARTMENT

Total Cost

Support Truck S159

\$100,000

DESCRIPTION

Fire department support truck used for logistics, equipment transport, and incident support operations.

BENEFIT

Replaces a 2012 support truck that has exceeded its useful service life. A new vehicle ensures continued operational support for fire and EMS incidents, reduces maintenance costs, and improves overall fleet reliability.

ACQUISITION YEAR

2012

PURCHASE TYPE

Replacement

QTY.

1

FY 2027 TOTAL

\$100,000

ITEM 07 · FIRE DEPARTMENT			Total Cost
AutoPulse			\$45,000
DESCRIPTION	Automated CPR device that delivers consistent chest compressions during cardiac arrest resuscitation.		
BENEFIT	Replaces aging AutoPulse devices. Automated CPR delivers uninterrupted, high-quality compressions that improve cardiac arrest survival rates and reduce physical strain on EMS personnel during extended resuscitation efforts.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$45,000

TOTAL CAPITAL OUTLAY – FIRE	\$520,000
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Public Works

\$2,713,256

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	1,076,312	1,261,306	1,261,306	1,295,558
Retirement Plan	222,749	268,515	268,515	256,921
Group Insurance	173,380	229,476	229,476	229,476
Worker Compensation	19,395	21,742	21,742	22,618
Unemployment Compensation	4,572	-	-	-
Overtime	8,327	60,000	60,000	12,000
Social Security	85,107	102,094	102,094	100,844
Special Pay	-	-	-	-
Certification Pay	10,000	13,260	13,260	10,660
Longevity Pay	20,618	19,334	19,334	17,072
Total Personnel Services	1,620,460	1,975,727	1,975,727	1,945,148
SUPPLIES				
Office Supplies	2,922	3,000	3,000	3,000
Operating Supplies	80,531	62,910	62,910	75,088
Repairs & Maintenance - Internal	50,191	16,000	16,000	25,000
Misc. Supplies	1,361	15,000	15,000	15,000
Total Supplies	135,005	96,910	96,910	118,088
CONTRACTUAL SERVICES				
Professional Services	20,490	42,920	42,920	42,500
Contractual Services	87,609	87,415	87,415	71,540
Utilities - Telephone	8,263	10,008	10,008	11,385
Utilities - Gas, Water, Electric	73,086	71,800	71,800	72,700
Printing	4,181	6,000	6,000	6,000
Advertising	223	5,000	5,000	3,000
Repairs and Maintenance - External	109,131	70,000	70,000	53,605
Equipment Rental	5,108	3,000	3,000	18,000
Travel	13,078	15,000	15,000	7,500
Membership, Dues & Licenses	4,469	10,000	10,000	8,000
Liability Insurance	68,461	39,104	39,104	42,790
Total Contractual Services	394,099	360,247	360,247	337,020
CAPITAL OUTLAY				
Vehicles	-	15,000	15,000	130,000
Other Machinery & Equipment	87,958	19,000	19,000	-
Buildings	57,854	-	-	183,000
Improvements	43,883	-	-	-
Total Capital Outlay	189,695	34,000	34,000	313,000
TOTAL EXPENDITURES	\$ 2,339,259	\$ 2,466,884	\$ 2,466,884	\$ 2,713,256

PUBLIC WORKS DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 3,000	\$ 3,000	\$ -
General Supplies	3,000	3,000	-
Operating Supplies	\$ 62,910	\$ 75,088	\$ 12,178
Building Maintenance	9,000	13,000	4,000
Equipment	4,000	4,000	-
Postage	370	338	(32)
Equipment Supplies	1,500	3,000	1,500
Fleet	4,000	6,000	2,000
Fuel (30%)	8,040	11,250	3,210
Gorunds Maintenance	5,000	5,000	-
Janitorial Supplies	10,000	13,000	3,000
Materials	5,000	5,000	-
Personnel (PPEBoots)	7,000	7,000	-
ROW Supplies	4,000	6,000	2,000
T&RKennels A/C	5,000	-	(5,000)
Kennels Maintenance	-	1,500	1,500
Repairs & Maintenance - Internal	\$ 16,000	\$ 25,000	\$ 9,000
Building Maintenance - water filters, toilets, HVAC parts	2,000	5,000	3,000
Fleet - oil, brake fluid, wiper fluid, filters, lubricants	10,500	12,500	2,000
ROW Maintenance	2,500	2,500	-
Supplies - A/C, electrical, plumbing, water heater repairs	1,000	5,000	4,000
Miscellaneous Supplies	\$ 15,000	\$ 15,000	\$ -
Miscellaneous	15,000	15,000	-
Total Supplies	\$ 96,910	\$ 118,088	\$ 21,178

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PUBLIC WORKS DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 42,920	\$ 42,500	\$ (420)
FSA Plan	420	-	(420)
Engineering Services	42,000	42,000	-
Victor Pollution Liability	500	500	-
Contractual Services	\$ 87,415	\$ 71,540	\$ (15,875)
Debris removal	10,000	10,000	-
Copier Service Agreement - Canon	2,500	1,550	(950)
Uniforms	7,000	7,000	-
Nearmap - 30%	2,180	2,190	10
Novo ShareNet - 30%	3,735	3,750	15
Urban SDK	12,000	7,500	(4,500)
Mass Notification	6,500	-	(6,500)
Tire Disposal	1,000	1,000	-
Tree Trimming/Removal	15,000	10,000	(5,000)
Oil Igloo Disposal	2,500	2,500	-
Generator Maintenance	-	1,050	1,050
Building Maintenance - Painting, Pest Control, Security, & Other	25,000	25,000	-
Utilities-Telephone	\$ 10,008	\$ 11,385	\$ 1,377
Utilities-Water & Electric	\$ 71,800	\$ 72,700	\$ 900
Printing	\$ 6,000	\$ 6,000	\$ -
Advertising	\$ 5,000	\$ 3,000	\$ (2,000)
Repairs & Maintenance - External	\$ 70,000	\$ 53,605	\$ (16,395)
Equipment Rental	\$ 3,000	\$ 18,000	\$ 15,000
Travel - Training	\$ 15,000	\$ 7,500	\$ (7,500)
Memberships, Dues & Licenses	\$ 10,000	\$ 8,000	\$ (2,000)
Liability Insurance	\$ 39,104	\$ 42,790	\$ 3,686
Total Contractual	\$ 360,247	\$ 337,020	\$ (23,227)
TOTAL PUBLIC WORKS	\$ 457,157	\$ 455,108	\$ (2,049)

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PUBLIC WORKS DEPARTMENT

	FY2026	FY2027	VARIANCE
Vehicles	\$ 15,000	\$ 130,000	\$ 115,000
ATV - 2 seater	15,000	-	(15,000)
M14 F150 Pick-Up 1/2 Ton	-	65,000	65,000
M3 Ford F-150	-	65,000	65,000
Improvements Other than Build.	\$ -	\$ 183,000	\$ 183,000
City Hall - AC Cleaning	-	33,000	33,000
Public Works Building Plans & Engineering	-	150,000	150,000
Other Machinery & Equipment	\$ 19,000	\$ -	\$ (19,000)
Concrete grinder walk behind	12,000	-	(12,000)
Equipment trailer	7,000	-	(7,000)
Total Capital Outlay	\$ 34,000	\$ 313,000	\$ 279,000
TOTAL PUBLIC WORKS (w/capital)	\$ 491,157	\$ 768,108	\$ 319,844

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ITEM 01 · PUBLIC WORKS DEPARTMENT			Total Cost
M14 F150 Pick-Up 1/2 Ton			\$65,000
DESCRIPTION	1/2 ton Ford F-150 pickup truck for Public Works field operations and infrastructure maintenance activities.		
BENEFIT	Replaces a 2013 vehicle that has exceeded its useful service life. A new work truck ensures reliable transportation for field crews performing street maintenance, drainage inspections, and facility upkeep across the city.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2013	Replacement	1	\$65,000

ITEM 02 · PUBLIC WORKS DEPARTMENT			Total Cost
M3 Ford F-150			\$65,000
DESCRIPTION	Ford F-150 pickup truck assigned to Public Works operations for daily field maintenance and crew transportation.		
BENEFIT	Replaces a 2012 vehicle with high mileage and increasing maintenance costs. Replacement reduces downtime, improves crew efficiency, and ensures dependable field operations for streets, drainage, and city facility maintenance.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2012	New	1	\$65,000

ITEM 03 · PUBLIC WORKS DEPARTMENT			Total Cost
Public Works Building Plans & Engineering			\$150,000
DESCRIPTION	Architectural planning and engineering services for the design of a new Public Works facility.		
BENEFIT	A new Public Works building will consolidate operations, equipment storage, and fleet maintenance in a modern facility designed to support the City's growing infrastructure needs. This investment funds the planning and engineering phase required prior to construction.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$150,000

ITEM 04 · PUBLIC WORKS DEPARTMENT			Total Cost
City Hall - A/C Cleaning			\$33,000
DESCRIPTION	Professional cleaning and servicing of the HVAC and air conditioning systems at City Hall to restore optimal performance and indoor air quality.		
BENEFIT	Thorough A/C cleaning at City Hall will improve system efficiency, extend equipment lifespan, reduce energy consumption, and ensure a healthy and comfortable working environment for City staff and visitors. Proper HVAC maintenance also reduces the risk of costly emergency repairs and unplanned system failures.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$33,000

TOTAL CAPITAL OUTLAY – PUBLIC WORKS	\$313,000
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Planning & Zoning

\$1,133,471

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	159,180	179,450	179,450	204,607
Retirement Plan	31,209	36,105	36,105	34,894
Group Insurance	17,118	21,855	21,855	21,855
Worker Compensation	287	2,071	2,071	2,154
Social Security	11,323	13,728	13,728	15,652
Longevity Pay	155	285	285	570
Total Personnel Services	219,272	253,494	253,494	279,732
SUPPLIES				
Office Supplies	1,047	1,500	1,500	2,500
Operating Supplies	3,257	5,135	5,135	4,954
Repairs & Maintenance - Internal	-	-	-	-
Misc. Supplies	209	-	-	-
Total Supplies	4,513	6,635	6,635	7,454
CONTRACTUAL SERVICES				
Professional Services	292,342	462,216	462,216	809,520
Contractual Services	33,792	20,000	20,000	11,600
Utilities - Telephone	1,209	1,320	1,320	1,160
Utilities - Gas, Water, Electric	10,861	10,800	10,800	10,800
Printing	751	1,500	1,500	1,500
Advertising	1,461	2,000	2,000	2,000
Travel	117	1,500	1,500	1,500
Membership, Dues & Licenses	1,297	2,000	2,000	2,000
Subscriptions to Publications	-	500	500	500
Liability Insurance	-	5,214	5,214	5,705
Total Contractual Services	341,830	507,050	507,050	846,285
CAPITAL OUTLAY				
Improvements	-	250,000	250,000	-
Total Capital Outlay	-	250,000	250,000	-
TOTAL EXPENDITURES	\$ 565,615	\$ 1,017,179	\$ 1,017,179	\$ 1,133,471

PLANNING AND ZONING DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 1,500	\$ 2,500	\$ 1,000
General Supplies	1,500	2,500	1,000
Operating Supplies	\$ 5,135	\$ 4,954	\$ (181)
Printer Ink Cartridges	2,500	2,500	-
Postage	1,135	454	(681)
Computer Hardware	1,500	1,500	-
Janitorial Supplies	-	500	500
Total Supplies	\$ 6,635	\$ 7,454	\$ 819
Professional Services	\$ 462,216	\$ 809,520	\$ 347,304
Building/ Fire Plan Review & Inspections	100,000	110,000	10,000
BB inspections/ Seneca West I	90,000	484,800	394,800
BB inspections/ Seneca West II	90,000	20,200	(69,800)
BB inspections/ Senna I	21,000	40,400	19,400
BB inspections/ Senna II	21,000	8,800	(12,200)
BB inspections/ Trilogy	42,000	32,320	(9,680)
Engineering Services	75,000	80,000	5,000
Health Inspections	20,000	30,000	10,000
Cannon	3,000	3,000	-
FSA Plan	216	-	(216)
Contractual Services	\$ 20,000	\$ 11,600	\$ (8,400)
My Permit Now	15,000	6,600	(8,400)
City Attorney	5,000	5,000	-
Utilities-Telephone	\$ 1,320	\$ 1,160	\$ (160)
Utilities-Water & Electric	\$ 10,800	\$ 10,800	\$ -
Printing	\$ 1,500	\$ 1,500	\$ -
Advertising	\$ 2,000	\$ 2,000	\$ -
Travel - Training	\$ 1,500	\$ 1,500	\$ -
Memberships, Dues & Licenses	\$ 2,000	\$ 2,000	\$ -
Subscriptions	\$ 500	\$ 500	\$ -
Liability Insurance	\$ 5,214	\$ 5,705	\$ 491
Total Contractual	\$ 507,050	\$ 846,285	\$ 339,235
TOTAL PLANNING AND ZONING	\$ 513,685	\$ 853,739	\$ 340,054
Improvements other than Buildings	\$ 250,000	\$ -	\$ (250,000)
Comprehensive Master Plan	250,000	-	(250,000)
Total Capital Outlay	\$ 250,000	\$ -	\$ (250,000)
TOTAL PLANNING AND ZONING (w/ capital)	\$ 763,685	\$ 853,739	\$ 90,054

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ECONOMIC DEVELOPMENT

FY 2027 Budget Total

SUMMARY OF REVENUES AND EXPENDITURES

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$925,274	\$1,085,925	\$1,085,925	\$841,296
Revenues				
Economic Development Sales Tax	416,174	416,174	416,174	427,693
EDCD Interest	21,041	20,313	20,313	20,313
EDCD - Community Center Fees	-	-	-	55,000
EDCD - Conference Center Fees	-	-	-	25,000
Total Revenue	437,215	436,487	436,487	528,006
Other Funding Sources				
Transfer in-PEG Funds	94,106	4,000	4,000	9,300
Total Other Financing Sources	94,106	4,000	4,000	9,300
TOTAL RESOURCES	\$ 1,456,595	\$ 1,526,412	\$ 1,526,412	\$ 1,378,602
Expenditures				
Personnel Services	159,746	170,168	170,168	484,658
Supplies	14,364	4,475	4,475	4,475
Contractual Services	93,954	386,627	386,627	48,173
Capital Outlay	102,606	123,846	123,846	300,000
TOTAL EXPENDITURES	\$ 370,670	\$ 685,116	\$ 685,116	\$ 837,306
ENDING FUND BALANCE	\$ 1,085,925	\$ 841,296	\$ 841,296	\$ 541,296

Economic Development

\$837,306

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	116,555	121,495	121,495	333,659
Retirement Plan	23,003	24,445	24,445	65,767
Group Insurance	10,206	13,659	13,659	51,905
Worker Compensation	225	1,035	1,035	3,231
Clothing	-	-	-	3,000
Social Security	9,000	9,294	9,294	25,814
Special Pay	600	-	-	-
Certification Pay	-	-	-	780
Longevity Pay	157	239	239	501
Total Personnel Services	159,746	170,168	170,168	484,658
SUPPLIES				
Office Supplies	713	650	650	650
Operating Supplies	13,651	3,825	3,825	3,825
Total Supplies	14,364	4,475	4,475	4,475
CONTRACTUAL SERVICES				
Professional Services	-	1,590	1,590	-
Contractual Services	43,381	43,186	43,186	24,800
Utilities - Telephone	285	300	300	300
Utilities - Gas, Water, Electric	271	300	300	300
Advertising	7,135	5,000	5,000	5,000
Repairs & Maintenance - External	20	750	750	-
Travel	3,894	3,070	3,070	2,500
Membership, Dues & Licenses	785	1,346	1,346	1,671
Subscriptions to Publications	211	1,625	1,625	-
Project Funding	6,061	324,246	324,246	7,897
4th of July Funding	1,911	-	-	-
Liability Insurance	30,000	5,214	5,214	5,705
Total Contractual Services	93,954	386,627	386,627	48,173
CAPITAL OUTLAY				
Peg Funds	87,771	123,846	123,846	-
Vehicles	8,500	-	-	-
Improvements	6,335	-	-	300,000
Total Capital Outlay	102,606	123,846	123,846	300,000
TOTAL EXPENDITURES	\$ 370,670	\$ 685,116	\$ 685,116	\$ 837,306

ECONOMIC DEVELOPMENT DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 650	\$ 650	\$ -
General Supplies	650	650	-
Operating Supplies	\$ 3,825	\$ 3,825	\$ -
Drone Equipment & Required Licenses	450	450	-
Plotter Supplies	2,000	2,000	-
Business Cards	125	125	-
New Business Welcome supplies	1,250	1,250	-
Total Supplies	\$ 4,475	\$ 4,475	\$ -
Professional Services	\$ 1,590	\$ -	\$ (1,590)
Cafeteria Plan	90	-	(90)
Miscellaneous	1,500	-	(1,500)
Contractual Services	\$ 43,186	\$ 24,800	\$ (18,386)
City Attorney Fees (EDCD Allocation)	12,500	12,500	-
ZAC Tax	3,000	3,000	-
Moody's Property Listing & Data	3,025	-	(3,025)
Placer. AI	13,261	-	(13,261)
Peg Channel	11,400	9,300	(2,100)
Utilities-Telephone	\$ 300	\$ 300	\$ -
Utilities-Water & Electric	\$ 300	\$ 300	\$ -
Advertising	\$ 5,000	\$ 5,000	\$ -
Repairs & Maintenance - External	\$ 750	\$ -	\$ (750)
Travel - Training	\$ 3,070	\$ 2,500	\$ (570)
Memberships, Dues & Licenses	\$ 1,346	\$ 1,671	\$ 325
Subscriptions to Publications	\$ 1,625	\$ -	\$ (1,625)
ED Project Funding	\$ 324,246	\$ 7,897	\$ (316,349)
Liability Insurance	\$ 5,214	\$ 5,705	\$ 491
Total Contractual	\$ 386,627	\$ 48,173	\$ (338,454)
TOTAL ECONOMIC DEVELOPMENT	\$ 391,102	\$ 52,648	\$ (338,454)

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ECONOMIC DEVELOPMENT DEPARTMENT

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	FY2026	FY2027	VARIANCE
PEG Funds- Capital	\$ 123,846	\$ -	\$ (123,846)
Council Channel	114,060	-	(114,060)
Broadcasting Equipment	9,786	-	(9,786)
Improvements	\$ -	\$ 300,000	\$ 300,000
Royal Tile LP	-	15,000	15,000
Little Caesars	-	35,000	35,000
Public Works Building Plans & Engineering	-	150,000	150,000
Tyler Technologies (Incode)	-	100,000	100,000
Total Capital Outlay	\$ 123,846	\$ 300,000	\$ 176,154
TOTAL ECONOMIC DEVELOPMENT (w/capital)	\$ 514,948	\$ 352,648	\$ (160,790)

ITEM 01 · ECONOMIC DEVELOPMENT			Total Cost
Royal Tile LP - Business Incentive Agreement			\$15,000
DESCRIPTION	Business incentive agreement with Rotal Tile LP to support commercial investment and job creation in Leon Valley.		
BENEFIT	This incentive agreement encourages Rotal Tile LP to establish or expand operations in Leon Valley, contributing to local economic growth, increased sales tax revenue, and expanded employment opportunities for residents.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2025	Incentive	1	\$15,000

ITEM 02 · ECONOMIC DEVELOPMENT			Total Cost
Little Caesars - Business Incentive Agreement			\$35,000
DESCRIPTION	Business incentive agreement with Little Caesars to support retail growth and commercial activity in Leon Valley.		
BENEFIT	This incentive agreement supports the establishment of a Little Caesars location in Leon Valley, generating additional sales tax revenue, creating local employment, and enhancing commercial activity and retail options available to residents.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2025	Incentive	1	\$35,000

ITEM 04 · ECONOMIC DEVELOPMENT

Total Cost

Public Works Building Plans & Engineering

\$150,000

DESCRIPTION

Architectural planning and engineering services for the design of a new Public Works facility.

BENEFIT

Funds the planning and engineering phase for a new Public Works building that will consolidate City operations, improve infrastructure management capacity, and support long-term service delivery across Leon Valley.

ACQUISITION YEAR

New

PURCHASE TYPE

New

QTY.

1

FY 2027 TOTAL

\$150,000

ITEM 05 · ECONOMIC DEVELOPMENT

Total Cost

Tyler Technologies (Incode) — System Update

\$100,000

DESCRIPTION

System update and upgrade for Tyler Technologies Incode, the City's enterprise resource planning (ERP) and financial management platform.

BENEFIT

Updating the Incode system ensures continued compliance with state reporting requirements, improves financial data accuracy, enhances system security, and supports more efficient citywide operations across finance, utility billing, and municipal court functions.

ACQUISITION YEAR

Update

PURCHASE TYPE

Update

QTY.

1

FY 2027 TOTAL

\$100,000

TOTAL CAPITAL OUTLAY – ECONOMIC DEVELOPMENT

\$300,000

Code & Animal Control

\$123,092

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	-	93,754	93,754	-
Retirement Plan	-	19,266	19,266	-
Group Insurance	-	21,855	21,855	-
Worker Compensation	-	2,071	2,071	-
Liability Insurance	-	-	-	-
Social Security	-	7,325	7,325	-
Clothing Allowance	-	2,000	2,000	-
Longevity Pay	-	145	145	-
Total Personnel Services	-	146,416	146,416	-
SUPPLIES				
Office Supplies	-	1,000	1,000	800
Operating Supplies	-	8,750	8,750	12,151
Total Supplies	-	9,750	9,750	12,951
CONTRACTUAL SERVICES				
Professional Services	-	5,000	5,000	7,000
Contractual Services	-	24,600	24,600	18,100
Utilities - Telephone	-	600	600	288
Utilities - Gas, Water, Electric	-	300	300	300
Printing	-	350	350	350
Repairs & Maintenance - External	-	2,500	2,500	4,000
Travel	-	1,500	1,500	1,500
Membership, Dues & Licenses	-	750	750	750
Liability Insurance	-	2,607	2,607	2,853
Total Contractual Services	-	38,207	38,207	35,141
CAPITAL OUTLAY				
Vehicles	-	-	-	75,000
Total Capital Outlay	-	-	-	75,000
TOTAL EXPENDITURES	\$ -	\$ 194,373	\$ 194,373	\$ 123,092

CODE & ANIMAL CONTROL DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 1,000	\$ 800	\$ (200)
General Supplies	1,000	800	(200)
Operating Supplies	\$ 8,750	\$ 12,151	\$ 3,401
Postage	-	1,239	1,239
Dog Food/ Dog Leashes/ Dog bowls/ etc.	750	850	100
Vehicle Computer Equipment	750	312	(438)
Trash bags/ paint/ requirement/ staff PPE	1,250	1,250	-
Fuel	5,000	7,500	2,500
Tiger sant. Roll away for clean up events (\$500 per roll away)	1,000	1,000	-
Total Supplies	\$ 9,750	\$ 12,951	\$ 3,201
Professional Services	\$ 5,000	\$ 7,000	\$ 2,000
Animal Care - Vet, Vaccines, etc.	5,000	7,000	2,000
Contractual Services	\$ 24,600	\$ 18,100	\$ (6,500)
Animal - San Antonio Pet Alive	10,000	10,000	-
Animal Boarding	5,000	5,000	-
Recording Fee - Simplifile	-	600	600
Radios - 1	8,000	-	(8,000)
Body Cameras - 2	1,600	-	(1,600)
Body Cameras Charging Station	-	2,500	2,500
Utilities-Telephone	\$ 600	\$ 288	\$ (312)
Utilities-Water & Electric	\$ 300	\$ 300	\$ -
Printing	\$ 350	\$ 350	\$ -
Repairs & Maintenance - External	\$ 2,500	\$ 4,000	\$ 1,500
Travel	\$ 1,500	\$ 1,500	\$ -
Membership, Dues & License	\$ 750	\$ 750	\$ -
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 38,207	\$ 35,141	\$ (3,066)
TOTAL CODE & ANIMAL CONTROL	\$ 47,957	\$ 48,092	\$ 135
Vehicles	\$ -	\$ 75,000	\$ 75,000
Animal Control Truck	-	75,000	75,000
Total Capital Outlay	\$ -	\$ 75,000	\$ 75,000
TOTAL CODE & ANIMAL CONTROL (w/capital)	\$ 47,957	\$ 123,092	\$ 75,135

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ITEM 01 · CODE & ANIMAL CONTROL		Total Cost	
Animal Control Truck		\$75,000	
DESCRIPTION	A dedicated animal control vehicle equipped to safely transport and contain animals encountered during field operations, including strays, injured wildlife, and animals in distress.		
BENEFIT	Enables Animal Control Officers to respond efficiently to calls across the City, reducing response times and ensuring the safe and humane handling of animals while protecting both the public and officers in the field.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$75,000

TOTAL CAPITAL OUTLAY – CODE & ANIMAL CONTROL	\$75,000
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Special Events

\$38,452

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Retirement Plan	9,333	2,098	2,098	2,098
Overtime	48,132	10,000	10,000	10,000
Social Security	3,591	765	765	765
Total Personnel Services	61,056	12,863	12,863	12,863
SUPPLIES				
Advertising	2,968	-	-	-
Concerts	-	-	-	-
Volunteer Appreciation Dinner	3,670	-	-	-
Fourth of July	82,788	-	-	15,000
Christmas Tree Lighting	2,038	4,800	4,800	7,500
Earthwise Living Day	6,300	7,488	7,488	2,700
Legion	-	389	389	389
Arbor Day	-	-	-	-
Movies in the Park	2,215	-	-	-
Employee Luncheon	3,834	-	-	-
Total Supplies	103,813	12,677	12,677	25,589
TOTAL EXPENDITURES	\$164,869	\$ 25,540	\$ 25,540	\$ 38,452

SPECIAL EVENTS

	FY2026	FY2027	VARIANCE
Volunteer Appreciation Dinner	\$ -	\$ -	\$ -
Fourth of July	\$ -	\$ 15,000	\$ 15,000
Arbor Day	\$ -	\$ -	\$ -
Christmas Tree Lighting	\$ 4,800	\$ 7,500	\$ 2,700
Earthwise LivingDay	\$ 7,488	\$ 2,700	\$ (4,788)
Legion	\$ 389	\$ 389	\$ -
Movies in the Park	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -
Employee Luncheon	\$ -	\$ -	\$ -
Fiesta Medals	\$ -	\$ -	\$ -
Total Supplies	\$ 12,677	\$ 25,589	\$ 12,912
TOTAL SPECIAL EVENTS	\$ 12,677	\$ 25,589	\$ 12,912

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Parks & Recreation

\$1,957,243

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	-	-	-	-
Retirement Plan	-	-	-	-
Group Insurance	-	-	-	-
Social Security	-	-	-	-
Total Personnel Services	-	-	-	-
SUPPLIES				
Office Supplies	48	-	-	-
Operating Supplies	29,004	27,000	27,000	30,300
Repairs & Maintenance - Internal	53,326	10,500	10,500	17,000
Misc. Supplies	480	4,000	4,000	2,500
Total Supplies	82,858	41,500	41,500	49,800
CONTRACTUAL SERVICES				
Professional Services	33,319	5,000	5,000	3,500
Contractual Services	124,870	124,975	124,975	11,980
Utilities - Telephone	2,111	1,850	1,850	1,815
Utilities - Gas, Water, Electric	30,843	30,030	30,030	39,080
Printing	190	2,000	2,000	2,000
Advertising	-	-	-	1,000
Repairs and Maintenance - External	52,300	40,000	40,000	25,000
Equipment Rental	26	6,800	6,800	5,000
Travel	7	-	-	-
Membership, Dues & Licenses	100	1,000	1,000	-
Liability Insurance	3,822	5,214	5,214	5,705
Total Contractual Services	247,588	216,869	216,869	95,080
CAPITAL OUTLAY				
Other Machinery & Equipment	36,135	35,000	35,000	-
Improvements	309,366	2,379,297	149,366	1,812,363
Total Capital Outlay	345,501	2,414,297	184,366	1,812,363
TOTAL EXPENDITURES	\$675,947	\$2,672,666	\$ 442,735	\$1,957,243

PARKS & RECREATION DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ -	\$ -	\$ -
Park Commissioner supplies	-	-	-
Operating Supplies	\$ 27,000	\$ 30,300	\$ 3,300
Equipment maintenance & supplies	4,000	4,000	-
Fuel 20% allocation	4,500	6,300	1,800
Grounds maintenance - fall zone, sand, soil, etc.	3,000	3,000	-
Janitorial supplies	6,500	6,500	-
Park maintenance - mulch, soil, irrigation, trimmer sup	5,000	5,000	-
Arbor Day Trees		3,000	3,000
Undefined park supplies	4,000	2,500	(1,500)
Repairs & Maintenance - Internal	\$ 10,500	\$ 17,000	\$ 6,500
Fleet - Oil, brake fluid, wiper fluid, filters, lubricant	500	2,000	1,500
Park Maintenance - court/field nets, tables, chairs,	10,000	15,000	5,000
Playground maintenance	-	-	-
Pool maintenance - plumbing supplies, parts	-	-	-
Asphalt, base materials for trail repairs	-	-	-
Miscellaneous Supplies	\$ 4,000	\$ 2,500	\$ (1,500)
Park amenities	4,000	2,500	(1,500)
Total Supplies	\$ 41,500	\$ 49,800	\$ 8,300

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PARKS & RECREATION DEPARTMENT

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	FY2026	FY2027	VARIANCE
Professional Services	\$ 5,000	\$ 3,500	\$ (1,500)
Engineering Service	5,000	3,500	(1,500)
Contractual Services	\$ 124,975	\$ 11,980	\$ (112,995)
Tree Removal, pest control	15,000	10,000	(5,000)
Pool Contract	108,000	-	(108,000)
Nearmap - 10%	730	730	-
Novo ShareNet - 10%	1,245	1,250	5
Utilities-Telephone	\$ 1,850	\$ 1,815	\$ (35)
Utilities-Water & Electric	\$ 30,030	\$ 39,080	\$ 9,050
Printing	\$ 2,000	\$ 2,000	\$ -
Advertising	\$ -	\$ 1,000	\$ 1,000
Repairs & Maintenance - External	\$ 40,000	\$ 25,000	\$ (15,000)
Equipment Rental	\$ 6,800	\$ 5,000	\$ (1,800)
Travel - Training	\$ -	\$ -	\$ -
Memberships, Dues & Licenses	\$ 1,000	\$ -	\$ (1,000)
Liability Insurance	\$ 5,214	\$ 5,705	\$ 491
Total Contractual	\$ 216,869	\$ 95,080	\$ (121,789)
TOTAL PARKS	\$ 258,369	\$ 144,880	\$ (113,489)

PARKS & RECREATION DEPARTMENT

	FY2026	FY2027	VARIANCE
Other Machinery & Equipment	\$ 35,000	\$ -	\$ (35,000)
Lawnmower 60"	15,000	-	(15,000)
MerryGo Round	20,000	-	(20,000)
Improvements Other than Build.	\$ 2,379,297	\$ 1,812,363	\$ (566,934)
Hike & Bike Trail Segment II	2,173,297	1,260,312	(912,985)
Veterans Park Monument	24,000	5,360	(18,640)
Pool Repairs - replastering	75,000	-	(75,000)
Hike & Bike (El Verde) Sprinkler System	107,000	366,691	259,691
ROW Tree Removal - Tree Mitigation	-	90,000	90,000
Natural Area - Tree Mitigation	-	90,000	90,000
Total Capital Outlay	\$ 2,414,297	\$ 1,812,363	\$ (601,934)
TOTAL PARKS (w/capital)	\$ 2,672,666	\$ 1,957,243	\$ (715,423)

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ITEM 01 · PARKS & RECREATION			Total Cost
Hike and Bike Trail — Phase II			\$1,260,312
DESCRIPTION	Construction of Phase II of the Leon Valley Hike and Bike Trail, connecting to the existing Segment I at Huebner Creek.		
BENEFIT	This project was granted funds from the MPO and is to connect to the existing Segment I at Huebner Creek. Reimbursement funds will be received through TxDOT and the FHWA. Phase II will expand recreational trail access for Leon Valley residents, promote active transportation, and enhance community connectivity and quality of life.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$1,260,312

ITEM 02 · PARKS & RECREATION			Total Cost
Veteran's Memorial Monument			\$5,360
DESCRIPTION	Purchase and installation of a memorial marker and benches to honor veterans of the City of Leon Valley.		
BENEFIT	The City Council has requested funding to create a Veteran's Memorial. This funding will be used to purchase a memorial marker and benches, providing a dedicated space to honor and recognize the service and sacrifice of veterans from the Leon Valley community.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$5,360

ITEM 03 · PARKS & RECREATION			Total Cost
H&B Sprinkler System			\$366,691
DESCRIPTION	Installation of a new automated irrigation and sprinkler system at H&B Park to support turf maintenance and landscaping operations.		
BENEFIT	A new automated sprinkler system will ensure consistent and efficient irrigation of park grounds, reducing water waste, lowering long-term maintenance costs, and improving the quality and appearance of green spaces for Leon Valley residents. The system will also reduce the manual labor required for park irrigation operations.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$366,691

ITEM 04 · PARKS & RECREATION			Total Cost
ROW Tree Removal - Tree Mitigation			\$90,000
DESCRIPTION	Removal of trees within the City's right-of-way (ROW) that pose safety hazards, obstruct infrastructure, or require removal as part of street and utility improvement projects.		
BENEFIT	Removing hazardous or obstructing right-of-way trees improves public safety by eliminating risks to pedestrians, motorists, and utility infrastructure. Proper ROW tree management also reduces liability, supports street maintenance operations, and ensures clear sightlines and access throughout Leon Valley's road network.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$90,000

ITEM 05 · PARKS & RECREATION		Total Cost	
Natural Area - Tree Mitigation		\$90,000	
DESCRIPTION	Development and enhancement of a designated natural area within the City to support tree canopy preservation, native plantings, and environmental stewardship.		
BENEFIT	Establishing a natural area supports the City's tree mitigation obligations by preserving and expanding the urban tree canopy. Natural areas provide environmental benefits including improved air quality, stormwater absorption, habitat for local wildlife, and enhanced recreational green space for Leon Valley residents, contributing to the City's long-term environmental sustainability goals.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$90,000

TOTAL CAPITAL OUTLAY – PARKS & RECREATION	\$1,812,363
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Library

\$678,148

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	283,675	315,735	315,735	318,173
Retirement Plan	49,663	63,526	63,526	55,197
Group Insurance	26,168	43,710	43,710	43,710
Worker Compensation	601	7,247	7,247	6,462
Social Security	21,668	24,154	24,154	24,340
Longevity Pay	4,468	4,376	4,376	5,732
Total Personnel Services	386,243	458,747	458,747	453,614
SUPPLIES				
Office Supplies	1,165	1,100	1,100	1,117
Operating Supplies	49,468	14,525	14,525	17,113
Repairs & Maintenance - Internal	31	1,000	1,000	1,000
Misc. Supplies	-	-	-	-
Library Supplies	27,601	30,000	30,000	30,000
Gifts and Memorials	202	1,000	1,000	1,000
Total Supplies	78,467	47,625	47,625	50,230
CONTRACTUAL SERVICES				
Professional Services	-	300	300	-
Contractual Services	18,241	22,474	22,474	21,794
Utilities - Telephone	4,060	3,095	3,095	3,820
Utilities - Gas, Water, Electric	13,294	12,900	12,900	12,900
Printing	108	750	750	750
Repairs and Maintenance - External	2,999	1,500	1,500	1,500
Travel	2,196	3,000	3,000	3,755
Membership, Dues & Licenses	3,896	4,000	4,000	2,378
Subscriptions to Publications	3,189	4,000	4,000	11,702
Liability Insurance	-	5,214	5,214	5,705
Grant Expenses	-	-	-	-
Total Contractual Services	47,983	57,233	57,233	64,304
CAPITAL OUTLAY				
Improvements	-	-	-	110,000
Total Capital Outlay	-	-	-	110,000
TOTAL EXPENDITURES	\$ 512,693	\$ 563,605	\$ 563,605	\$ 678,148

LIBRARY DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 1,100	\$ 1,117	\$ 17
General Supplies	600	882	282
Filing & Organization - Binders, File Folders, Filing bins	500	235	(265)
Operating Supplies	\$ 14,525	\$ 17,113	\$ (1,195)
Paper for Printing Services; Colored Paper, Cardstock, Colored Cardstock	1,250	1,400	150
Postage	75	203	128
Cleaning Supplies	1,500	195	(1,305)
Processing Supplies - Book Tape, Covers, Labels	1,500	5,482	3,982
Janitorial Supplies	-	3,783	-
Regular Programming	2,000	2,800	800
Summer Reading - Weekly Presenters, Kickoff Party, Big Weekly Programs	2,000	3,250	1,250
Touch2Play Computers (Replace nonworking AWE computers)	5,000	-	(5,000)
Book Scanners - 3 New	1,200	-	(1,200)
Repairs & Maintenance - Internal	\$ 1,000	\$ 1,000	\$ -
Routine Maintenance	1,000	1,000	-
Miscellaneous Supplies	\$ -	\$ -	\$ -
Misc.	-	-	-
Library Materials	\$ 30,000	\$ 30,000	\$ -
Adult Materials (Fic: \$4750, NF: \$3500, GN: \$750)	9,000	10,000	1,000
Young Adult Materials (Fic: \$2200, NF: \$1200, GN: \$1000)	8,400	6,000	(2,400)
JUV Materials (Fic: \$2250, NF: \$1500, GN: \$1200)	3,600	6,500	2,900
Early Readers (Leveled Readers ER: \$1000, ER Chapters: \$1250)	1,250	1,500	250
Read Aloud (Picture Books \$3600, BB \$600)	3,725	4,700	975
DVDs	500	1,300	800
Hoopla	3,525	-	(3,525)
Gifts & Memorials	\$ 1,000	\$ 1,000	\$ -
Estimated Donations	1,000	1,000	-
Total Supplies	\$ 47,625	\$ 50,230	\$ (1,178)

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LIBRARY DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 300	\$ -	\$ (300)
Presenters Fees	-	-	-
Programming Fees	-	-	-
Cafeteria Plan	300	-	(300)
Contractual Services	\$ 22,474	\$ 21,794	\$ (680)
Library System - Simplicity	3,000	2,300	(700)
Security System - Vallance	1,140	1,140	-
Amigos Texpress Courier ILL	3,000	3,000	-
Website Maintenance	250	-	(250)
Copier Service Agreement	5,400	5,000	(400)
eBook Content Platform	3,000	3,000	-
Movie License - Kanopy	600	1,750	1,150
Adobe	500	-	(500)
TexShare Database Fees	300	300	-
Print & Time Management Software - LibData	2,000	2,000	-
Fire Extinguishers	100	120	20
Biblioboard	2,500	2,500	-
Computer Backup Service/Monitoring	684	684	-
Utilities-Telephone	\$ 3,095	\$ 3,820	\$ 725
Utilities-Water & Electric	\$ 12,900	\$ 12,900	\$ -
Printing	\$ 750	\$ 750	\$ -
Repairs & Maintenance	\$ 1,500	\$ 1,500	\$ -
Travel - Training	\$ 3,000	\$ 3,755	\$ 755
Memberships, Dues & Licenses	\$ 4,000	\$ 2,378	\$ (1,622)
Subscriptions	\$ 4,000	\$ 11,702	\$ 7,702
Liability Insurance	\$ 5,214	\$ 5,705	\$ 491
Total Contractual	\$ 57,233	\$ 64,304	\$ 7,071
TOTAL LIBRARY	\$ 104,858	\$ 114,534	\$ 5,893
Improvements other than Building	\$ -	\$ 110,000	\$ 110,000
Flooring Carpet Tiles	-	110,000	110,000
Total Capital Outlay	\$ -	\$ 110,000	\$ 110,000
TOTAL FIRE(w/capital)	\$ 104,858	\$ 224,534	\$ 115,893

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ITEM 01 · LIBRARY DEPARTMENT			Total Cost
Flooring Carpet Tiles			\$110,00
DESCRIPTION	Restoration and replacement of carpet tile flooring throughout the Leon Valley Public Library facility.		
BENEFIT	Restoring the library's flooring will improve the appearance, safety, and comfort of the facility for patrons and staff. Worn and damaged carpet tiles present a trip hazard and negatively impact the overall experience for the community members who use the library daily.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Restoring	1	\$110,000

TOTAL CAPITAL OUTLAY – LIBRARY	\$110,000
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Enterprise Fund

FY 2027 Proposed Budget

✓ Budget is Balanced

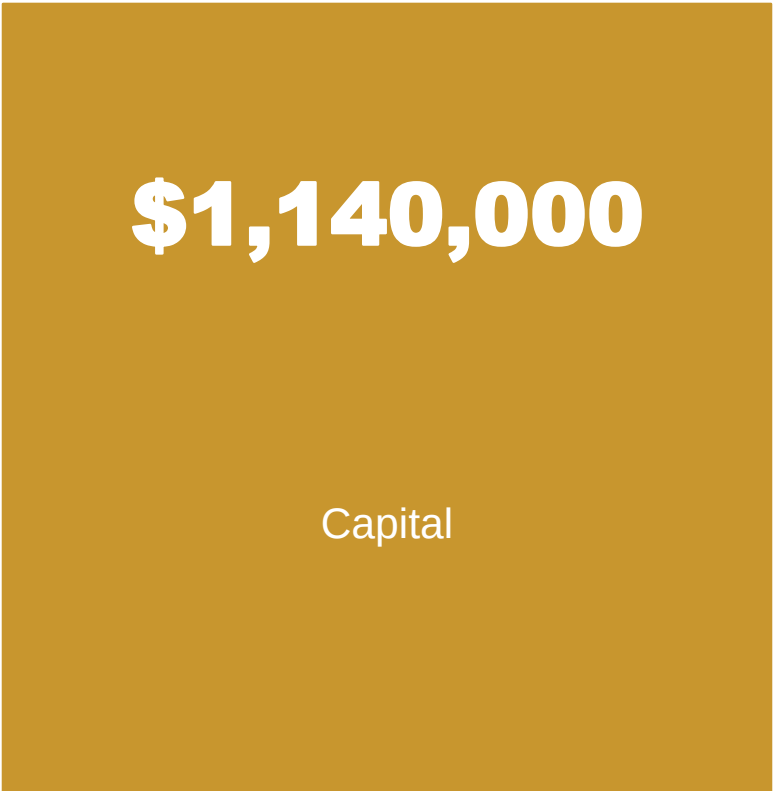
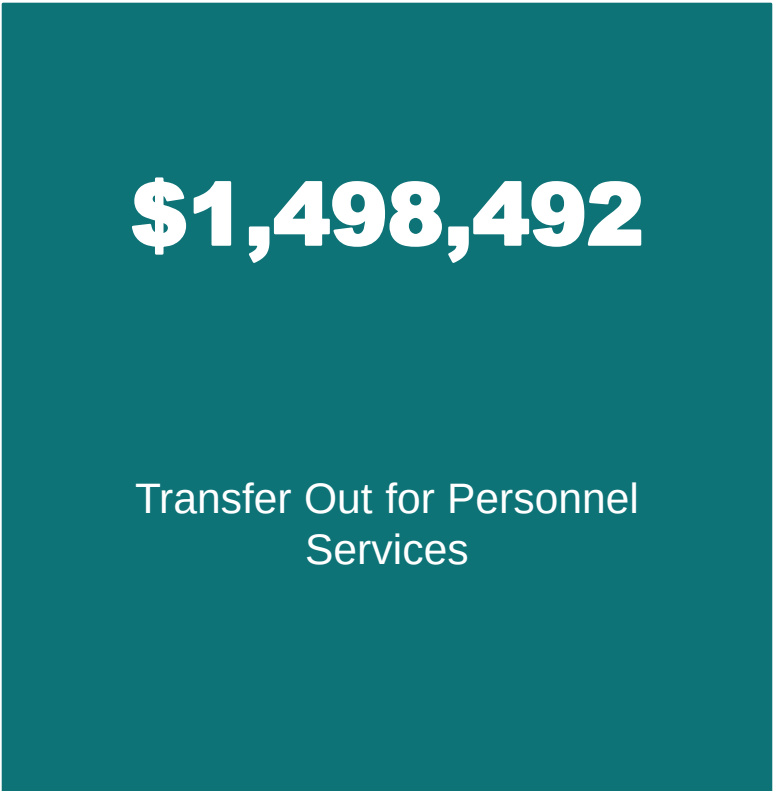
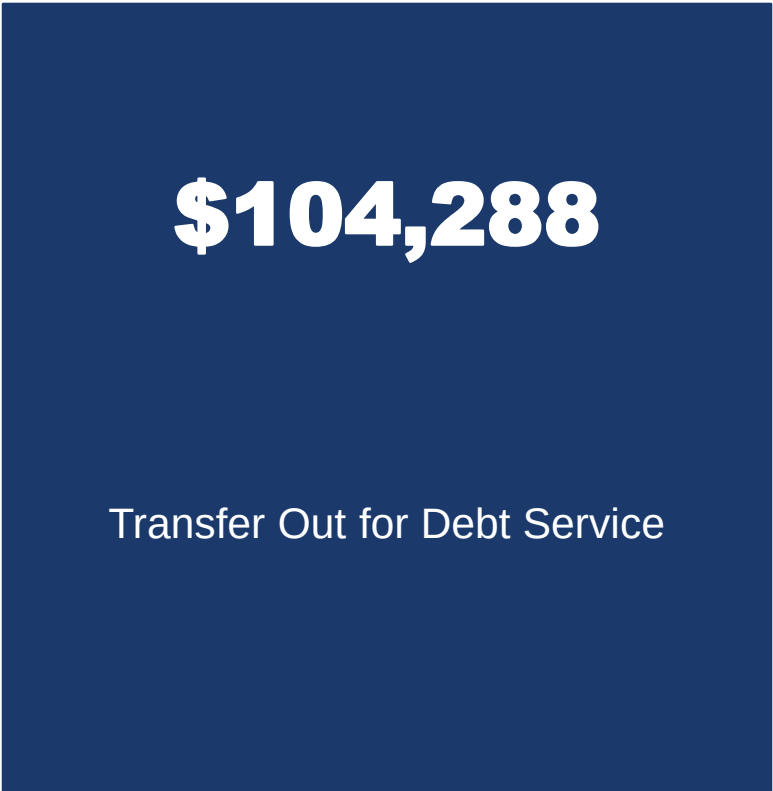
Operating Revenues

\$5,562,024

Operating Expenses

\$4,884,566

Operating Expenses + Shared personnel Services



FY27 Projected Impact Fee Revenue



\$952,787

FY 27 Projected Impact Fee

Restricted revenue: may only fund capital improvements identified in the adopted Capital Improvements Plan.



Texas Local Government Code, Chapter 395

PERMITTED USES

Sec. 395.012: Items Payable by Fee

- ✓ Construction of capital improvements & facility expansions in the adopted Capital Improvements Plan (water, wastewater, drainage, roadway)
- ✓ Design, engineering & construction contract costs
- ✓ Land acquisition for approved improvements
- ✓ Fees to an independent engineer or financial consultant who prepares or updates the CIP

PROHIBITED USES

Sec. 395.013: Items Not Payable by Fee

- ✗ Facilities or assets not identified in the Capital Improvements Plan
- ✗ Repair, operation, or maintenance of existing or new facilities
- ✗ Upgrades to serve existing development or meet stricter standards
- ✗ Administrative & operating costs of the political subdivision
- ✗ Principal or interest payments on debt (except as allowed under 395.012)

Texas Local Government Code §395.012: Items Payable by Impact Fees

Category	Description	Examples
Construction of Capital Improvements	Construction or expansion of water, wastewater, drainage, or roadway facilities identified in the adopted Capital Improvements Plan (CIP).	• New water transmission main to serve a new subdivision • Expansion of a wastewater lift station for future growth • Construction of an additional water storage tank
Engineering and Professional Services	Design, surveying, engineering, environmental studies, and construction management directly related to an approved capital improvement.	• Engineering design for a new water main • Surveying and geotechnical studies for a drainage project
Land and Easement Acquisition	Purchase of land or easements necessary for approved capital improvements.	• Purchasing property for a future elevated water tank • Acquiring easements for a new sewer interceptor
Capital Improvement Planning	Fees paid to an independent engineer or financial consultant to prepare or update the Capital Improvements Plan.	• Updating the City's Impact Fee Study • Preparing land use assumptions and service area analyses
Debt Service (Limited)	Principal and interest on debt issued to finance eligible capital improvements included in the CIP.	• Bond payments for a water transmission line identified in the Impact Fee CIP

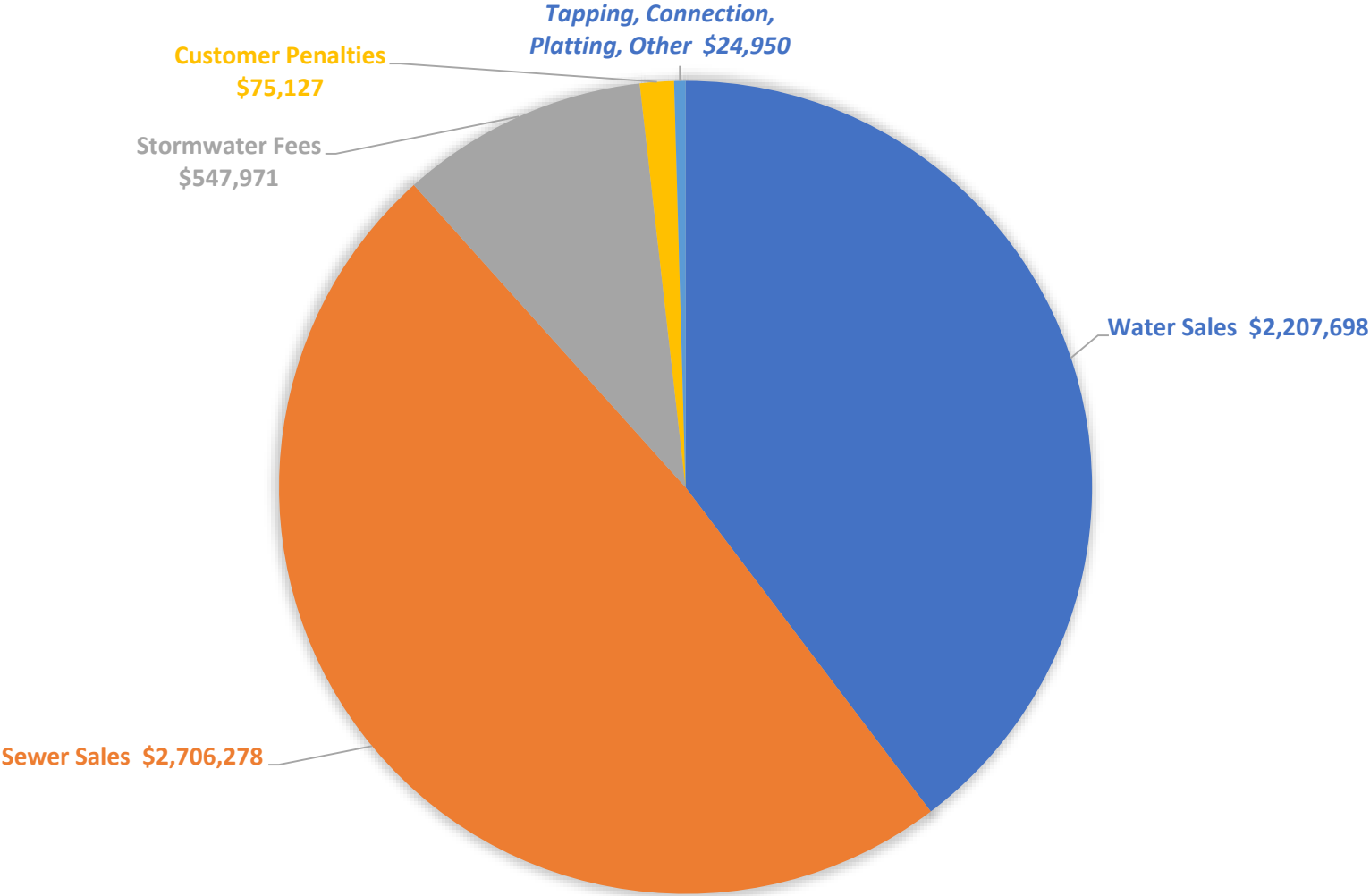
Source: Texas Local Government Code, Chapter 395 (§395.012)

Texas Local Government Code §395.013: Items Not Payable by Impact Fees

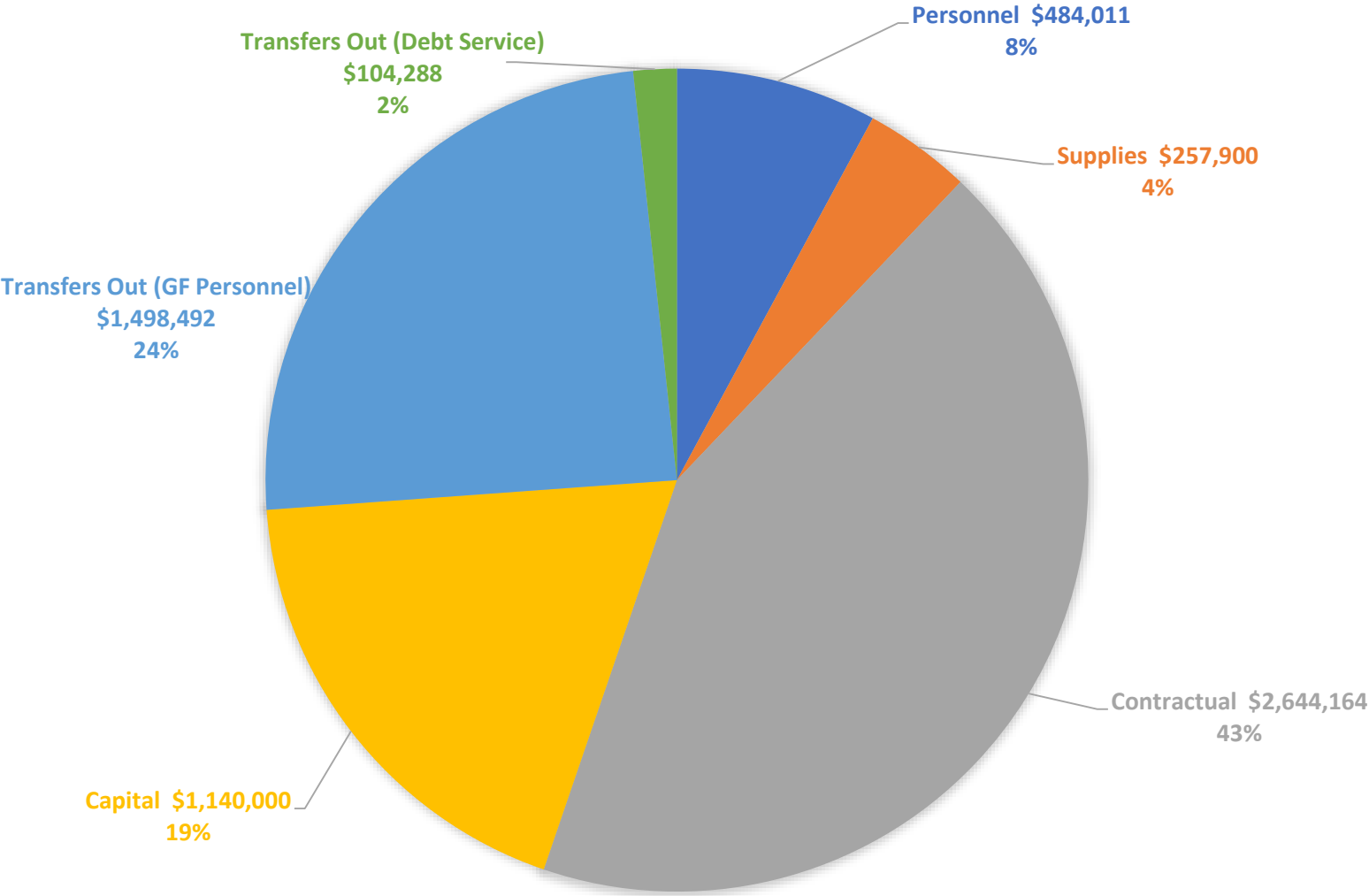
Category	Description	Examples
Projects Not Included in the CIP	Impact fees cannot fund facilities or improvements that are not identified in the adopted Capital Improvements Plan.	• Constructing a water line that was never included in the Impact Fee Study
Operation, Repair, or Maintenance	Routine operation, maintenance, repairs, or replacement of existing or new facilities or equipment.	• Repairing water line leaks • Replacing pumps due to normal wear • Routine street resurfacing • Mowing drainage easements
Improvements Benefiting Existing Development	Projects that primarily correct existing deficiencies or improve service to existing customers.	• Upsizing an old water main because it already lacks capacity • Replacing aging sewer lines • Upgrading infrastructure solely to meet new regulatory requirements for existing customers
Administrative and Operating Expenses	Salaries, office expenses, utilities, vehicles, and other day-to-day operating costs.	• Public Works employee salaries • Utility billing software • Fuel and vehicle maintenance • Office supplies
Debt Not Tied to Eligible Improvements	Debt service for projects that are not authorized under Section 395.012.	• Paying bonds issued for a maintenance facility or City Hall improvements

Source: Texas Local Government Code, Chapter 395 (§395.013)

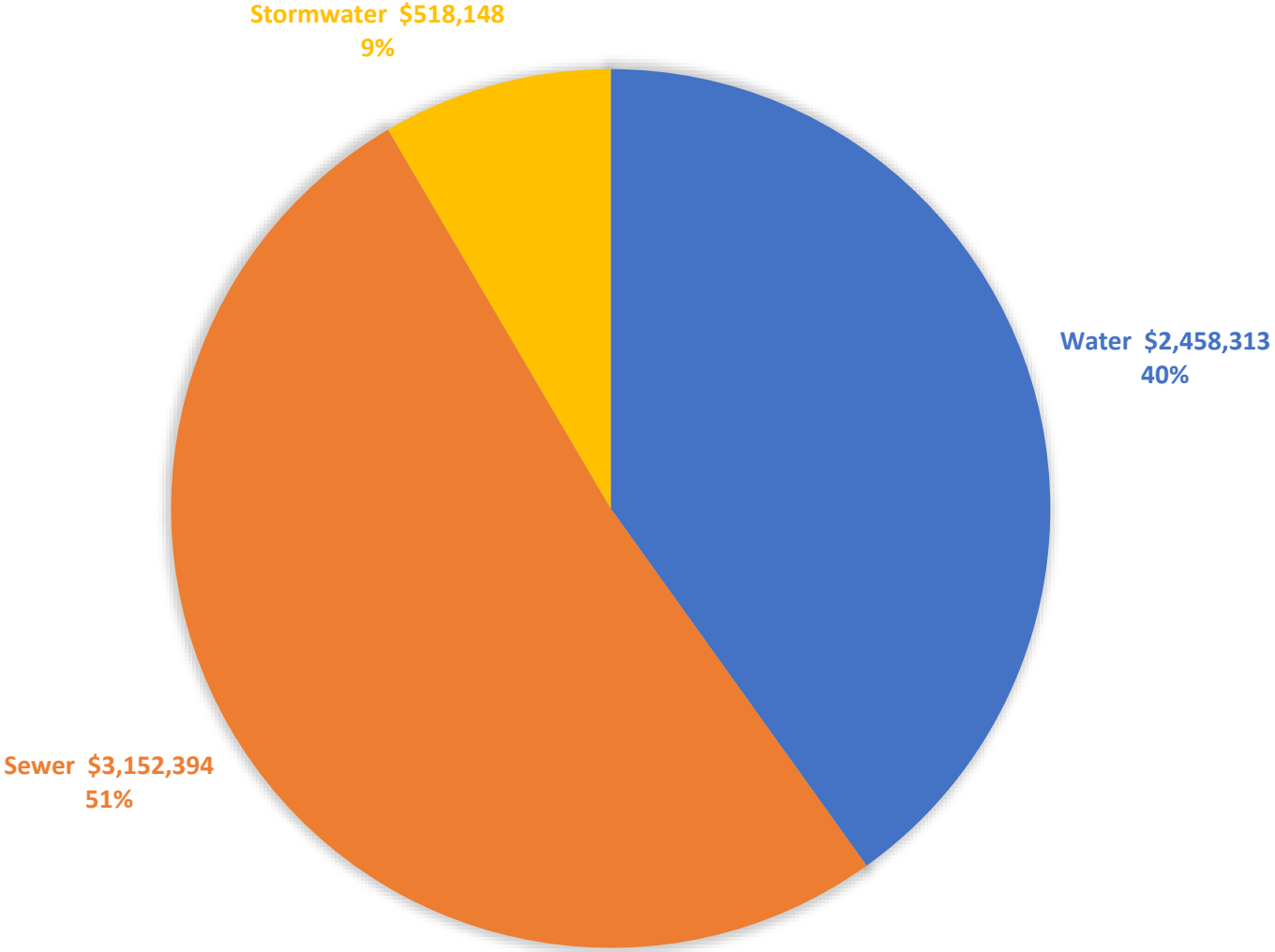
Enterprise Fund Operating Revenue by Category



Enterprise Fund Expenses by Category



Enterprise Fund Expenses by Department



SUMMARY OF REVENUES AND EXPENSES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$ 3,276,814	\$ 4,667,902	\$ 4,667,902	\$ 2,567,927
OPERATING REVENUES				
Water Sales	2,111,522	2,069,950	2,069,950	2,207,698
Sewer Sales	2,686,232	2,649,085	2,649,085	2,706,278
Stormwater Fees	543,633	569,500	569,500	547,971
Customer Penalties	61,332	62,750	62,750	75,127
Tapping Fees	19,443	20,000	20,000	12,500
Connection & Platting	4,350	-	-	12,450
TOTAL OPERATING REVENUES	5,426,512	5,371,285	5,371,285	5,562,024
NON-OPERATING REVENUES				
Interest Income	189,763	175,099	175,099	178,601
Bexar County Reimbursement	-	-	724,720	-
CDBG Reimbursement	246,900	-	704,059	-
Miscellaneous	32,024	500	500	500
SAWS Water Lease	9,000	9,000	9,000	-
Water Supply Fund Balance (Impact Fees)	222,570	-	188,738	140,000
TOTAL NON-OPERATING REVENUES	700,257	184,599	1,802,116	319,101
TOTAL REVENUES	6,126,769	5,555,884	7,173,401	5,881,125
OPERATING EXPENSES				
Water Department	1,130,922	1,235,650	1,235,650	1,286,680
Sewer Department	1,832,223	1,890,442	1,890,442	1,861,587
Stormwater Department	66,688	239,352	239,352	237,808
Transfer Out Shared Personnel Services	1,253,538	1,301,355	1,301,355	1,498,492
Depreciation	403,328	-	-	-
TOTAL OPERATING EXPENSES	4,686,699	4,666,798	4,666,798	4,884,566
NON-OPERATING EXPENSES				
Transfer out to Debt Service	48,982	106,075	106,075	104,288
Capital Outlay	-	4,500,503	4,500,503	1,140,000
TOTAL NON-OPERATING EXPENSES	48,982	4,606,578	4,606,578	1,244,288
TOTAL EXPENDITURES	4,735,681	9,273,376	9,273,376	6,128,854
ENDING FUND BALANCE	\$ 4,667,902	\$ 950,410	\$ 2,567,927	\$ 2,320,198

SCHEDULE OF REVENUES BY SOURCE

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
OPERATING REVENUES				
Water Sales				
Metered Water	1,710,196	1,718,739	1,718,739	1,798,946
Edwards Aquifer Fee	158,839	177,417	177,417	170,000
Bulk Water	2,890	20,000	20,000	6,500
Water - Surcharge	94,688	5,000	5,000	90,000
Water Supply Fee	138,619	142,694	142,694	136,017
TCEQ Public Health Fee	6,290	6,100	6,100	6,235
Total Water Sales	2,111,522	2,069,950	2,069,950	2,207,698
Sewer Sales				
City Service (SAWS)	2,675,077	2,640,085	2,640,085	2,696,278
City Surcharge	11,155	9,000	9,000	10,000
Total Sewer Sales	2,686,232	2,649,085	2,649,085	2,706,278
Storm Water				
Storm Water Fees	400,016	380,000	380,000	405,065
Storm Water Fee-SAWS Billing	138,700	185,000	185,000	138,906
Storm Water Penalties	4,917	4,500	4,500	4,000
Total Storm Water Fees	543,633	569,500	569,500	547,971
Connection Fees				
Connection Fees	4,350	-	-	12,450
Total Connection Fees	4,350	-	-	12,450
Customer Fees				
Customer Penalties	54,012	54,750	54,750	64,347
Customer Disconnection Fees	7,320	8,000	8,000	10,780
Total Customer Fees	61,332	62,750	62,750	75,127
Tapping Fees				
Water Tap Fees	19,443	20,000	20,000	12,500
Sewer Tap Fees	-	-	-	-
Total Tapping Fees	19,443	20,000	20,000	12,500
TOTAL OPERATING REVENUES	\$5,426,512	\$5,371,285	\$ 5,371,285	\$ 5,562,024

Enterprise Fund — Net Position Summary

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Water & Sewer Combined	
Operating Revenues	\$5,014,053
Total Operating Expenses (Operating Expenses + Personnel Share Portion)	(\$4,366,418)
Total Non-Operating (Debt Payment, Water Supply Fund Balance, Interest & Misc. Revenue)	\$214,814
Net Increase / (Decrease)	\$862,448
Unrestricted Net Position FY26	\$1,821,732
Water Capital	(\$290,000)
Sewer Capital	(\$150,000)
Ending Balance	\$2,244,180

Stormwater	
Operating Revenues	\$547,971
Total Operating Expenses (Operating Expenses + Personnel Share Portion)	(\$518,148)
Total Non-Operating	—
Net Increase / (Decrease)	\$29,823
Unrestricted Net Position FY26	\$746,195
Stormwater Capital	(\$700,000)
Ending Balance	\$76,018

Water

\$1,576,680

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	198,072	228,680	228,680	233,421
Retirement Plan	43,238	50,947	50,947	48,717
Group Insurance	30,451	43,710	43,710	43,710
Worker Compensation	3,523	3,106	3,106	3,231
Overtime	21,796	8,000	8,000	20,000
Social Security	17,279	19,371	19,371	19,122
Standby	10,970	13,000	13,000	13,000
Certification Pay	3,760	3,536	3,536	3,536
Longevity Pay	7,994	3,602	3,602	4,702
Total Personnel Services	337,083	373,951	373,951	389,437
SUPPLIES				
Office Supplies	(7,084)	2,500	2,500	2,500
Operating Supplies	73,533	84,200	84,200	89,000
Repairs & Maintenance - Internal	92,753	122,500	122,500	122,500
Misc. Supplies	11,987	7,000	7,000	7,000
Water Conservation Program	-	2,000	2,000	2,000
Total Supplies	171,189	218,200	218,200	223,000
CONTRACTUAL SERVICES				
Professional Services	39,241	43,401	43,401	45,336
Contractual Services	291,683	302,113	302,113	321,510
Utilities - Telephone	136	140	140	150
Utilities - Gas, Water, Electric	117,863	113,175	113,175	119,120
Printing	3,333	4,000	4,000	4,000
Advertising	1,098	3,600	3,600	3,600
Repairs and Maintenance - External	130,087	140,000	140,000	140,000
Equipment Rental	7,167	5,000	5,000	5,000
Travel	1,480	5,000	5,000	5,000
Membership, Dues & Licenses	1,899	1,000	1,000	2,000
Liability Insurance	28,663	26,070	26,070	28,527
Total Contractual Services	622,650	643,499	643,499	674,243
CAPITAL OUTLAY				
Water Rights	-	188,738	188,738	140,000
Improvements	-	2,137,574	2,137,574	150,000
Total Capital Outlay	-	2,326,312	2,326,312	290,000
TOTAL EXPENSES	\$ 1,130,922	\$ 3,561,962	\$ 3,561,962	\$ 1,576,680

* Water rights are being paid using the Water Supply Fund Balance Reserve and Impact Fees

WATER DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 2,500	\$ 2,500	\$ -
Normal Supplies	1,500	1,500	-
Administrative Reporting	1,000	1,000	-
Operating Supplies	\$ 84,200	\$ 89,000	\$ 4,800
Fuel 30% Allocation	12,000	16,800	4,800
Personnel - Boots, Ear Protection, Glasses, Gloves	1,200	1,200	-
Fleet - Vehicle Registration/Inspection, Lights	1,000	1,000	-
New Meters	20,000	20,000	-
Hand Tools, Nuts, Bolts, Clamps, Corps, Materials, Etc.	50,000	50,000	-
Repairs and Maintenance - Internal	\$ 122,500	\$ 122,500	\$ -
Fleet - Oil, Brake Fluid, Wiper Fluid, Filters, Lubricants	2,500	2,500	-
Replacement of Water Meters, Curb Stops, Mains	50,000	50,000	-
Repairs & Maintenance - Vehicles & Equipment	5,000	5,000	-
Replacement Fire Hydrants, Storz Connectors	65,000	65,000	-
Miscellaneous Supplies	\$ 7,000	\$ 7,000	\$ -
Other Unplanned Supplies	7,000	7,000	-
Conservation	\$ 2,000	\$ 2,000	\$ -
Rebates for Low Flow Toilets, HE Washers	1,000	1,000	-
Rebates for Rain Barrels & Xeriscaping	1,000	1,000	-
Total Supplies	\$ 218,200	\$ 223,000	\$ 4,800

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WATER DEPARTMENT

	FY2026	FY2027	VARIANCE
Professional Services	\$ 43,401	\$ 45,336	\$ 1,935
Cafeteria Plan	288	288	-
Engineering Service	25,000	25,000	-
ESRI ArcMAP GIS	10,000	10,000	-
External Audit	8,113	10,048	1,935
Contractual Services	\$ 302,113	\$ 321,510	\$ 19,397
Uniforms	8,500	8,500	-
Techlead - 10%	5,664	9,888	4,224
Vehicle Inspection, Seals & Equipment Repairs	10,000	10,000	-
H2O Samples	5,500	5,500	-
Meter Reading Maintenance	5,000	5,000	-
EAA Program and Management Fees	165,000	178,000	13,000
Water Sampling	5,600	5,600	-
SAWS Interconnect	4,700	4,700	-
Water System bills	2,700	2,700	-
TCEQ Water Sampling	6,400	6,400	-
Annual Meter Replacement Program	-	-	-
Tank Inspections	10,000	10,000	-
Daupler	4,100	4,900	800
Nearmap - 30%	2,180	2,190	10
Quadiant - 50%	15,000	15,600	600
Novo ShareNet - 30%	3,735	3,735	-
WaterWorth - 50%	7,000	-	(7,000)
Incode Utilities (Tyler Technologies) - 50%	5,034	5,034	-
Copier Service Agreement - Canon	-	1,550	1,550
Generator Maintenance	-	4,213	4,213
SCADA System license	6,000	6,000	-
Chlorine	5,000	7,000	2,000
Pump Maintenance (Emergency Contractual)	25,000	25,000	-
Utilities-Telephone	\$ 140	\$ 150	\$ 10
Utilities-Water & Electric	\$ 113,175	\$ 119,120	\$ 5,945
Printing	\$ 4,000	\$ 4,000	\$ -
Advertising	\$ 3,600	\$ 3,600	\$ -
Repairs & Maintenance - External	\$ 140,000	\$ 140,000	\$ -
Equipment Rental	\$ 5,000	\$ 5,000	\$ -
Travel - Training	\$ 5,000	\$ 5,000	\$ -
Memberships, Dues & Licenses	\$ 1,000	\$ 2,000	\$ 1,000
Liability Insurance	\$ 26,070	\$ 28,527	\$ 2,457
Total Contractual	\$ 643,499	\$ 674,243	\$ 30,744

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WATER DEPARTMENT

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	FY2026	FY2027	VARIANCE
Water Rights	\$ 188,738	\$ 140,000	\$ (48,738)
Water Rights	188,738	140,000	(48,738)
Improvements Other Than Bldg.	\$ 2,137,574	\$ 150,000	\$ (1,987,574)
Replace Water Mains City-Wide	2,137,574	150,000	(1,987,574)
Total Capital Outlay	\$ 2,326,312	\$ 290,000	\$ (2,036,312)
TOTAL ENTERPRISE- WATER	\$ 3,188,011	\$ 1,187,243	\$ (2,000,768)

ITEM 02 · WATER			Total Cost
Purchase Water Rights			\$140,000
DESCRIPTION	Acquisition of water rights to secure long-term access to water resources for the City of Leon Valley.		
BENEFIT	Purchasing water rights is a critical long-term investment in the City's water supply security. As regional water demand grows, securing water rights ensures Leon Valley has access to sufficient water resources to meet the needs of current and future residents, support economic development, and maintain compliance with state water planning requirements.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
New	New	1	\$140,000

ITEM 01 · WATER			Total Cost
Replace Water Mains City-Wide			\$150,000
DESCRIPTION	City-wide replacement of aging water main infrastructure originally installed between 1960 and 1990		
BENEFIT	Many of Leon Valley's water mains are 35 to 65 years old and have exceeded their useful service life. Replacing these lines will reduce water loss from leaks and breaks, improve water pressure and delivery reliability, decrease emergency repair costs, and ensure continued safe and uninterrupted water service to all residents and businesses throughout the city.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$150,000

TOTAL CAPITAL OUTLAY – WATER	\$290,000
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Sewer

\$2,011,587

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	49,518	57,170	57,170	58,355
Retirement Plan	9,839	13,290	13,290	11,546
Group Insurance	7,613	10,927	10,927	10,927
Worker Compensation	971	2,071	2,071	2,154
Overtime	35	8,000	8,000	5,000
Social Security	3,720	5,053	5,053	4,532
Certification Pay	940	884	884	884
Longevity Pay	1,998	900	900	1,175
Total Personnel Services	74,634	98,296	98,296	94,574
SUPPLIES				
Operating Supplies	1,142	3,000	3,000	4,200
Repairs & Maintenance - Internal	1,889	13,000	13,000	14,000
Misc. Supplies	-	6,000	6,000	-
Total Supplies	3,031	22,000	22,000	18,200
CONTRACTUAL SERVICES				
Professional Services	40,939	33,113	33,113	10,148
Contractual Services	1,673,850	1,636,763	1,636,763	1,635,938
Advertising	213	2,200	2,200	2,200
Repairs and Maintenance - External	16,702	60,000	60,000	60,000
Liability Insurance	9,554	26,070	26,070	28,527
Sewer Surcharge	13,300	12,000	12,000	12,000
Total Contractual Services	1,754,558	1,770,146	1,770,146	1,748,813
CAPITAL OUTLAY				
Improvements	-	1,791,778	1,791,778	150,000
Total Capital Outlay	-	1,791,778	1,791,778	150,000
TOTAL EXPENSES	\$ 1,832,223	\$ 3,682,220	\$ 3,682,220	\$ 2,011,587

SEWER DEPARTMENT

	FY2026	FY2027	VARIANCE
Operating Supplies	\$ 3,000	\$ 4,200	\$ 1,200
Fuel 10% Allocation	3,000	4,200	1,200
Repairs & Maintenance - Internal	\$ 13,000	\$ 14,000	\$ 1,000
Sewer Main Parts	10,000	10,000	-
Sewer Camera Repairs	1,000	2,000	1,000
VULCAN MATERIALS	-	-	-
Fleet-Repair for Vehicles & Equipment	2,000	2,000	-
Miscellaneous Supplies	\$ 6,000	\$ -	\$ (6,000)
Manhole Lids, PVC Pipe	5,000	-	(5,000)
Hand Tools, Clamps Fasteners, Nuts, Bolts	1,000	-	(1,000)
Total Supplies	\$ 22,000	\$ 18,200	\$ (3,800)
Professional Services	\$ 33,113	\$ 10,148	\$ (22,965)
Cafeteria Plan	-	100	100
Engineering Service	25,000	-	(25,000)
External Audit	8,113	10,048	1,935
Contractual Services	\$ 1,636,763	\$ 1,635,938	\$ (825)
SAWS Sewer Service	1,600,000	1,600,000	-
Techlead	5,664	9,888	4,224
TCEQ Water Sampling	100	100	-
POSTCARDS-BELLWETHER	-	-	-
Rate Software	3,800	3,800	-
Quadiant - 50%	15,000	15,600	600
WaterWorth - 30%	4,200	-	(4,200)
Novo ShareNet - 20%	2,489	2,500	11
Nearmap - 20%	2,490	2,490	-
Incode (Tyler Technologies) - 30%	3,020	1,560	(1,460)
Advertising	\$ 2,200	\$ 2,200	\$ -
Repairs & Maintenance - External	\$ 60,000	\$ 60,000	\$ -
Liability Insurance	\$ 26,070	\$ 28,527	\$ 2,457
Sewer Surcharge	\$ 12,000	\$ 12,000	\$ -
Total Contractual	\$ 1,770,146	\$ 1,748,813	\$ (21,333)

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SEWER DEPARTMENT

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	FY2026	FY2027	VARIANCE
Improvements Other Than Bldg.	\$ 1,179,444	\$ 150,000	\$ (1,029,444)
Replace Water Mains City-Wide	1,179,444	150,000	(1,029,444)
Total Capital Outlay	\$ 1,179,444	\$ 150,000	\$ (1,029,444)
TOTAL ENTERPRISE- SEWER	\$ 2,971,590	\$ 1,917,013	\$ (1,054,577)

ITEM 01 · SEWER			Total Cost
Replace Water Mains City-Wide			\$150,000
DESCRIPTION	City-wide replacement of aging sewer main infrastructure originally installed between 1960 and 1990		
BENEFIT	Many of Leon Valley's sewer mains are 35 to 65 years old and have exceeded their useful service life. Replacing these lines will reduce water loss from leaks and breaks, improve water pressure and delivery reliability, decrease emergency repair costs.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$150,000

TOTAL CAPITAL OUTLAY – SEWER	\$150,000
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Stormwater

\$937,808

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	-	-	-	-
Retirement Plan	-	-	-	-
Group Insurance	-	-	-	-
Overtime	-	-	-	-
Social Security	-	-	-	-
Longevity Pay	-	-	-	-
Total Personnel Services	-	-	-	-
SUPPLIES				
Operating Supplies	4,612	8,500	8,500	10,100
Repairs & Maintenance - Internal	2,761	1,500	1,500	3,000
Miscellaneous Supplies	480	3,600	3,600	3,600
Total Supplies	7,853	13,600	13,600	16,700
Contractual Services				
Professional Services	32,626	25,000	25,000	25,000
Contractual Services	8,609	146,952	146,952	141,408
Printing	1,930	1,000	1,000	1,000
Repairs and Maintenance - External	15,520	50,000	50,000	50,000
Travel	150	2,500	2,500	2,500
Membership, Dues & Licenses	-	300	300	1,200
Total Contractual Services	58,835	225,752	225,752	221,108
CAPITAL OUTLAY				
Improvements	-	106,413	106,413	700,000
Other Machinery & Equipment	-	276,000	276,000	-
Total Capital Outlay	-	382,413	382,413	700,000
TOTAL EXPENSES	\$ 66,688	\$621,765	\$ 621,765	\$ 937,808

STORMWATER DEPARTMENT

	FY2026	FY2027	VARIANCE
Operating Supplies	\$ 8,500	\$ 10,100	\$ 1,600
Fuel 10% Allocation	4,000	5,600	1,600
Personnel - Trash Pickers, Gloves	2,000	2,000	-
Supplies for Lawnmowers/Trimmers	2,500	2,500	-
Repairs & Maintenance - Internal	\$ 1,500	\$ 3,000	\$ 1,500
Fleet - Oil, Fluids, Lubricant, Brooms	1,500	3,000	1,500
Miscellaneous Supplies	\$ 3,600	\$ 3,600	\$ -
ROW Maintenance	3,600	3,600	-
Total Supplies	\$ 13,600	\$ 16,700	\$ 3,100
Professional Services	\$ 25,000	\$ 25,000	\$ -
Engineering Service	25,000	25,000	-
Contractual Services	\$ 146,952	\$ 141,408	\$ (5,544)
Uniforms	2,500	2,500	-
Techlead - 10%	5,664	9,888	4,224
Debris Removal from Street Sweeping	13,000	13,000	-
Street Sweeper Maintenance	1,000	5,000	4,000
Repairs to Drainage System	85,000	75,000	(10,000)
High Sierra Flood Control	33,000	33,000	-
WaterWorth - 20%	2,800	-	(2,800)
Nearmap - 10%	730	730	-
Novo ShareNet - 10%	1,245	1,250	5
Incode (Tyler Technologies) - 20%	2,013	1,040	(973)
Printing	\$ 1,000	\$ 1,000	\$ -
Repairs & Maintenance - External	\$ 50,000	\$ 50,000	\$ -
Travel	2,500	2,500	-
Memberships, Dues & Licenses	\$ 300	\$ 1,200	\$ 900
Total Contractual	\$ 225,752	\$ 221,108	\$ (4,644)

{Section}.63.

STORMWATER DEPARTMENT

{Section}.63.

	FY2026	FY2027	VARIANCE
Other Machinery & Equipment	\$ 276,000	\$ -	\$ (276,000)
Wood chipper 9" throat	41,000	-	(41,000)
2 ton Brush removal truck	85,000	-	(85,000)
M2 Case Backhoe	150,000	-	(150,000)
Improvements Other Than Bldg.	\$ 106,413	\$ 700,000	\$ 593,587
Seneca West Drainage	106,413	-	(106,413)
Huebner Creek Erosion Control	-	700,000	700,000
Total Capital Outlay	\$ 382,413	\$ 700,000	\$ (276,000)
TOTAL ENTERPRISE- STORMWATER	\$ 621,765	\$ 937,808	\$ (277,544)

ITEM 01 · STORMWATER			Total Cost
Huebner Creek Erosion Control			\$700,000
DESCRIPTION	Erosion control improvements along Huebner Creek to stabilize stream banks, reduce sediment runoff, and protect adjacent infrastructure.		
BENEFIT	Huebner Creek has experienced significant erosion that threatens nearby infrastructure, roadways, and private properties. This project will stabilize the creek banks, reduce sediment loading into the drainage system, mitigate flood risk for surrounding neighborhoods.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$700,000

TOTAL CAPITAL OUTLAY – STORMWATER	\$700,000
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Red Light Camera Fund

FY 2027 Proposed Budget

Red Light Camera Fund Overview

✓ Budget is Balanced

SUMMARY OF REVENUES AND EXPENDITURES

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$944,822	\$648,608	\$648,608	\$421,855
Revenues				
Red Light Camera Fines	1,813,701	1,884,258	1,884,258	2,176,803
Red Light Camera Late Fees	147,734	200,000	200,000	200,000
Interest	30,072	45,000	37,000	45,000
Miscellaneous	6,239	-	-	-
Total Revenue	1,997,746	2,129,258	2,121,258	2,421,803
TOTAL RESOURCES	\$ 2,942,568	\$ 2,777,866	\$ 2,769,866	\$ 2,843,658
Expenditures				
Personnel Services	811,894	919,464	919,464	729,903
Supplies	39,449	82,400	82,400	91,550
Contractual Services	837,254	1,048,886	1,048,886	1,091,190
Capital Outlay	235,099	10,423	10,423	68,000
Total Expenditures	1,923,696	2,061,173	2,061,173	1,980,643
Other Financing Uses				
Shared Personnel Services to GF	370,264	286,838	286,838	351,506
Total Other Financing Uses	370,264	286,838	286,838	351,506
TOTAL EXPENDITURES	\$ 2,293,960	\$ 2,348,011	\$ 2,348,011	\$ 2,332,149
ENDING FUND BALANCE	\$ 648,608	\$ 429,855	\$ 421,855	\$ 511,509

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	419,845	460,481	460,481	479,738
Retirement Plan	88,967	98,616	98,616	99,459
Group Insurance	54,116	65,565	65,565	65,565
Worker Compensation	8,265	6,212	6,212	6,462
Unemployment Compensation	-	-	-	-
Overtime	466	-	-	-
Social Security	33,561	37,496	37,496	39,039
Clothing Allowance	4,780	6,000	6,000	6,000
Stand - By	3,120	3,120	3,120	3,120
Special Pay	122	1,170	1,170	1,170
Certification Pay	20,080	19,370	19,370	20,280
Longevity Pay	7,966	7,531	7,531	9,071
Total Personnel Services	641,288	705,561	705,561	729,903
SUPPLIES				
Office Supplies	176	200	200	200
Operating Supplies	2,912	18,450	18,450	23,200
Total Supplies	3,088	18,650	18,650	23,400
CONTRACTUAL SERVICES				
Professional Services	-	920	920	860
Contractual Services	788,160	884,328	884,328	902,610
Liability Insurance	-	26,070	26,070	28,527
Total Contractual Services	788,160	911,318	911,318	931,997
TOTAL EXPENDITURES	\$ 1,432,536	\$ 1,635,529	\$ 1,635,529	\$ 1,685,300

RED LIGHT CAMERA DEPARTMENT

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 200	\$ 200	\$ -
Forayboard/ Expo Markers/ Self ink Stamps	200	200	-
Operating Supplies	\$ 18,450	\$ 23,200	\$ 4,750
Hole Punch/ Pens/Folders/Paper/Legal pads/Tape	750	750	-
Toner, Ink	1,100	1,250	150
Batteries	600	600	-
Office Furniture Replacement	1,000	-	(1,000)
Fuel	10,000	15,000	5,000
Expendable Traffic Equipment	1,600	2,200	600
Ammunition	3,400	3,400	-
Total Supplies	\$ 18,650	\$ 23,400	\$ 4,750
Professional Services	\$ 920	\$ 860	\$ (60)
Cafeteria Plan	360	300	(60)
New Hires	560	560	-
Contractual Services	\$ 884,328	\$ 902,610	\$ 18,282
City Attorney Contract (RLC Allocation)	15,000	15,000	-
Techlead - 20%	11,328	19,776	8,448
RLCATS Contract	798,000	798,000	-
RLC Legal Fees	10,000	10,000	-
RLC - City Audit	-	8,038	8,038
Computer Maintenance	10,000	10,000	-
Copier Maintenance	3,500	4,596	1,096
High Speed Internet (For RLC Videos)	17,500	17,500	-
Signal Maintenance (included all signals)	7,000	7,000	-
Axon Taser	5,000	5,500	500
Axon (Body Cameras)	7,000	7,200	200
Liability Insurance	\$ 26,070	\$ 28,527	\$ 2,187
Total Contractual	\$ 911,318	\$ 931,997	\$ 20,409
TOTAL RED LIGHT CAMERA	\$ 929,968	\$ 955,397	\$ 25,159

{Section}.63.

Traffic Safety

\$295,343

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	104,416	126,261	126,261	-
Retirement Plan	22,849	29,872	29,872	-
Group Insurance	14,971	21,855	21,855	-
Worker Compensation	3,854	2,071	2,071	-
Overtime	11,519	18,000	18,000	-
Social Security	8,479	11,358	11,358	-
Clothing Allowance	2,311	2,000	2,000	-
Special Pay	122	-	-	-
Certification Pay	1,930	2,210	2,210	-
Longevity Pay	155	275	275	-
Total Personnel Services	170,606	213,903	213,903	-
SUPPLIES				
Office Supplies	-	700	700	1,000
Operating Supplies	19,425	40,200	40,200	43,900
Misc. Supplies	16,936	22,850	22,850	23,250
Total Supplies	36,361	63,750	63,750	68,150
CONTRACTUAL SERVICES				
Professional Services	-	1,216	1,216	1,216
Contractual Services	37,742	98,282	98,282	114,450
Repairs and Maintenance - External	11,352	12,000	12,000	15,000
Liability Insurance	-	26,070	26,070	28,527
Total Contractual Services	49,094	137,568	137,568	159,193
CAPITAL OUTLAY				
Vehicles	187,102	-	-	68,000
Other Machinery & Equipment	17,424	10,423	10,423	-
Improvements other than Building	30,573	-	-	-
Total Capital Outlay	235,099	10,423	10,423	68,000
TOTAL EXPENDITURES	\$491,160	\$425,644	\$ 425,644	\$295,343

TRAFFIC SAFETY DEPARTMENT

{Section}.63.

	FY2026	FY2027	VARIANCE
Office Supplies	\$ 700	\$ 1,000	\$ 300
Computer cables/ HDMI, Misc. Equipment	700	1,000	300
Operating Supplies	\$ 40,200	\$ 43,900	\$ 3,700
Radar Equipment/Laptop equipment	5,500	7,200	1,700
Traffic Vehicles Lights/ Accessories and Traffic Cones	7,500	9,500	2,000
Office Furniture Replacement	5,000	-	(5,000)
Investigative Equipment/Tools	3,000	3,000	-
Fuel	10,000	15,000	5,000
Ammunition	9,200	9,200	-
Miscellaneous Supplies	\$ 22,850	\$ 23,250	\$ 400
SD Card, Batteries	550	750	200
Printer Cables	200	-	(200)
Flares	600	1,000	400
Patrol Vehicles Lights/ Accessories/ Traffic Cones	15,000	15,000	-
Traffic signs, barricades, cones, bollards	6,500	6,500	-
Total Supplies	\$ 63,750	\$ 68,150	\$ 4,400

TRAFFIC SAFETY DEPARTMENT

{Section}.63.

	FY2026	FY2027	VARIANCE
Professional Services	\$ 1,216	\$ 1,216	\$ -
Cafeteria Plan	216	216	-
New Hires	1,000	1,000	-
Contractual Services	\$ 98,282	\$ 114,450	\$ 16,168
Axon (Vehicle & Body Cameras)	27,785	28,000	215
Axon Taser	5,000	5,500	500
Axon - Interview Room	-	7,500	7,500
SAT Radio Air Time	39,997	40,000	3
Urban SDK	7,500	13,998	6,498
Charter Communications	1,000	1,452	452
Trusted Driver	5,000	5,000	-
First Net - Phones (Trusted Driver)	5,000	5,000	-
Cardinal CAD/RMS Service Contract	7,000	8,000	1,000
Repairs & Maintenance - External	\$ 12,000	\$ 15,000	\$ 3,000
Liability Insurance	\$ 26,070	\$ 28,527	\$ 2,457
Total Contractual	\$ 137,568	\$ 159,193	\$ 21,625
TOTAL TRAFFIC SAFETY	\$ 201,318	\$ 227,343	\$ 26,025
Vehicles	\$ -	\$ 68,000	\$ 68,000
Police Patrol Vehicle (1 w/equip)	-	68,000	68,000
Other Machinery & Equipment	\$ 10,423	\$ -	\$ (10,423)
Intersection Conflict Warning (ICWS)	10,423	-	(10,423)
TOTAL TRAFFIC SAFETY w/Capital	\$ 211,741	\$ 295,343	\$ 83,602

ITEM 01 · TRAFFIC SAFETY			Total Cost
Police Patrol Vehicle (1 w/equip)			\$68,000
DESCRIPTION	One fully equipped police patrol vehicle for traffic safety enforcement operations.		
BENEFIT	Replacing an aging patrol vehicle dedicated to traffic safety enforcement ensures continued effective operation of the City's traffic safety program. A fully equipped patrol vehicle supports red light camera enforcement, speed enforcement, and traffic-related incident response, contributing to safer roads and intersections throughout Leon Valley.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$68,000

TOTAL CAPITAL OUTLAY – TRAFFIC SAFETY	\$68,000
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Crime Control & Prevention Fund

FY 2027 Proposed Budget

✓ Budget is Balanced

Revenues

\$446,777

Expenditures

\$440,508

SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$738,579	\$886,123	\$886,123	\$889,892
Revenues				
Crime Control Sales Tax	412,138	415,747	407,595	421,983
Interest	21,707	24,553	24,072	24,794
Miscellaneous	374	-	-	-
Total Revenue	434,219	440,300	431,667	446,777
TOTAL RESOURCES	\$ 1,172,798	\$ 1,326,423	\$ 1,317,790	\$ 1,336,669
Expenditures				
Personnel Services	195,680	268,026	268,026	272,974
Supplies	-	4,200	4,200	11,600
Contractual Services	6,930	13,179	13,179	73,389
Capital Outlay	-	65,000	65,000	223,000
Total Expenditures	202,610	350,405	350,405	580,963
Other Financing Uses				
Shared Personnal Services to GF	84,065	77,493	77,493	82,545
Total Other Financing Uses	84,065	77,493	77,493	82,545
TOTAL EXPENDITURES	\$ 286,675	\$ 427,898	\$ 427,898	\$ 663,508
ENDING FUND BALANCE	\$ 886,123	\$ 898,525	\$ 889,892	\$ 673,161

Crime Control & Prevention Fund

Expenditures Detail

\$580,963

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	128,893	145,912	145,912	149,472
Retirement Plan	27,697	38,066	38,066	37,694
Group Insurance	15,526	21,855	21,855	21,855
Worker Compensation	-	2,071	2,071	2,154
Overtime	1,908	34,000	34,000	34,000
Social Security	10,105	14,473	14,473	14,795
Clothing Allowance	1,012	2,000	2,000	2,000
Standby	3,120	3,120	3,120	3,120
Special Pay	1,000	-	-	-
Certification Pay	3,735	4,160	4,160	4,810
Longevity Pay	2,684	2,368	2,368	3,074
Shared Services	-	-	-	-
Total Personnel Services	195,680	268,026	268,026	272,974
SUPPLIES				
Operating Supplies	-	4,200	4,200	11,600
Total Supplies	-	4,200	4,200	11,600
CONTRACTUAL SERVICES				
Professional Services	-	-	-	10,000
Contractual Services	6,930	10,572	10,572	60,536
Liability Insurance	-	2,607	2,607	2,853
Total Contractual Services	6,930	13,179	13,179	73,389
CAPITAL OUTLAY				
Vehicles	-	65,000	65,000	73,000
Other Machinery & Equipment	-	-	-	50,000
Building	-	-	-	100,000
Total Capital Outlay	-	65,000	65,000	223,000
TOTAL EXPENDITURES	\$ 202,610	\$ 350,405	\$ 350,405	\$ 580,963

CRIME CONTROL DISTRICT

	FY2026	FY2027	VARIANCE
OperatingSupplies	\$ 4,200	\$ 11,600	\$ 7,400
Evidence Kits	-	5,000	5,000
Evidence/ Lab Processing	-	6,600	6,600
Prior Year Supplies	4,200	-	(4,200)
Total Supplies	\$ 4,200	\$ 11,600	\$ 7,400
Professional Services	\$ -	\$ 10,000	\$ 10,000
Forensic Testing	-	10,000	10,000
New Hire Expenses	-	-	-
Contractual Services	\$ 10,572	\$ 60,536	\$ 49,964
Cardinal CAD/RMSService Contract	-	10,500	10,500
Axon Taser	-	6,200	6,200
Axon (Vehicle & Body Cameras)	-	27,000	27,000
City of San Antonio - Radio air time	-	16,836	16,836
Prior Year Contractual	10,572	-	(10,572)
LiabilityInsurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 13,179	\$ 73,389	\$ 60,210
TOTAL CRIME CONTROL	\$ 17,379	\$ 84,989	\$ 67,610
Vehicles	\$ 65,000	\$ 73,000	\$ 8,000
Vehicles	65,000	68,000	3,000
Vehicles Uplifitting	-	5,000	5,000
Other Machinery & Equipment	\$ -	\$ 50,000	\$ 50,000
Flock Camera	-	50,000	50,000
Improvements other than Building	\$ -	\$ 100,000	\$ 100,000
Property Rooms Plans	-	100,000	100,000
Total Capital Outlay	\$ 65,000	\$ 223,000	\$ 158,000
TOTAL CRIME CONTROL (w/capital)	\$ 82,379	\$ 307,989	\$ 225,610

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ITEM 01 · CRIME CONTROL DISTRICT			Total Cost
Detective Vehicle (1 w/equip)			\$73,000
DESCRIPTION	One fully equipped detective vehicle for criminal investigations and plainclothes law enforcement operations.		
BENEFIT	Replaces a 2017 detective vehicle that has exceeded its useful service life. A fully equipped replacement vehicle ensures investigators have reliable, safe, and properly outfitted transportation to conduct criminal investigations, surveillance operations, and community crime prevention activities throughout Leon Valley.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
2017	Replacement	1	\$73,000

ITEM 02 · CRIME CONTROL DISTRICT			Total Cost
Flock Safety Cameras			\$50,000
DESCRIPTION	Flock Safety automated license plate reader (ALPR) cameras for strategic deployment at key locations throughout Leon Valley.		
BENEFIT	Flock Safety cameras provide 24/7 automated license plate recognition to assist officers in identifying stolen vehicles, locating suspects, and solving crimes. The system enhances investigative capabilities, deters criminal activity, and improves overall community safety without requiring additional personnel resources.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$50,000

ITEM 03 · CRIME CONTROL DISTRICT			Total Cost
Property Rooms Plans			\$100,000
DESCRIPTION	Architectural planning and design services for a new police property room facility to improve evidence storage and chain-of-custody management.		
BENEFIT	A dedicated property room facility will ensure the secure and compliant storage of evidence, confiscated property, and seized assets. Proper evidence management is critical to the integrity of criminal prosecutions and compliance with state law governing chain-of-custody requirements. This investment funds the planning phase prior to construction.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$100,000

TOTAL CAPITAL OUTLAY – CRIME CONTROL	\$223,000
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Community Center Fund

FY 2027 Proposed Budget

✓ Budget is Balanced

Operating Revenues

\$100,547

Operating Expenditures

\$100,392

COMMUNITY CENTER FUND

FY 2027 Budget Total

SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$294,008	\$362,555	\$362,555	\$342,979
Revenues				
Hotel/Motel Taxes	107,863	85,000	85,000	85,000
Rental Fees	75,651	68,000	68,000	-
Interest	11,041	15,242	15,242	15,547
Miscellaneous	38,243	-	-	-
Total Revenue	232,798	168,242	168,242	100,547
Other Funding Sources				
Transfers in	-	-	-	-
Total Other Funding Sources	-	-	-	-
TOTAL RESOURCES	\$ 526,806	\$ 530,797	\$ 530,797	\$ 443,525
Expenditures				
Personnel Services	93,290	100,500	100,500	37,489
Supplies	1,405	13,650	13,650	13,100
Contractual Services	37,663	51,538	51,538	49,803
Capital Outlay	10,116	-	-	160,000
Total Expenditures	142,474	165,688	165,688	260,392
Other Financing Uses				
Shared Personnal Services to GF	21,777	22,131	22,131	-
Total Other Financing Uses	21,777	22,131	22,131	-
TOTAL EXPENDITURES	\$ 164,251	\$ 187,818	\$ 187,818	\$ 260,392
ENDING FUND BALANCE	\$ 362,555	\$ 342,979	\$ 342,979	\$ 183,134

COMMUNITY CENTER FUND

FY 2027 Budget Total

Community Center · Expenditures

\$260,392

Detail

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	67,967	71,294	71,294	26,432
Retirement Plan	13,353	14,344	14,344	5,152
Group Insurance	6,760	8,196	8,196	2,732
Worker Compensation	-	1,035	1,035	1,078
Social Security	5,082	5,454	5,454	2,022
Longevity Pay	128	176	176	74
Total Personnel Services	93,290	100,500	100,500	37,489
SUPPLIES				
Office Supplies	862	2,500	2,500	2,500
Operating Supplies	496	4,400	4,400	4,850
Repairs & Maintenance - Internal	47	5,750	5,750	4,750
Misc. Supplies	-	1,000	1,000	1,000
Total Supplies	1,405	13,650	13,650	13,100
CONTRACTUAL SERVICES				
Professional Services	1,978	2,626	2,626	2,326
Contractual Services	2,396	5,045	5,045	3,806
Utilities - Telephone	4,408	4,700	4,700	4,700
Utilities - Gas, Water, Electric	25,036	21,550	21,550	22,790
Printing	-	750	750	750
Advertising	499	3,100	3,100	3,100
Repairs and Maintenance - External	2,014	5,000	5,000	5,000
Membership, Dues & Licenses	1,332	1,085	1,085	1,138
Equipment Rental	-	2,000	2,000	-
Travel	-	3,075	3,075	3,340
Liability Insurance	-	2,607	2,607	2,853
Total Contractual Services	37,663	51,538	51,538	49,803
CAPITAL OUTLAY				
Office Equipment	10,116	-	-	-
Improvements	-	-	-	160,000
Total Capital Outlay	10,116	-	-	160,000
TOTAL EXPENDITURES	\$ 142,474	\$ 165,688	\$ 165,688	\$ 260,392

COMMUNITY CENTER

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	FY2026	FY2027	VARIANCE
Office Supplies	\$ 2,500	\$ 2,500	\$ -
General Supplies	1,750	1,750	-
Toner	750	750	-
Operating Supplies	\$ 4,400	\$ 4,850	\$ 450
Solar Light Cleaning	600	600	-
Chair cleaning	2,000	2,500	500
Janitorial Supplies	-	250	250
Reception Chair	300	-	(300)
Miscellaneous - Window cleaning	1,500	1,500	-
Repairs & Maintenance - Internal	\$ 5,750	\$ 4,750	\$ (1,000)
Toilet repairs	500	-	(500)
Light fixture repairs	750	750	-
Kitchen appliance repairs	-	1,500	1,500
Other misc. repairs	2,500	2,500	-
Misc. - Add/Replace Restroom sanitary bins (18)	2,000	-	(2,000)
Miscellaneous Supplies	\$ 1,000	\$ 1,000	\$ -
Replace Soap Dispensers	1,000	-	(1,000)
Trash Receptacles	-	1,000	1,000
Total Supplies	\$ 13,650	\$ 13,100	\$ (550)

COMMUNITY CENTER

	FY 2026	FY 2027	VARIANCE
Professional Services	\$ 2,626	\$ 2,326	\$ (300)
Security & Fire Alarm System	2,500	2,200	(300)
FSA Plan	126	126	-
Contractual Services	\$ 5,045	\$ 3,806	\$ (1,239)
Adobe	420	420	-
Canva	600	700	100
Constant Contact	600	840	240
Cloud Storage	-	36	36
Cable/Internet Services	1,700	-	(1,700)
Sprinklers Inspection	-	860	860
Fire Extinguishers Inspection	1,725	950	(775)
Utilities-Telephone	\$ 4,700	\$ 4,700	\$ -
Utilities-Water & Electric	\$ 21,550	\$ 22,790	\$ 1,240
Printing	\$ 750	\$ 750	\$ -
Advertising	\$ 3,100	\$ 3,100	\$ -
Repairs & Maintenance - External	\$ 5,000	\$ 5,000	\$ -
Equipment Rental	\$ 2,000	\$ -	\$ (2,000)
Travel - Training	\$ 3,075	\$ 3,340	\$ (235)
Memberships, Dues & Licenses	\$ 1,085	\$ 1,138	\$ (840)
Liability Insurance	\$ 2,607	\$ 2,853	\$ 246
Total Contractual	\$ 51,538	\$ 49,803	\$ (3,128)
TOTAL COMMUNITY CENTER	\$ 65,188	\$ 62,903	\$ (3,678)
Improvements Other than Building	\$ -	\$ 160,000	\$ 160,000
Restrooms	-	160,000	160,000
TOTAL COMMUNITY CENTER(w/capital)	\$ 65,188	\$ 222,903	\$ 156,322

{Section}.63.

ITEM 01 - COMMUNITY CENTER FUND		Total Cost	
Bathroom Renovation — Conference Center		\$160,000	
DESCRIPTION	Full replacement and renovation of the restroom facilities at the Leon Valley Conference Center.		
BENEFIT	The Conference Center restrooms have exceeded their useful service life and require full renovation to meet modern standards. Updated bathroom facilities will significantly improve the guest experience for event attendees, support higher facility rental rates, increase bookings, and ensure the Conference Center remains competitive as a premier event venue in the Leon Valley community.		
ACQUISITION YEAR	PURCHASE TYPE	QTY.	FY 2027 TOTAL
Variable	Replacement	1	\$160,000

TOTAL CAPITAL OUTLAY – COMMUNITY CENTER	\$160,000
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Street Maintenance Tax Fund

FY 2027 Proposed Budget

SUMMARY OF REVENUES AND EXPENDITURES

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$1,751,192	\$1,524,563	\$1,524,563	\$1,771,090
Revenues				
Street Sales Taxes	832,349	805,727	805,727	805,727
Interest	59,203	40,800	40,800	41,616
Total Revenue	891,552	846,527	846,527	847,343
Other Financing Uses				
Transfer from General Fund	-	-	-	-
Total Other Financing Uses	-	-	-	-
TOTAL RESOURCES	\$ 2,642,744	\$ 2,371,090	\$2,371,090	\$ 2,618,433
Expenditures				
Personnel Services	-	-	-	-
Supplies	-	-	-	-
Contractual Services	1,118,181	4,681,299	600,000	2,618,433
Total Expenditures	1,118,181	4,681,299	600,000	2,618,433
TOTAL EXPENDITURES	\$ 1,118,181	\$ 4,681,299	\$ 600,000	\$ 2,618,433
ENDING FUND BALANCE	\$ 1,524,563	\$(2,310,209)	\$1,771,090	\$ -

STREET MAINTENANCE FUND

	FY2026	FY2027	VARIANCE
Repairs & Maintenance - External	\$ 4,681,299	\$ 2,618,433	\$ (2,062,866)
Street Maintenance Contracts	4,681,299	2,582,039	(2,099,260)
Repairs & Maintenance - External	-	36,394	36,394
Total Contractual	\$ 4,681,299	\$ 2,618,433	\$ (2,062,866)
TOTAL STREET MAINTENANCE FUND	\$ 4,681,299	\$ 2,618,433	\$ (2,062,866)

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Special Revenue Funds

FY 2027 Proposed Budget

Fund	Beginning Balance	Revenue	Expenditures	Ending Balance
Grant Fund (LEOSE)	\$6,905	\$5,412	\$12,317	\$0
Court Building Security Fund	107,007	7,040	7,040	107,007
Child Safety Fund	96,833	12,481	22,832	86,481
Municipal Court Technology	79,924	21,530	17,000	84,454
Debt Service	596,898	664,220	685,288	575,830
Police Forfeiture	1,059,933	11,548	169,278	902,204

FUND INFORMATION

ADMINISTERING AGENCY

TX Comptroller of Public Accounts
State mandated allocation program

BENEFETING DEPARTMENT

Leon Valley Police Department
Law Enforcement Continuing Education

LEGAL AUTHORITY

Senate Bill 1135 · 74th Texas Legislature

Senate Bill 1135, passed by the 74th Texas Legislature, directs the Comptroller of Public Accounts to make an annual allocation from the Law Enforcement Officer Standards and Education (LEOSE) account to qualified law enforcement agencies. Twenty percent of the account is allocated equally among qualified agencies. The remaining eighty percent is allocated based on the number of eligible law enforcement positions each agency had as of January 1 of the preceding calendar year.

FUND PURPOSE

Funds must only be spent on expenses related to the continuing education of qualified law enforcement personnel. This program includes funds for the Leon Valley Police Department to support officer training, professional development, and continuing education requirements.

ELIGIBLE EXPENSES

- Tuition and registration fees for continuing education courses.
- Subscriptions to professional publications and resources
- Equipment related to continuing education (e.g., technology, tools)
- Travel expenses related to qualifying education and training events

LEOSE FUND

FY 2027 Budget Total

SUMMARY OF REVENUES AND EXPENDITURES

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$9,838	\$9,887	\$9,887	\$6,905
Revenues				
LEOSE Grant	5,445	5,412	5,412	5,412
Total Revenue	5,445	5,412	5,412	5,412
TOTAL RESOURCES	\$ 15,283	\$ 15,299	\$ 15,299	\$ 12,317
Expenditures				
Contractual Services	5,396	8,394	8,394	12,317
TOTAL EXPENDITURES	\$ 5,396	\$ 8,394	\$ 8,394	12,317
ENDING FUND BALANCE	\$ 9,887	\$ 6,905	\$ 6,905	\$ -

Leose Fund · Expenditures Detail

\$12,317

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	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2024-2025	2025-2026	2025-2026	2026-2027
CONTRACTUAL SERVICES				
Travel	5,396	8,394	8,394	12,317
TOTAL EXPENDITURES	\$ 5,396	\$ 8,394	\$ 8,394	\$ 12,317

FUND INFORMATION

REVENUE SOURCE \$4.90 Court Security Fee Collected per non jailable misdemeanor conviction	BENEFETING DEPARTMENT Municipal Court Court Building Security Operations
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LEGISLATIVE UPDATE

Effective May 29, 2025 · Art. 102.0175 · Texas Code of Criminal Procedure

The Texas Legislature consolidated the Municipal Court Building Security Fee and Municipal Court Technology Fee for cities with populations under 100,000. As a result:

Fees collected prior to May 29, 2025 remain restricted within their original funds.

Beginning May 29, 2025, new collections are deposited into the Consolidated Municipal Court Building Security and Technology Fund.

This fund will remain active until existing restricted balances are fully expended in accordance with statutory requirements.

FUND PURPOSE

This fund is used to account for security fee proceeds received through Municipal Court operations. Security fee proceeds can only be used to finance the direct cost of security personnel, services, and items directly related to buildings that house the operations of municipal courts.

ELIGIBLE EXPENSES

- X-ray machines
 - Walkthrough metal detectors
 - Electronic locking and surveillance equipment
 - Locks, chains, alarms, or similar security devices including bullet-proof glass.
 - Warrant officers and related equipment.
- Handheld metal detectors
 - Identification cards and systems
 - Video teleconferencing systems, personnel, signage, confiscated weapon inventory and tracking systems
 - Continuing education on security issues for court and security personnel

COURT BUILDING SECURITY FUND

FY 2027 Budget Total

SUMMARY OF REVENUES AND EXPENDITURES

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$89,701	\$102,007	\$102,007	\$107,007
Revenues				
MC Building Security Fees	10,107	13,000	13,000	5,000
Interest	2,199	2,040	2,000	2,040
Total Revenue	12,306	15,040	15,000	7,040
TOTAL RESOURCES	\$102,007	\$117,047	\$ 117,007	\$ 114,047
Expenditures				
Personnel Services	-	-	-	-
Supplies	-	-	-	-
Contractual Services	-	10,000	10,000	7,040
Capital Outlay	-	-	-	-
Total Expenditures	-	10,000	10,000	7,040
TOTAL EXPENDITURES	\$ -	\$ 10,000	\$ 10,000	\$ 7,040
ENDING FUND BALANCE	\$102,007	\$107,047	\$ 107,007	\$ 107,007

Court Building Security Fund ·
Expenditures Detail

\$7,040

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	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2024-2025	2025-2026	2025-2026	2026-2027
PERSONNEL SERVICES				
Salaries	-	-	-	-
Retirement Plan	-	-	-	-
Group Insurance	-	-	-	-
Worker Compensation	-	-	-	-
Liability Insurance	-	-	-	-
Overtime	-	-	-	-
Social Security	-	-	-	-
Special Pay	-	-	-	-
Longevity Pay	-	-	-	-
Total Personnel Services	-	-	-	-
CONTRACTUAL SERVICES				
Professional Services	-	10,000	10,000	7,040
Total Contractual Services	-	10,000	10,000	7,040
TOTAL EXPENDITURES	\$ -	\$ 10,000	\$ 10,000	\$ 7,040

FUND INFORMATION

REVENUE SOURCE

\$25 Court Fee

Per qualifying traffic & school zone conviction

PRIMARY USE

School Crossing Guard

Safe Passage for Children in Leon Valley

LEGAL AUTHORITY

Article 102.014(c) & 102.014(g) · Texas Code of Criminal Procedure

Article 102.014(c) requires a person to pay \$25.00 when convicted of an offense under Subtitle C, Title 7 of the Transportation Code, when the offense occurs within a school crossing zone, passing a school bus, parent contributing to nonattendance, and some city ordinance parking violations. Article 102.014(g) instructs that the money collected must be used for a school crossing guard program if the municipality operates one.

FUND PURPOSE

The Child Safety Fund Program is dedicated to safeguarding children's well-being as they navigate busy streets within Leon Valley. The department deploys school crossing guards who serve as guardians, ensuring the safe passage of children across streets and intersections.

USE OF SURPLUS FUNDS

If the money received from fines exceeds the amount necessary to fund the school crossing guard program, the municipality may use surplus funds for the following:

- Deposit the additional money in an interest bearing account.
- Expend the additional money for programs designed to enhance child safety, health, or nutrition — including child abuse prevention and intervention, youth diversion, and drug and alcohol abuse prevention.
- Expend the additional money for programs designed to enhance public safety and security.

SUMMARY OF REVENUES AND EXPENDITURES

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$78,603	\$93,167	\$93,167	\$96,833
Revenues				
MC Child Safety Fees	18,475	10,400	10,400	10,400
Interest	2,300	2,081	2,040	2,081
Total Revenue	20,775	12,481	12,440	12,481
Other Funding Sources				
Fund Balance	-	-	-	-
Total Other Funding Sources	-	-	-	-
TOTAL RESOURCES	\$ 99,378	\$105,648	\$ 105,607	\$ 109,314
Expenditures				
Personnel Services	6,211	7,774	7,774	21,832
Supplies	-	-	-	-
Contractual Services	-	1,000	1,000	1,000
Capital Outlay	-	-	-	-
Total Expenditures	6,211	8,774	8,774	22,832
Other Financing Uses				
Transfer to Capital	-	-	-	-
Total Other Financing Uses	-	-	-	-
TOTAL EXPENDITURES	\$ 6,211	\$ 8,774	\$ 8,774	\$ 22,832
ENDING FUND BALANCE	\$ 93,167	\$ 96,874	\$ 96,833	\$ 86,481

Child Safety Fund · Expenditures

Detail

\$22,832

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	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2024-2025	2025-2026	2025-2026	2026-2027
PERSONNEL SERVICES				
Salaries	5,640	5,760	5,760	17,280
Retirement Plan	-	-	-	-
Group Insurance	-	-	-	-
Worker Compensation	-	1,035	1,035	2,154
Liability Insurance	-	-	-	-
Social Security	441	479	479	1,398
Clothing Allowance	-	500	500	1,000
Longevity	130	-	-	-
Total Personnel Services	6,211	7,774	7,774	21,832
CONTRACTUAL SERVICES				
Contractual Services	-	1,000	1,000	1,000
Total Contractual Services	-	1,000	1,000	1,000
TOTAL EXPENDITURES	\$ 6,211	\$ 8,774	\$ 8,774	\$ 22,832

FUND INFORMATION

REVENUE SOURCE

\$4.00 Court Technology Fee
Per non-jailable misdemeanor conviction

BENEFETING DEPARTMENT

Municipal Court
Court technology & systems maintenance

LEGISLATIVE UPDATE

Effective May 29, 2025 · Art. 102.0175 · Texas Code of Criminal Procedure

The Texas Legislature consolidated the Municipal Court Building Security Fee and Municipal Court Technology Fee for cities with populations under 100,000. As a result:

Fees collected prior to May 29, 2025 remain restricted within their original funds.

Beginning May 29, 2025, new collections are deposited into the Consolidated Municipal Court Building Security and Technology Fund.

This fund will remain active until existing restricted balances are fully expended in accordance with statutory requirements.

FUND PURPOSE

The Court Technology Fund is used to enhance and maintain technology within the Leon Valley Municipal Court system. Funds are used exclusively to purchase and maintain technological equipment and systems that improve court operations, increase efficiency, and enhance access to justice for all citizens who interact with the Municipal Court.

ELIGIBLE EXPENSES

- Computer systems
- Computer hardware
- Imaging systems
- Electronic ticket writers
- Computer networks
- Computer software
- Electronic kiosks
- Docket management systems

SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$61,966	\$83,424	\$83,424	\$79,924
Revenues				
MC Technology Fees	19,780	12,000	12,000	20,000
Interest	1,678	1,530	1,500	1,530
Total Revenue	21,458	13,530	13,500	21,530
TOTAL RESOURCES	\$ 83,424	\$ 96,954	\$ 96,924	\$ 101,454
Expenditures				
Personnel Services	-	-	-	-
Supplies	-	-	-	8,500
Contractual Services	-	17,000	17,000	8,500
Capital Outlay	-	-	-	-
Total Expenditures	-	17,000	17,000	17,000
TOTAL EXPENDITURES	\$ -	\$ 17,000	\$ 17,000	\$ 17,000
ENDING FUND BALANCE	\$ 83,424	\$ 79,954	\$ 79,924	\$ 84,454

Court Technology Fund

Expenditures Detail

\$17,000

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	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2024-2025	2025-2026	2025-2026	2026-2027
SUPPLIES				
Misc. Supplies	-	-	-	8,500
Total Supplies	-	-	-	8,500
CONTRACTUAL SERVICES				
Contractual Services	-	17,000	17,000	8,500
Total Contractual Services	-	17,000	17,000	8,500
TOTAL EXPENDITURES	\$ -	\$ 17,000	\$ 17,000	\$ 17,000

COURTECHNOLOGY FUND

	FY2026	FY2027	VARIANCE
Supplies	\$ -	\$ 8,500	\$ 8,500
Misc. Supplies	-	8,500	8,500
Total Supplies	\$ -	\$ 8,500	\$ 8,500
Contractual Services	\$ -	\$ 8,500	\$ 8,500
Incode (Tyler Technologies) - Court Brazos	-	8,500	8,500
Total Contractual	\$ -	\$ 8,500	\$ 8,500
TOTAL COURTECHNOLOGY FUND	\$ -	\$ 17,000	\$ 17,000

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The Debt Service Fund is used to account for the accumulation of resources for and the payment of principal and interest on general long-term debt of the City other than revenue bonds. An ad valorem property tax rate is calculated by the City annually. Property taxes are levied on January 1 each year on all taxable property within the City. The taxes become payable on October 1 following the levy date and delinquent on February 1 of the subsequent year. The annual tax levy must be sufficient in amount to meet current year debt payment requirements.

Issue	Outstanding as of 09/30/25
2021 Refunding Bond	\$3,570,000
2016 Certificates of Obligation	\$1,590,000

Reducing the I&S rate from **\$0.050357** to **\$0.047222** lowers ad valorem revenue by **\$35,772**, which directly reduces the Debt Service Fund's ending fund balance.

PRIOR RATE

\$0.050357

per \$100 valuation

Ad Valorem Revenue

\$580,099

PROPOSED RATE

\$0.047222

per \$100 valuation

Ad Valorem Revenue

\$544,326

REVENUE IMPACT

-\$35,772

decrease in ad valorem revenue

Effect on Debt Service Fund

Lowers fund balance

SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$577,210	\$581,247	\$581,247	\$596,898
Revenues				
Ad Valorem Taxes	562,609	580,451	580,451	544,326
Interest	22,628	15,300	15,300	15,606
Total Revenue	585,237	595,751	595,751	559,932
Other Funding Sources				
Transfers in from Other Funds	-	106,075	106,075	104,288
Total Other Funding Sources	-	106,075	106,075	104,288
TOTAL RESOURCES	\$ 1,162,447	\$1,283,073	\$1,283,073	\$ 1,261,118
Expenditures				
Principal	460,000	525,000	525,000	540,000
Interest	120,900	158,175	158,175	142,288
Fees	300	3,000	3,000	3,000
Total Expenditures	581,200	686,175	686,175	685,288
TOTAL EXPENDITURES	\$ 581,200	\$ 686,175	\$ 686,175	\$ 685,288
ENDING FUND BALANCE	\$ 581,247	\$ 596,898	\$ 596,898	\$ 575,830

Debt Fund • Expenditures Detail**\$685,288**

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	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2024-2025	2025-2026	2025-2026	2026-2027
DEBT SERVICE				
Principal - 2016 CO	-	55,000	55,000	55,000
Interest - 2016 CO	-	51,075	51,075	49,288
Principal - 2021 Refunding GO	460,000	470,000	470,000	485,000
Interest - 2021 Refunding GO	120,900	107,100	107,100	93,000
Paying Agent Fee	300	3,000	3,000	3,000
TOTAL EXPENDITURES	\$581,200	\$686,175	\$ 686,175	\$685,288

FUND INFORMATION

REVENUE SOURCE

Criminal Assets Forfeitures

Assets seized through lawful law enforcement means

BENEFETING DEPARTMENT

Leon Valley Police Department

Law enforcement purposes only

LEGISLATIVE UPDATE

Texas Code of Criminal Procedure · Chapter 59 · Asset Forfeiture

As mandated by state law, this fund provides a dedicated repository for allocating and utilizing assets seized through lawful means. Operating within strict regulatory frameworks, the fund ensures compliance with legal obligations, safeguarding against misuse or misappropriation of seized assets.

FUND PURPOSE & MISSION

This fund serves as a vital mechanism for the transparent and accountable management of proceeds derived from criminal asset forfeitures. It stands as a testament to the City's commitment to uphold the principles of justice and integrity within law enforcement operations.

The mission of the Police Forfeiture Fund is twofold: firstly, to responsibly manage and allocate seized assets in accordance with legal statutes, and secondly, to utilize these resources exclusively for law enforcement purposes. Through prudent fiscal management and transparent accounting practices, the fund facilitates the enhancement of law enforcement capabilities.

ELIGIBLE USES

- Equipment upgrades for law enforcement operations
- Community outreach efforts supporting public safety
- Officer training programs and professional development
- Initiatives advancing law enforcement objectives and capabilities

SUMMARY OF REVENUES AND EXPENDITURES

{Section}.63.

	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
BEGINNING FUND BALANCE	\$1,058,032	\$1,008,320	\$1,008,320	\$1,059,933
Revenues				
Seizures	136,713	-	202,916	-
Interest	20,672	11,322	11,322	11,548
Miscellaneous	8,500	-	-	-
Total Revenue	165,885	11,322	214,238	11,548
TOTAL RESOURCES	\$ 1,223,917	\$ 1,019,642	\$ 1,222,558	\$ 1,071,482
Expenditures				
Personnel Services	-	95,625	95,625	96,445
Supplies	3,010	-	-	-
Contractual Services	1,687	4,607	2,000	4,833
Capital Outlay	210,900	65,000	65,000	68,000
Total Expenditures	215,597	165,232	162,625	169,278
Other Financing Uses				
Transfer to Capital	-	-	-	-
Total Other Financing Uses	-	-	-	-
TOTAL EXPENDITURES	\$ 215,597	\$ 165,232	\$ 162,625	\$ 169,278
ENDING FUND BALANCE	\$ 1,008,320	\$ 854,410	\$ 1,059,933	\$ 902,204

Forfeiture Fund · Expenditures Detail

\$169,278

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	ACTUAL 2024-2025	BUDGET 2025-2026	ESTIMATED 2025-2026	BUDGET 2026-2027
PERSONNEL SERVICES				
Salaries	-	61,879	61,879	63,429
Retirement Plan	-	13,174	13,174	12,937
Group Insurance	-	10,927	10,927	10,927
Worker Compensation	-	1,035	1,035	1,078
Overtime	-	-	-	-
Social Security	-	5,009	5,009	5,078
Clothing Allowance	-	1,000	1,000	1,000
Special Pay	-	1,170	1,170	1,170
Certification Pay	-	1,430	1,430	780
Longevity Pay	-	-	-	45
Total Personnel Services	-	95,625	95,625	96,445
SUPPLIES				
Operating Supplies	3,010	-	-	-
Total Supplies	3,010	-	-	-
CONTRACTUAL SERVICES				
Professional Services	-	-	-	-
Contractual Services	1,687	2,000	2,000	1,980
Liability Insurance	-	2,607	-	2,853
Total Contractual Services	1,687	4,607	2,000	4,833
CAPITAL OUTLAY				
Vehicles	210,900	65,000	65,000	68,000
Other Machinery & Equipment	-	-	-	-
Total Capital Outlay	210,900	65,000	65,000	68,000
TOTAL EXPENDITURES	\$ 215,597	\$ 165,232	\$ 162,625	\$ 169,278

Personnel

FY 2027 Proposed Budget

Salaries Adjusted to Salary Scale

Salaries have been adjusted to based salary scale and 2% COLA.

Longevity Pay

Funds longevity pay for all qualifying full-time City employees.

Longevity Payment Schedule

Paid annually in November.

Benefits Program — No Increase

The proposed budget includes funding for the City's Medical, Dental and Life Insurance Program providing coverage with no increase.

- The program provides medical insurance to employees at no cost
- Dependent insurance cost is paid for by the employee

Retirement Funding — 19.49% Effective January 1, 2027

Funds the retirement at 19.49% effective January 1, 2027.

Salary Allocations

Department	Salary Allocations								
	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund
		Water	Sewer	Storm Water					
Court (4 Employees)									
Municipal Court Clerk	-	-	-	-	-	-	100%	-	-
Deputy Court Clerk	-	-	-	-	-	-	100%	-	-
Sr. Court Clerk	40%	20%	20%	-	-	-	20%	-	-
Court Administrator	40%	20%	20%	-	-	-	20%	-	-
Finance (3 Employees)									
Receptionist	30%	20%	20%	10%	-	-	20%	-	-
Assistant Finance Director	30%	20%	20%	10%	-	-	20%	-	-
Finance Director	30%	20%	20%	10%	-	-	20%	-	-
City Manager (4 Employees)									
City Manager	25%	15%	15%	5%	40%	-	-	-	-
City Secretary	60%	15%	15%	10%	-	-	-	-	-
HR Manager	40%	25%	25%	10%	-	-	-	-	-
Exec. Asst. to CM	40%	25%	25%	10%	-	-	-	-	-
IT (1 Employee)									
	0%	0%	0%					-	-
Police (31 Employees)									
PD Admin	100%	-	-	-	-	-	-	-	-
Police Chief	75%	-	-	-	-	-	25%	-	-
Assistant Police Chief	25%	-	-	-	-	-	25%	50%	-
Lieutenant (Admin)	100%	-	-	-	-	-	-	-	-
Patrol Sergeant	100%	-	-	-	-	-	-	-	-
Patrol Sergeant	100%	-	-	-	-	-	-	-	-
DEA Task Force/Detective	100%	-	-	-	-	-	-	-	-
DEA Task Force/Detective	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer/Property Room	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Detective/CID	100%	-	-	-	-	-	-	-	-
Detective/CID	100%	-	-	-	-	-	-	-	-
Detective/CID	100%	-	-	-	-	-	-	-	-
Patrol Corporal	100%	-	-	-	-	-	-	-	-
Patrol Corporal	100%	-	-	-	-	-	-	-	-
Patrol Corporal	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Patrol Officer	100%	-	-	-	-	-	-	-	-
Code & Animal Control (2 Employees)									
Animal/Code Control Officer	100%	-	-	-	100%	-	-	-	-
Code/Ann Enforcement Officer	100%	-	-	-	100%	-	-	-	-
Fire (30 Employees)									
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Assistant Fire Chief	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Captain/Deputy Fire Marshall	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Fire Chief	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Fire Engineer	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Fire Engineer	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-

Salary Allocations										{Section}: 03.
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund	
		Water	Sewer	Storm Water						
Public Works (21 Employees)										
PW Director	35%	25%	25%	15%	-	-	-	-	-	
Assistant PW Director	35%	25%	25%	15%	-	-	-	-	-	
Construction Foreman	40%	25%	25%	10%	-	-	-	-	-	
Construction Crewman Leader	40%	25%	25%	10%	-	-	-	-	-	
Construction Crewman	40%	25%	25%	10%	-	-	-	-	-	
Construction Crewman	40%	25%	25%	10%	-	-	-	-	-	
Superintendent	80%	-	-	10%	-	-	-	-	-	
Maintenance Crewleader	80%	-	-	10%	-	-	-	-	-	
Maintenance Laborer	80%	-	-	10%	-	-	-	-	-	
Maintenance Laborer	80%	-	-	10%	-	-	-	-	-	
Maintenance Manager	80%	-	-	10%	-	-	-	-	-	
Maintenance Laborer	80%	15%	-	-	-	-	-	-	-	
Maintenance Laborer	80%	20%	-	-	-	-	-	-	-	
Maintenance Laborer	40%	25%	25%	10%	-	-	-	-	-	
Maintenance Laborer	40%	25%	25%	10%	-	-	-	-	-	
Maintenance Crewleader	90%	-	-	10%	-	-	-	-	-	
Maintenance Laborer	80%	-	-	20%	-	-	-	-	-	
Maintenance Laborer	90%	-	-	10%	-	-	-	-	-	
Maintenance Laborer	90%	-	-	10%	-	-	-	-	-	
Fleet Foreman/Mechanic	50%	20%	20%	10%	-	-	-	-	-	
Maintenance Laborer	80%	20%	-	-	-	-	-	-	-	
Planning & Zoning (2 Employees)										
Planning Tech	100%	-	-	-	-	-	-	-	-	
Planning Director	75%	10%	10%	5%	-	-	-	-	-	
Library (7 Employees)										
Asst. Library Director	100%	-	-	-	-	-	-	-	-	
Library Assistant II	100%	-	-	-	-	-	-	-	-	
Library Aid - PT	100%	-	-	-	-	-	-	-	-	
Library Director	100%	-	-	-	-	-	-	-	-	
Library Assistant I PT	100%	-	-	-	-	-	-	-	-	
Library Technician	100%	-	-	-	-	-	-	-	-	
Library Assistant I PT	100%	-	-	-	-	-	-	-	-	
Water System (5 Employees)										
Water Utility Billing Admin.	-	80%	20%	-	-	-	-	-	-	
Laborer - W/S	-	80%	20%	-	-	-	-	-	-	
Foreman - Utilities	-	80%	20%	-	-	-	-	-	-	
Laborer - W/S	-	80%	20%	-	-	-	-	-	-	
Crew Leader - W/S	-	80%	20%	-	-	-	-	-	-	
OVERTIME	-	100%	-	-	-	-	-	-	-	
OVERTIME	-	-	100%	-	-	-	-	-	-	
OVERTIME	-	-	-	100%	-	-	-	-	-	
Red Light Camera (6 Employees)										
Detective	-	-	-	-	-	-	100%	-	-	
Patrol Officer	-	-	-	-	-	-	100%	-	-	
RLC Officers	-	-	-	-	-	-	100%	-	-	
Patrol Sergeant	-	-	-	-	-	-	100%	-	-	
Lieutenant (Patrol CID)	-	-	-	-	-	-	100%	-	-	
RLC Officers	-	-	-	-	-	-	100%	-	-	
Impound Lot (1 Employee)										
Detective/Impound Lot	100%	-	-	-	-	-	-	-	-	
Economic Development (1 Employee)										
Executive / ED Manager	100%	-	-	-	-	-	-	-	-	
Crime Control (2 Employees)										
Patrol Officer	-	-	-	-	-	-	-	100%	-	
CID Sergeant	-	-	-	-	-	-	-	100%	-	
Child Safety (1 Employee)										
Crossing Guard	-	-	-	-	-	-	-	-	100%	
Community Center (1 Employee)										
Community Relations Director	-	-	-	-	-	75%	25%	-	-	
Forfeiture (1 Employee)										
Patrol Officer	100%	-	-	-	-	-	-	-	-	

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Christmas Holidays — City is Closed

- Thursday, December 24 to Monday, January 4
 - **The City will Reopen Monday, January 4**

Next Steps

FY 2027 Proposed Budget



Budget Public Hearing and Formal Adoption

September 1st, 2026



Tax Rate Public Hearing and Formal Adoption

September 15th, 2026

FY 2027 PROPOSED ANNUAL OPERATING BUDGET

{Section}.63.





**CITY OF LEON VALLEY
SPECIAL CITY COUNCIL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Wednesday, July 29, 2026 at 9:00 AM

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 9:01 a.m. and announced that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 3, Philip Campos, 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.

None

3. Presentations

1. Discussion, Review and Possible Action of the City Manager Evaluation Form - Mayor, C. Riley

Mayor Chris Riley opened the discussion.

The City Council reached a consensus to make substantial revisions to the City Manager Evaluation Form. Council also agreed that the City Manager would use the revised form to complete a self-evaluation 30 days prior to the formal evaluation.

City Council directed Dr. Crystal Caldera, City Manager, to place the revised City Manager Evaluation Form on the August 18, 2026, Consent Agenda for consideration. Council Place 3, Campos, will forward a draft of the amended evaluation form to Dr. Caldera for inclusion on the agenda.

4. Adjournment

Mayor Riley announced that the meeting adjourned at 11:13 AM.

These minutes were approved by the Leon Valley City Council on the 18th day of August, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 04, 2026 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 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 6:30 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 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 Richard Blackmore, Evan Bohl, and Jed Hefner.

Mayor Riley moved Agenda Item 7.1 up to this point of tonight's agenda.

7. Regular Agenda

1. **Discussion and Possible Action on Amending an Ordinance of The City of Leon Valley, Texas, Chapter 2, "Animal Control," of The Code of Ordinances; Amending Definitions; Revising Regulations Governing Prohibited Animals; Authorizing Certain Licensed Zoological Parks, Aquariums, and Educational Animal Exhibition Facilities to Possess Otherwise Prohibited Animals Subject to Specified Safety Requirements; Establishing Pet Shop Requirements Regarding the Source of Dogs and Cats Offered for Sale or Adoption, Allowing for 6 Month Grace Period for Existing Businesses (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager**

Mayor Riley read the caption for Agenda Item 7.1 aloud.

The City Council went into Executive Session at 6:46 PM.

The City Council reconvened into Open Session at 7:00 PM.

A motion was made by Council Place 3, Campos, to approve Item 7.1 with the removal of Section 2.01.027, Subsections I–K. The motion was seconded by Council Place 4, Orozco.

Those who spoke at this time were Sydney Bence, Rebecca Smudzinski, Brittany Tayrn, Jaime Raba, Evan Bohl, Erick Matta, Kayla Kerr, Will Bradshaw, and Jed Hefner.

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.

Council Place 3, Campos, requested that Agenda Items 7.4 and 7.5 be heard next. There was no objection.

4. **Presentation, Public Hearing, and Discussion of Approving a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03-Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director**

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

Travis Czyan, who represents the owner (applicant), was present for questions.

Mayor Riley opened the public hearing at 7:38 PM.

Erick Matta spoke at this time.

There being no further comments, Mayor Riley closed the public hearing at 7:39 PM.

There was a consensus among members of City Council to place the item on the August 18, 2026, Consent Agenda.

5. Presentation, **Public Hearing**, and Discussion of Approving a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5903 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director
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.

Council Place 4, Orozco, requested that Consent Agenda Item 6.4 be pulled for further discussion.

A motion was made by Council Place 5, Mursch, to approve Consent Agenda Items 6.1, 6.2, and 6.3 as written. The motion was seconded by Council Place 1, Bolton.

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. **07-21-2026 Regular City Council Meeting Minutes**
 - b. **07-25-2026 Coffee with the Mayor & City Council Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **04-15-2026 Citizens Police Advisory Committee Meeting Minutes**
3. **Discussion and Possible Action on an Ordinance Amending Chapter 6 Health and Sanitation Article 6.02 Food Establishments, Sec. 6.02.002 Definitions of Food Establishments to Amend Food Establishment Definitions and Add Definitions for Child Care Center, School Food Service Operation, and Mobile Food Vendor, Sec. 6.02.003 Licenses, Permits and Exemptions (E)1 and (H) to Comply with State Law, and Amending Appendix A Fee Schedule Article A6.000 Food Establishments Section A6.001 License Fees Deleting Mobile Food Vending License Fee of \$120 and Mobile Food Truck Vending Food License of \$35.00 and Repealing Ordinance 2021-58 (1st Read was held on 07-21-2026) - M. Gallardo, Planning and Zoning Director**
4. ***Pulled* Discussion and Possible Action on an Amending Ordinance Chapter 4, Business Regulations, Article 4.14 Short Term Rental to Expand Prohibition from 200 Feet on the Same Block Face to 300 Foot Radius, Establishing Occupancy Standards to Maximum Floor Area Allowance Per Occupant at 200 Gross, Not**

Allowing Permits to be Transferable, Require that any trash dispersed beyond property boundaries be collected, removed, or disposed of within 24 Hours (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager

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

Those who spoke at this time were Jed Hefner and Erick Matta.

A motion was made by Council Place 3, Campos, to approve as presented. The motion was seconded by Council Place 5, Mursch.

Council Place 3, Campos withdrew his motion and Council Place 5, Mursch withdrew her second.

A motion was made by Council Place 3, Campos, to approve Item 6.4 with language explicitly providing for grandfathering. The motion was seconded by Council Place 5, Mursch.

Will Bradshaw spoke at this time.

Mayor Riley requested a roll call vote, 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.

7. Regular Agenda Continued

- 2. Presentation, Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services, LLC for Building Reviews and Inspection Services (1st Reading as Required by City Charter) M. Gallardo, Planning and Zoning Director**

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

BJ Bealor, BB Inspection Services, LLC, was present for questions.

Those who spoke at this time were Will Bradshaw and Jed Hefner.

There was a consensus among members of City Council to place the item on the August 18, 2026, Consent Agenda.

- 3. Presentation, 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 (1st Reading as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

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

Those who spoke at this time were Steve Barscewski, Will Bradshaw, BJ Bealor, and Erick Matta.

There was a consensus among members of City Council to place the item on the August 18, 2026, Regular Agenda.

5. **Presentation, Discussion, and Possible Action to Consider a Temporary Variance for Century Communities (Senna I and Senna II) from Chapter 8, Article 8.07 (Noise and Sound Level Regulations) to Allow Early Morning Concrete Placement and Finishing Prior to 7:00 a.m. When Necessary, Due to Weather Conditions, Public Safety, Engineering Requirements, or Other Construction-Related Circumstances. - Dr. C. Caldera, City Manager**

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

A motion was made by Council Place 4, Orozco, to grant the variance as requested to 5:00 AM, Monday through Friday, to require the placement of a door hanger notice for a 300-foot radius, 72 hours prior to the pour, until October 01, 2026. 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.

3. Presentations

1. **Presentation of a Proclamation Encouraging Voter Registration and Participation in Leon Valley Elections – Mayor Chris Riley**

Mayor Chris Riley read a proclamation encouraging voter registration and participation in Leon Valley elections.

2. **Presentation, Discussion and Possible Direction to Staff on the City's Economic Development Incentive Policy - S. Woepfel, Economic Development & Special Projects Director**

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

3. **Presentation, Discussion and Workshop on an Ordinance Related to the Fiscal Year 2026-2027 Proposed Budget (1st Reading was held on 06-02-2026) - Dr. C. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, announced the no-new revenue tax rate and that the proposed budget would be presented on Monday, August 10, 2026, at 6:30 p.m., with revised recommendations based on information received the previous day.

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:

- **August 18, 2026 – Regular City Council Meeting**
6:00 PM - City Council Chambers
- **September 07, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
- **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:

- Melinda Moritz, Former Public Works Director, is back temporarily to work on some special assignments.
- Recognized the successful completion of the Library's Summer Reading Program.
- The Comprehensive Plan Survey Workshop postcards had two incorrect dates. The correct workshop dates are August 6, August 13, August 20, and August 27, 2026. Each workshop will begin at 7:00 p.m. at the Leon Valley Conference Center.
- Congratulations to John Suhr, LVFD Captain, for his performance during a recent fire.

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 4, Orozco, requested that the LVPD Chief provide a presentation on the Flock camera system. Council Place 3, Campos, seconded the request.

9. Adjournment

There being no further business, Mayor Riley adjourned the meeting at 9:48 p.m.

These minutes were approved by the Leon Valley City Council on the 18th day of August, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**CITY OF LEON VALLEY
SPECIAL CITY COUNCIL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Monday, August 10, 2026 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 Danielle Bolton - Arrived at 6:43 PM
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 6:30 PM and announced that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 5, Beth Mursch, to lead the Pledge of Allegiance.

2. Presentations

1. Presentation, Discussion and Workshop on an Ordinance Related to the Fiscal Year 2026-2027 Proposed Budget (1st Reading was held on 06-02-2026) - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the proposed Fiscal Year 2026–2027 Budget.

The proposed Fiscal Year 2026–2027 Budget will be presented again at the Regular City Council Meetings on August 18, September 1, and September 15, 2026.

3. Adjournment

Mayor Riley announced that the meeting adjourned at 8:25PM.

These minutes were approved by the Leon Valley City Council on the 18th day of August, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

**EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
FEBRUARY 11, 2026**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 11th day of February at 6:04 pm in the Large Conference Room at City Hall, located at 6400 El Verde Road, Leon Valley, Texas, for the following business, to wit;

**REGULAR MEETING OF THE CITY OF LEON VALLEY EARTHWISE LIVING COMMITTEE,
6:04 PM**

1. Call the City of Leon Valley Regular Earthwise Living Committee Meeting to Order and Determine a Quorum is Present.

The meeting was called to order, and a quorum was established at 6:04 pm. Members present were Chair Campos, Burnside, Zannaras, Castillo, Marcotte, and Vazquez. Also present were Council Liaison Mayor Riley, Staff Liaison Miranda, and City Councilperson Place 5 Mursch. Absent members were Secretary Meffert, Perez, and Key.

**2. Review and Consider Approval:
January 2026 Earthwise Living Committee Meetings minutes**

The meeting minutes from January 14, 2026, were reviewed. Castillo made a motion to approve. Burnside seconded the motion.

3. Discussion and Possible Action on EWL Day Event Confirmed Applications

A discussion was held to vote on the new exhibitor applicants, *St. Luke's Catholic Church - Social Justice Committee* (SJC) and *Make Texas Healthy Again* (MTHA). Regarding SJC, Castillo motioned to approve. Marcotte seconded the motion. Regarding MTHA, Marcotte motioned to reject. Castillo seconded the motion. Reasoning was for opting for non-political vendors/exhibitors.

4. Discussion and possible action to review and approve the event itinerary, including recognition of sponsors, contributors, and performers.

The event's itinerary was discussed and approved with some adjustments made. EWC agreed to move the Native Dancers from 9:05 AM to 10 AM. The Conjunto band will be moved to 10:30 AM, and Castillo will need to reach back out to them as they requested three microphones, but the event center only has one.

5. Discussion and possible action regarding exhibitor and vendor layout in our community center.

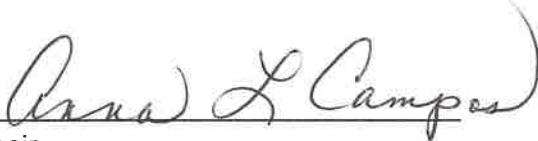
An important announcement was made by City Manager Crystal Caldera, PhD, regarding the Leon Valley police department needing a general estimate and layout of Earthwise Living Day months ago for staffing needs. Moving forward, the EWC will work to provide a general layout to LVPD ahead of time. General discussions were also made regarding staging food vendors (Njoy Thai Food, Go Vegan SA, Bike Coffee). The consensus was that the food vendors should be staged outside, but Njoy requested to be inside as they are serving pre-made food items with no cooking required. With that, Go Vegan's food truck and Bike Coffee will be staged outside while Njoy will remain inside.

6. Announcements, Updates, and Other Business.

The committee agreed to meet again for a "work-session" on Wednesday, February 25, at 5:45 PM. This session will be used to further discuss vendor/exhibitor layout with no plans on votes needing to be made.

7. Adjournment

The meeting was adjourned without objection at 7:38 PM. The Committee will reconvene on Wednesday, February 25th, 2026 at 5:45 PM at City Hall.


Chair


Date

**EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
March 11, 2026**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 11th day of March at 5:53 pm in the Large Conference Room at City Hall, located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business, to-wit:

**REGULAR MEETING OF THE CITY OF LEON VALLEY EARTHWISE LIVING COMMITTEE,
5:53 PM**

1. Call the City of Leon Valley Regular Earthwise Living Committee Meeting to Order and Determine a Quorum is Present.

The meeting was called to order and a quorum was established at 5:53 pm. Members present were Chair Campos, Vice Chair Carreon, Secretary Meffert, Burnside, Zannaras, Marcotte, and Key attended. Also present were Council Liaison Mayor Riley, and Staff Liaison Miranda. City Council person Place 5 Mursch was also present. Absent were members Castillo, Perez, and Vazquez.

**2. Review and Consider Approval:
February 11, 2026 Earthwise Living Committee Meetings minutes**

The meeting minutes from February were reviewed. One amendment was made. A motion to approve, including the amendment, was made by Meffert and second by Key.

3. Earthwise Living Day 2026

General discussions were facilitated regarding a de-brief of Earthwise Living Day 2026. Very positive feedback shared; ideas reviewed to enhance operations next year. A working session to organize the storage shed on April 29 will be held; group will meet 8am at Poppy's Coffee.

5. Adjournment

The meeting was adjourned without objection at 7:10 pm. The Committee will re-convene on Wednesday, April 8, 2026 at 5:45 pm at City Hall.


Chair


Date



**CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 24, 2026, at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

Commissioner 1 David Perry
Commissioner 4 Donnie Britt
Commissioner 5 Olen Yarnell
Chair, Commissioner 6 Erick Matta
Commissioner 7 Russell Hernandez

ABSENT

2nd Vice Chair, Commissioner 2 Andrea Roofe
Commissioner 3 Abraham Diaz

Also, in attendance was Planning and Zoning Director Michael Gallardo.

Chair Matta called the meeting to order at 6:32 PM. Chair Matta asked if the Commission would be acquiring alternates. He was informed that the Mayor and City Secretary would inform the Commission once an applicant is selected.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving of February 24, 2026, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

Commissioner Yarnell made a motion to approve the minutes as presented. The motion was seconded by Commissioner Britt.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

3. OLD BUSINESS

1. Discussion and Summary of Possible Recommendations for Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director informed the Commission that they would receive an updated and condensed version of the Permitted Use Table. The updated version would only include the uses in which the Commission made changes. The Commission will ensure that their suggested changes are included in the updated version. No action taken.

The Commission was also informed of their joint meeting with City Council scheduled for Tuesday, April 28, 2026. The meeting is to discuss the recommendations initiated by the Commission.

4. NEW BUSINESS

1. Discussion and Possible Action Excusing Commissioners and Alternates from the February 24, 2026, Planning and Zoning Commission Meeting in Accordance with Chapter 15 Article 15.02 Zoning Ordinance Division 13 Organization and Enforcement Section 15.02.721- M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director provided the Commission with the list of Commissioners and Alternates that were absent on February 24, 2026, meeting. Chair Matta started the discussion and asked for a motion as to whether the absences would be excused.

Commissioner Yarnell suggested that the ordinance that mandates attendance be revised. Chair Matta agreed with Commissioner Yarnell.

Commissioner Yarnell made a motion to excuse all the absences. The motion was seconded by Commissioner Hernandez.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

2. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 3.38 Acre Tract of Land, Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 & 10 - M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director presented the item to the Commission. The Commission was informed that the Specific Use Applicant provides Advanced Aesthetic Treatments with a licensed medical staff member present.

Chair Matta invited the owner, Jorge Zamora, to speak on the item. Mr. Zamora assured the Commission that a medically licensed staff member would facilitate the injectables. Chair Matta asked the applicant about the disposal of supplies. The applicant stated that to comply with state regulations they have hired a company to handle the disposal of medical supplies.

Chair Matta opened the Public Hearing at 6:57 PM. With no public comment, Chair Matta closed the Public Hearing at 6:57 PM.

Chair Matta asked if the Commission would entertain a motion. Commissioner Perry made a motion to approve the Specific Use Permit. The motion was seconded by Commissioner Hernandez.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

3. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail District on Approximately .89 Acre Tract of Land, Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Blk, Lot 60, Leon Valley Addition – M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director presented the item to the Commission. The Commission was informed that the Specific Use Applicant provides retail sales of auto accessories with installation. Due to the installation concept of the business requires an SUP.

The Commission briefly discussed the location of the property. The new owner will utilize the existing food truck park and church.

Chair Matta invited the General Contractor, Marek Sieczynski to speak on the item. Mr. Sieczynski provided details to the nature of the business such as car stereo systems and alarms. The installation will take place indoors and noise will not be an issue.

Chair Matta opened the Public Hearing at 7:10 PM. With no public comment, Chair Matta closed the Public Hearing at 7:10 PM.

Chair Matta asked if the Commission would entertain a motion. Commissioner Perry made a motion to approve the Specific Use Permit. The motion was seconded by Commissioner Yarnell.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 7:13 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 28th of July 2026.

APPROVED



ERICK MATTA
CHAIR

ATTEST:



MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR



**\EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
April 8, 2026**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 8th day of April at 5:55 pm in the Large Conference Room at City Hall, located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business, to-wit:

**REGULAR MEETING OF THE CITY OF LEON VALLEY EARTHWISE LIVING COMMITTEE,
5:55 PM**

1. Call the City of Leon Valley Regular Earthwise Living Committee Meeting to Order and Determine a Quorum is Present.

The meeting was called to order and a quorum was established at 5:55 pm. Members present were Chair Campos, Vice Chair Carreon, Secretary Meffert, Burnside, and Vazquez attended. Also present were Council Liaison Mayor Riley, and Staff Liaison Miranda. City Council person Place 5 Mursch was also present. Absent were members Zannaras, Marcotte, Castillo, Key, and Perez.

**2. Review and Consider Approval:
March 11, 2026 Earthwise Living Committee Meetings minutes**

The meeting minutes from March were reviewed. A motion to approve was made by Perez and second by Burnside.

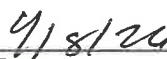
3. Earthwise Living Day 2026

General discussions were facilitated regarding the expenses of Earthwise Living Day 2026; more expenses are still expected to be recorded soon. A working session to organize the storage shed on April 29 will be held; group will meet 8am at Poppy's Coffee. At the May session, ideas for programming to support our mission will be considered.

5. Adjournment

The meeting was adjourned without objection at 7:10 pm. The Committee will reconvene on Wednesday, May 6, 2026 at 5:45 pm at City Hall.


Chair


Date



**CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 28, 2026, at 7:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

Commissioner 1 David Perry
Vice Chair, Commissioner 2 Andrea Roofe
Commissioner 3 Abraham Diaz
Commissioner 4 Donnie Britt
Commissioner 5 Olen Yarnell
Chair, Commissioner 6 Erick Matta
Commissioner 7 Russell Hernandez

City Council Members present were: Chris Riley-Mayor, Danielle Bolton-Council Place 1, Betty Heyl-Mayor Pro Tem/Council Place 2, Philip Campos-Council Place 3, Rey Orozco-Council Place 4, Beth Mursch-Council Place 5 and Dr. Crystal Caldera-City Manager.

Also, in attendance was Planning and Zoning Director Michael Gallardo.

Chair Matta called the meeting to order at 7:00 PM. Chair Matta Led the Pledge of Allegiance.

2. WORKSHOP

Discussion and Direction to Staff on Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

Dr. Caldera laid down the purpose of the meeting and provided insight as to what the Planning and Zoning Commission was tasked with.

Michael Gallardo, Planning and Zoning Director, summarized the changes recommended by the Planning and Zoning Commission to the Permitted Use Table.

There was discussion about the proposed amendments, but no action was taken. Instead, the item is scheduled to come back to a Regular City Council meeting.

The workshop was adjourned at 7:56 PM by Chair, Matta.

3. NEW BUSINESS

- 1. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Request to Amend Ordinance 2025-8 to Change the Zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District with R-6 Garden House Base Zoning District on Approximately 6.8 Acre of Land, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of Lot 10, and the Southwest 400' of Lot 3, CB 5874 – M. Gallardo, Planning and Zoning Director**

Chair Matta opened the Planning and Zoning Commission meeting at 8:03 PM.

The Planning and Zoning Director called roll with all Planning and Zoning Commissioners present.

Michael Gallardo, Planning and Zoning Director, presented the agenda item. The Commission discussed the significant change in density for the project. The project went from 165 units to 76 garden homes. The Commission had a concern about notifying the surrounding residents. The Planning and Zoning Director provided information regarding the Public Hearing and Notifications process. The Commission also discussed the public's opposition to the project. Dr. Caldera, City Manager, provided clarity as to why there was limited opposition to the project.

Mr. Chehade presented the proposed PDD. He provided clarity on the decrease in density stating that the garden homes were better under the current market conditions. There was a brief discussion with the Commission expressing concerns about lot sizes, property conditions, ingress, egress and accessibility via roads.

Chair Matta opened the Public Hearing at 9:15 PM. With no public comment, Chair Matta closed the Public Hearing at 9:15 PM.

At 9:21 PM, Chair Matta asked for a motion. Commissioner Rooft made a motion to approve the PDD amendment with the concerns of the Commission noted. The motion was seconded by Commissioner Diaz.

Voting Yea: Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, Commissioner 2 Rooft and Commissioner 1 Perry.

Voting Nay: Commissioner 3 Abrahm Diaz and Commissioner 5 Olen Yarnell.

The motion passed 5-2.

4. ADJOURNMENT

Chair Matta announced the meeting adjourned at 9:22 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 28th of July 2026.

APPROVED



ERICK MATTA
CHAIR

ATTEST: 
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR



**EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
May 6, 2026**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 6th day of May at 5:50 pm in the Large Conference Room at City Hall, located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business, to-wit:

**REGULAR MEETING OF THE CITY OF LEON VALLEY EARTHWISE LIVING COMMITTEE,
5:50 PM**

1. Call the City of Leon Valley Regular Earthwise Living Committee Meeting to Order and Determine a Quorum is Present.

The meeting was called to order and a quorum was established at 5:50 pm. Members present were Chair Campos, Secretary Meffert, Burnside, Castillo, and Marcotte attended. Also present were Council Liaison Mayor Riley, and Staff Liaison Miranda. City Council person Place 5 Mursch was present. Absent were members Vice Chair Carreon, Zannaras, Key, Perez, and Vazquez.

**2. Review and Consider Approval:
April, 2026 Earthwise Living Committee Meetings minutes**

The meeting minutes from April were reviewed. A motion to approve, with a date and attendance correction, was made by Castillo and second by Burnside.

3. Earthwise Living Day 2026

General discussions were facilitated regarding the expenses of Earthwise Living Day 2026; more expenses are still expected to be recorded soon. A working session to organize the storage shed on April 29 was held and successfully organized the supplies. A motion was made by Castillo, and second by Meffert, to purchase booth supplies, 2 rain barrels, and 2 composters. Final decisions on remaining funds will be discussed at the August 2026 meeting.

5. Adjournment

The meeting was adjourned without objection at 6:55 pm. The Committee will re-convene on Wednesday, August 5, 2026 at 5:45 pm at City Hall.


Chair


Date



**CITY OF LEON VALLEY
ECONOMIC AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

City Hall – Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Monday, June 15, 2026 at 6:30 PM

MINUTES

1. Call to Order and Announcement of a Quorum

In Attendance:

- a. Yvonne Orozco, Chair - Present
- b. Tiffany Bradfield – Present
- c. Teresa Moser – Present
- d. Rachel E. Buck-Dodson – Present at 6:32 PM
- e. Mayor Pro Tem, Beth Mursch – Council Liaison - Present
- f. Sarah Woepfel – Staff Liaison – Present
- g. Dr. Crystal Caldera – City Manager – Present
- h. Chair called meeting to order at 6:30 PM. Quorum is present at 6:32 PM.
- i. Chair took a point of privilege to request the recital of the Pledge of Allegiance

2. Approval of Minutes

a. Discussion and Possible Action on the Approval of Meeting Minutes:

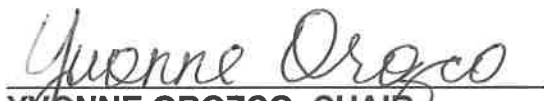
- i. 02/26/2024, Economic & Community Development Advisory Committee Meeting Minutes

Before motioning to approve the minutes, Chair Orozco explained to the committee the reason for approving the February 26, 2026 minutes was to reaffirm the vote of the prior March 11, 2024 ECDAC meeting where minutes were unavailable due to staff transition. Chair Orozco motioned to affirm the vote from March 11, 2024, approving the February 26, 2024, Economic and Community Development Advisory Committee minutes as presented. The motion was seconded by Rachel Buck-Dodson. Approved unanimously.

- ii. Before discussion of the next item, Dr. Caldera introduced the Committee's Council Liaison, Mayor Pro Tem and Council Place 5, Beth Mursch. Dr. Caldera also introduced, Council Place 4, Rey Orozco who was in attendance as well as Monica Ramirez-Escamilla, who will be considered for appointment as an ECDAC member at the July 21, 2026 City Council meeting.
- d. Discussion and Possible Action on the Economic & Community Development Advisory Committee Chair & Vice Chair - ECDAC Members
 - i. Rachel Buck-Dodson nominated Yvonne Orozco as Chair. Motion was seconded by Tiffany Bradfield.
 - ii. Rachel Buck-Dodson nominated Tiffany Bradfield as Vice Chair. Motion was seconded by Teresa Moser.
- 5. Committee Members and Staff Comments
 - a. Mayor Pro Tem, Beth Mursch shared she would not be able to attend the June 22 meeting.
 - b. No additional committee member or staff comments were shared.
- 6. Adjournment
 - a. 7:39 PM.

These minutes were approved by the Leon Valley Economic & Community Development Advisory Committee on the 3rd of August 2026.

APPROVED


YVONNE OROZCO, CHAIR

ATTEST


SARAH WOEPPEL, STAFF LIASON



**CITY OF LEON VALLEY
ECONOMIC AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

City Hall – Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Monday, June 22, 2026 at 5:30 PM

MINUTES

1. Call to Order

- a. Call to Order and Announcement of a Quorum, Pledge of Allegiance

In attendance:

- a. Yvonne Orozco, Chair - Present
- b. Tiffany Bradfield – Present
- c. Teresa Moser – Present
- d. Rachel E. Buck-Dodson – Present at 6:32 PM
- e. Mayor Pro Tem, Beth Mursch – Council Liaison – Excused Absence
- f. Sarah Woepfel – Staff Liaison – Excused Absence
- g. Dr. Crystal Caldera – City Manager – Present
- h. Chair called meeting to order at 5:30 PM. Quorum is present.

2. Approval of Minutes

- a. Discussion and Possible Action on the Approval of Meeting Minutes:
 - i. 6/15/2026, Economic & Community Development Advisory Committee Meeting Minutes
 - 1. Dr. Caldera shared that the 6/15 & 6/22 meeting minutes would be provided for approval at next ECDAC meeting.

3. Public Comments

- a. No public comments.

4. Discussion and Possible Action on the following items

- a. Presentation and Discussion on the City of Leon Valley's Demographics
 - i. Presented by Dr. Caldera.

- b. Discussion and Possible Action on Determination of a Committee Policy or Objective Focus for Council Consideration
 - i. Rachel Buck-Dodson motioned to approve the following Committee Objectives for City Council consideration:
 - 1. Review of Vacant Building and identifying priority sites for future redevelopment/demolition
 - 2. Review of Façade and Building Improvement Program
 - a. Review past agreements
 - b. Stories of success and identifying enhancements
 - 3. Conducting a Business Audit and/or Inventory of Available Properties!
 - ii. Teresa Moser seconded the motion. The motion was approved unanimously.
 - c. Discussion and Possible Action on Future Meeting Cadence - ECDAC Members
 - i. Committee discussed reconvening on Monday, August 3rd at 5:30 PM.
5. Committee Members and Staff Comments
- a. Members of the Committee discussed the possibility for a future Business Survey.
6. Adjournment
- a. 6:21 PM.

These minutes were approved by the Leon Valley Economic & Community Development Advisory Committee on the 3rd of August 2026.

APPROVED


YVONNE OROZCO, CHAIR

ATTEST


SARAH WOEPPEL, STAFF LIASON

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000
STATEMENT: 0/00/0000 THRU 0/00/0000
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 000000 THRU 999999

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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	7/10/2026	CHECK	109692	LEON VALLEY FD HOUSE FUND	220.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109693	A & M AUTO CENTER, LLC	425.93CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109694	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109695	ADRIANA VALLE	700.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109696	ALEX KING	40.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109697	AMERICAN TRAFFIC SOLUTIONS, IN	66,500.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109698	ANITA MAURICIO	400.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109699	AQUA-METRIC	19,185.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109700	AT&T	630.36CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109701	AT&T MOBILITY	1,465.16CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109702	AUTO DATA DIRECT FINANCIAL SER	1,000.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109703	STEPHEN J BARSCEWSKI	950.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109704	BB INSPECTION SERVICES, LLC	37,025.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109705	BIANCA HERNANDEZ	50.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109706	BOUND TREE MEDICAL, LLC	2,204.80CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109707	CHARTER COMMUNICATIONS	120.62CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109708	COMPTROLLER OF PUBLIC ACCOUNTS	796.33CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109709	CITY PUBLIC SERVICE BOARD	23.95CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109710	CRAIG SHAW	217.49CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109711	DAVID K YOUNG CONSULTING, LLC	159.50CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109712	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109713	DE LA GARZA FENCE CO INC	407.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109714	E-Z BEL CONSTRUCTION, LLC.	79,788.29CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109715	EMMA ROGERS-JORDAN	75.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109716	ESPIRIRION HERNANDEZ	75.00CR	OUTSTND	A	0/00/0000
112010	7/08/2026	CHECK	109717	GALLS, LLC	527.40CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109718	GB AUTO GLASS	300.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109719	GUADALUPE READYMIX, LLC	951.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109720	IMAGE 360 SAN ANTONIO WEST	221.53CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109721	IMPERIAL BAG & PAPER CO. LLC	293.02CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109722	ISABELLA SERRATO	75.00CR	OUTSTND	A	0/00/0000
112010	7/08/2026	CHECK	109723	J&P PAVING CO., INC.	18,522.46CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109724	JOCELYN WILSON	75.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109725	JOHN FERNANDEZ	119.98CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109726	JUANITA RODRIGUEZ	400.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109727	JUNIOR LIBRARY GUILD	99.95CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109728	LEON VALLEY WATER SYSTEM	41.41CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109729	LEON VALLEY WATER SYSTEM	23.37CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109730	LEON VALLEY WATER SYSTEM	2,737.16CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109731	LESLIE ANN KASSAHN	950.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109732	LORI HERNANDEZ	400.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109733	MAHESH VISVANATHAN	25.00CR	OUTSTND	A	0/00/0000
112010	7/08/2026	CHECK	109734	MANSFIELD OIL COMPANY	2,566.79CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109735	MARIA MANN	50.00CR	CLEARED	A	7/31/2026

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000 THRU
STATEMENT: 0/00/0000 THRU 0/00/0000 THRU
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 000000 THRU 999999

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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
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112010	7/08/2026	CHECK	109736	MARSHALL DISTRIBUTING	2,275.73CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109737	MONICA MELCHOR	25.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109738	MONICA MELCHOR	50.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109739	NOHEMI MARQUEZ	1,580.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109740	RACHEL HERNANDEZ	400.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109741	SAFESITE, INC	217.20CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109742	SIRCHIE ACQUISITION CO, LLC	119.40CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109743	SOUTH CENTRAL PLANNING AND DEV	550.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109744	STEVEN DUROCHER	400.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109745	T & W TIRE, LLC	554.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109746	T-MOBILE USA	60.08CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109747	TARGET SOLUTIONS LEARNING, LLC	10,723.61CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109748	TECHLEAD PROFESSIONAL SERVICES	8,240.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109749	TELEFLEX	1,650.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109750	TEXAS POLICE TRAINERS LLC	170.00CR	OUTSTND	A	0/00/0000
112010	7/08/2026	CHECK	109751	TRANSUNION RISK & ALTERNATIVE	203.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109752	TYLER TECHNOLOGIES, INC	1,555.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109753	VESTIS GROUP, INC.	159.85CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109754	VICTOR A. PACHECO-SOSA	8.85CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109755	WELDERS SUPPLY CO INC	78.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109756	WILL FIX IT	100.00CR	CLEARED	A	7/31/2026
112010	7/08/2026	CHECK	109757	REFUND: AGUIRRE, ROBERT & BEA	860.40CR	CLEARED	U	7/31/2026
112010	7/08/2026	CHECK	109758	REFUND: BRANT, RICHARD R	28.56CR	CLEARED	U	7/31/2026
112010	7/15/2026	CHECK	109759	ALTAWORX, LLC	2,099.18CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109760	AMAZON.COM LLC	5,720.07CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109761	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109762	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109763	AT&T	644.95CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109764	BOUND TREE MEDICAL, LLC	2,446.69CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109765	CANON FINANCIAL SERVICES	499.83CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109766	GALLS, LLC	244.51CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109767	HANJAK INDUSTRIES, LLC	2,498.63CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109768	HEARST MEDIA-SAN ANTONIO	243.28CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109769	INTERSTATE ALL BATTERY CENTER	180.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109770	JENNIFER MATTHEWS	400.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109771	LEO LOPEZ	400.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109772	LINEBARGER GOGGAN BLAIR & SAMP	5,176.82CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109773	LONESTAR PROTECTIVE SECURITY A	625.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109774	MARIA MARTINEZ	400.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109775	MESSER FORT MCDONALD	14,428.56CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109776	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109777	OMNIBASE SERVICES OF TEXAS	1,982.60CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109778	SAFESHRED, INC.	55.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109779	SAWS	484.76CR	CLEARED	A	7/31/2026

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000
STATEMENT: 0/00/0000 THRU 0/00/0000
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 000000 THRU 999999

{Section}.93.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	7/15/2026	CHECK	109780	STRATUS INFORMATION SYSTEMS	25,093.74CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109781	WASHED AND SHINE, LLC	120.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109782	TMC PROVIDER GROUP, PLLC	338.00CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109783	US BANK NATIONAL ASSOCIATION	10,317.33CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109784	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109785	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109786	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109787	WRIGHT EXPRESS FSC	9,829.57CR	CLEARED	A	7/31/2026
112010	7/15/2026	CHECK	109788	WEX HEALTH	75.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109789	A & M AUTO CENTER, LLC	415.33CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109790	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109791	ABIGAIL ESTRADA	400.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109792	ADIOS PEST CONTROL, LLC	149.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109793	AIR RELIEF TECHNOLOGIES, INC	933.40CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109794	ALTA LANGUAGE SERVICES, INC.	47.76CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109795	ARDURRA GROUP, INC	4,004.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109796	ARDURRA GROUP, INC	588.50CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109797	ARDURRA GROUP, INC	12,135.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109798	B&E MEDICAL SUPPLY AND EQUIPME	50.85CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109799	BANIS TOWING SERVICE	2,901.00CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109800	MARTHA VON NIMITZ	4,303.36CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109801	BOUND TREE MEDICAL, LLC	3,969.38CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109802	CANON FINANCIAL SERVICES	26.48CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109803	CHARTER COMMUNICATIONS	774.07CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109804	CORE & MAIN LP	2,596.95CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109805	COUNTYWIDE SERVICE COMPANY	100.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109806	COWBOYS AIR CONDITIONING AND H	11,239.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109807	CITY PUBLIC SERVICE BOARD	27,993.48CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109808	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109809	DE LA GARZA FENCE CO INC	1,850.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109810	DEWINNE EQUIPMENT CO, INC	918.07CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109811	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109812	GALLS, LLC	2,571.11CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109813	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109814	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109815	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109816	VOID CHECK	0.00	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109817	GRAINGER	248.54CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109818	GREATAMERICA FINANCIAL SERVICE	382.97CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109819	HELOTES ECHO	162.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109820	IMAGE 360 SAN ANTONIO WEST	226.85CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109821	IMPERIAL BAG & PAPER CO. LLC	1,404.38CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109822	JAMES C. SPARKS	2,752.94CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109823	JIGNESH PATEL	400.00CR	OUTSTND	A	0/00/0000

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000
STATEMENT: 0/00/0000 THRU 0/00/0000
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 000000 THRU 999999

{Section}.93.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	7/21/2026	CHECK	109824	JOHNSTONE SUPPLY OF SAN ANTONI	88.14CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109825	KENNETH CHAMBERS	34.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109826	LEON VALLEY WATER SYSTEM	147.64CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109827	LONESTAR PROTECTIVE SECURITY A	125.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109828	MARTIN MARIETTA MATERIALS	189.74CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109829	NATIONWIDE PENNANT & FLAG, MFG	386.16CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109830	NICOLAS PASTOR	400.00CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109831	THE PENWORTHY COMPANY, LLC	1,497.80CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109832	POLLUTION CONTROL SERVICES	360.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109833	PPG ARCHITECTURAL FINISHES	312.56CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109834	PVS DX INC.	1,197.93CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109835	RIVER CITY BOLT & SCREW	15.87CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109836	SAN ANTONIO WATER SYSTEM	385.18CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109837	SAN ANTONIO WATER SYSTEM	385.18CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109838	SAN ANTONIO WATER SYSTEM	500.19CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109839	SAN ANTONIO WATER SYSTEM	567.01CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109840	SAN ANTONIO POOL MANAGEMENT, I	28,552.96CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109841	SIRCHIE ACQUISITION CO, LLC	471.55CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109842	STRATUS INFORMATION SYSTEMS	665.63CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109843	SUDHARMI MARTIN	100.00CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109844	TAYLOR MADE HOSE	111.21CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109845	TELLUS EQUIPMENT SOLUTIONS, LL	421.90CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109846	UNIVERSITY OF TEXAS HEALTH SCI	4,431.50CR	OUTSTND	A	0/00/0000
112010	7/21/2026	CHECK	109847	VESTIS GROUP, INC.	328.63CR	CLEARED	A	7/31/2026
112010	7/21/2026	CHECK	109848	WELDERS SUPPLY CO INC	26.00CR	CLEARED	A	7/31/2026
112010	7/22/2026	CHECK	109849	REFUND: COLEN, CARMEN	61.36CR	OUTSTND	U	0/00/0000
112010	7/22/2026	CHECK	109850	REFUND: GOLDSTRICH, CAMERON	37.50CR	CLEARED	U	7/31/2026
112010	7/22/2026	CHECK	109851	REFUND: GARCIA, DEBORAH	11.52CR	OUTSTND	U	0/00/0000
112010	7/22/2026	CHECK	109852	REFUND: SILVA, AMANDA	7.13CR	CLEARED	U	7/31/2026
112010	7/22/2026	CHECK	109853	REFUND: THE RIDGE AT LEON VALL	27.45CR	OUTSTND	U	0/00/0000
112010	7/22/2026	CHECK	109854	REFUND: CENTURY COMMUNITIES	44.93CR	OUTSTND	U	0/00/0000
112010	7/22/2026	CHECK	109855	REFUND: CENTURY COMMUNITIES	28.98CR	CLEARED	U	7/31/2026
112010	7/22/2026	CHECK	109856	REFUND: CENTURY COMMUNITIES	30.81CR	CLEARED	U	7/31/2026
112010	7/22/2026	CHECK	109857	REFUND: CENTURY COMMUNITIES	58.35CR	OUTSTND	U	0/00/0000
112010	7/22/2026	CHECK	109858	REFUND: CONTINENTAL HOMES OF T	42.69CR	OUTSTND	U	0/00/0000
112010	7/24/2026	CHECK	109859	LEON VALLEY FD HOUSE FUND	220.00CR	CLEARED	A	7/31/2026
112010	7/29/2026	CHECK	109860	6ETTERS ACE KEY SERVICE INC	72.10CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109861	ADVANCE AUTO PARTS INC	168.83CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109862	AGENCY 405	4.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109863	ALAMO COMFORT HEATING AND AIR	7,381.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109864	AT&T UVERSE	151.11CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109865	AT&T UVERSE	368.69CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109866	AUTOZONE STORES LLC	404.90CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109867	BOUND TREE MEDICAL, LLC	1,395.75CR	OUTSTND	A	0/00/0000

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000
STATEMENT: 0/00/0000 THRU 0/00/0000
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
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{Section}.93.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	7/29/2026	CHECK	109868	CHARTER COMMUNICATIONS	329.70CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109869	CORE & MAIN LP	184.48CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109870	DEARBORN NATIONAL LIFE INSURAN	3,961.09CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109871	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109872	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109873	DEWINNE EQUIPMENT CO, INC	605.32CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109874	FIRE ALARM CONTROL SYSTEMS INC	1,322.64CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109875	GALLS, LLC	691.91CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109876	HANJAK INDUSTRIES, LLC	1,883.34CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109877	HEAT SAFETY EQUIPMENT, LLC.	1,027.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109878	HOME DEPOT CREDIT SERVICES	3,053.15CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109879	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109880	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109881	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109882	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109883	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109884	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109885	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109886	IMPERIAL BAG & PAPER CO. LLC	305.23CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109887	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109888	ISAAC SANTOS	97.73CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109889	JIFFY LUBE INTERNATIONAL, INC.	108.73CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109890	LEON VALLEY WATER SYSTEM	172.95CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109891	LEON VALLEY WATER SYSTEM	1,236.48CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109892	LEON VALLEY WATER SYSTEM	286.53CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109893	LESLIE ANN KASSAHN	800.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109894	LINEBARGER GOGGAN BLAIR & SAMP	4,773.53CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109895	LONESTAR PROTECTIVE SECURITY A	875.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109896	MARSHALL DISTRIBUTING	10,341.09CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109897	MEDINA VALLEY SECURITY, INC.	169.85CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109898	METRO FIRE	940.06CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109899	LAWRENCE G MORALES	1,475.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109900	O'REILLY AUTO ENTERPRISES	153.81CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109901	PATRICK MOUTON	75.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109902	QUADIENT INC	2,871.29CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109903	SAN ANTONIO POOL MANAGEMENT, I	148.31CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109904	T-MOBILE USA	641.17CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109905	TAYLOR MADE HOSE	621.54CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109906	TCEQ, MC-214	50.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109907	TECHLEAD PROFESSIONAL SERVICES	153.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109908	TEXAS IRRIGATION SUPPLY, LLC	582.90CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109909	TMC PROVIDER GROUP, PLLC	323.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109910	UNITED RENTALS	250.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109911	UNITEDHEALTHCARE INSURANCE COM	113,515.98CR	OUTSTND	A	0/00/0000

COMPANY: 999 - Pooled Cash
ACCOUNT: 112010 Pooled Cash
TYPE: Check
STATUS: All
FOLIO: All

CHECK DATE: 7/01/2026 THRU 7/31/2026
CLEAR DATE: 0/00/0000 THRU 0/00/0000
STATEMENT: 0/00/0000 THRU 0/00/0000
VOIDED DATE: 0/00/0000 THRU 99/99/9999
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CHECK NUMBER: 000000 THRU 999999

{Section}.93.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT----	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	7/29/2026	CHECK	109912	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109913	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109914	VALLANCE SECURITY SYSTEMS, INC	95.00CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109915	VESTIS GROUP, INC.	163.37CR	OUTSTND	A	0/00/0000
112010	7/29/2026	CHECK	109916	VULCAN CONSTRUCTION MATERIALS,	467.35CR	OUTSTND	A	0/00/0000
TOTALS FOR ACCOUNT 112010				CHECK TOTAL:	645,666.53CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			
TOTALS FOR Pooled Cash				CHECK TOTAL:	645,666.53CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			

City of Leon Valley July 2026 Financial Report

Carol Goering

Finance Director
City Council Meeting

August 18, 2026

City of Leon Valley

Monthly Financial

June 2026

{Section}.93.

General Fund

Target Percentage 75.00%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Ad Valorem	\$ 6,181,698	\$ 6,056,162	98.0%	\$ 5,435,576	94.34%
Sales Taxes	3,827,643	2,212,940	57.8%	2,170,417	57.84%
Franchise Taxes	940,450	546,061	58.1%	520,145	52.07%
Licenses, Permits, Fees & Fines	1,599,340	1,498,897	93.7%	1,490,117	93.68%
Interest Income	430,313	269,416	62.6%	317,857	73.87%
Miscellaneous Revenue	1,802,272	243,410	13.5%	1,902,042	106.30%
Transfers In	1,956,942	1,687,817	86.2%	1,729,644	74.59%
Total Revenue	\$ 16,738,658	\$ 12,514,703	74.8%	\$ 13,565,797	81.5%

EXPENDITURES

Municipal Court	\$ 498,548	\$ 362,475	72.7%	\$ 329,511	77.1%
Finance	469,456	337,408	71.9%	321,517	64.5%
Council & Manager	916,377	613,871	67.0%	686,255	65.3%
Information Technology	332,038	222,855	67.1%	368,794	82.2%
Police	3,764,476	2,595,266	68.9%	2,467,052	64.3%
Impound Lot	156,480	119,837	76.6%	122,724	77.3%
Fire	4,799,485	3,111,744	64.8%	2,754,900	64.2%
Public Works	2,466,884	1,734,772	70.3%	1,779,642	66.1%
Planning and Zoning	1,017,179	434,949	42.8%	369,679	34.9%
Economic Development	685,116	236,214	34.5%	234,761	34.9%
Code & Animal Control	194,373	109,126	56.1%	-	0.0%
Special Events	25,540	15,900	62.3%	73,435	41.9%
Parks & Recreation	2,672,666	229,954	8.6%	367,017	13.65%
Library	563,605	397,483	70.5%	381,307	68.7%
Transfers Out	-	-	0.0%	-	0.0%
Total Expenditures	\$ 18,562,223	\$ 10,521,852	56.7%	\$ 10,256,594	55.3%

Projected FY26 Ending Fund Balance \$ 6,501,644

City of Leon Valley Monthly Financial June 2026

General Fund

MISC REVENUE BREAKDOWN:	2026 BUDGET	2026 YTD ACTUALS		2025 YTD ACTUALS	
Miscellaneous	\$ 349,960	\$ 157,617	45.0%	\$ 183,700	1.3%
Sales of Surplus Property	10,000	39,192	391.9%	1,696,403	964.0%
ASPP Grant	20,000	-	0.0%	-	0.0%
Hike and Bike Grant	1,260,312	-	0.0%	-	0.0%
DEA Reimbursement	35,000	7,347	21.0%	-	0.0%
Insurance Proceeds	50,000	24,076	48.2%	16,108	32.2%
Library Grant	2,000	10,032	501.6%	668	9.9%
Fire Grant	50,000	5,146	10.3%	5,161	10.3%
PD Grants	25,000	-	0.0%	-	0.0%
Total Miscellaneous	\$ 1,802,272	\$ 243,410	13.5%	\$ 1,902,042	106.3%

City of Leon Valley

Monthly Financial

July 2026

Water/Sewer/Storm Water Fund

Target Percentage 83.33%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Water Sales	\$ 2,063,850	\$ 1,620,870	78.5%	\$ 1,620,366	76.7%
Sewer Sales	2,649,085	1,873,996	70.7%	2,082,799	83.1%
Storm Water	565,000	420,379	74.4%	420,781	75.1%
Connection & Platting	-	6,225	0.0%	3,300	146.7%
Customer Fees	73,350	63,638	86.8%	61,340	88.1%
Tapping Fees	20,000	8,100	40.5%	14,942	149.4%
Interest Income	175,099	114,472	65.4%	161,230	93.9%
Miscellaneous Revenue	9,500	828,952	8725.8%	10,648	0.8%
Total Revenue	\$ 5,555,884	\$ 4,936,631	88.9%	\$ 4,375,405	65.0%

EXPENDITURES

Water System *	3,561,962	2,440,594	68.5%	2,289,454	68.0%
Sewer System	3,682,220	2,423,574	65.8%	1,606,252	50.0%
Storm Water	621,765	378,256	60.8%	109,569	13.0%
Other Sources/Uses	1,407,430	1,301,355	92.5%	1,253,538	92.1%
Total Expenditures	\$ 9,273,377	\$ 6,543,779	70.6%	\$ 5,258,814	59.8%

* Water rights are being paid a portion from revenue and the reserves for water supply and water supply impact

**City of Leon Valley
Monthly Financial
June 2026**

Water/Sewer/Storm Water Fund

MISC REVENUE BREAKDOWN:	2026 BUDGET		YTD ACTUALS	
Miscellaneous	\$	9,500	\$	34,001 357.9%
Grant - Bexar County		-		794,951 0.0%
Total Miscellaneous	\$	9,500	\$	828,952 8725.8%

City of Leon Valley

Monthly Financial

June 2026

Community Center Fund

Target Percentage 75.00%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Hotel/Motel Taxes	\$ 85,000	24,351	54.0%	27,307	60.8%
Short Term - Rentals	-	21,545		21,334	
RENTAL FEES					
Community Center	50,000	35,465	70.9%	40,415	83.1%
Conference Center	18,000	15,970	88.7%	18,498	104.1%
Interest Income	15,242	7,294	47.9%	8,298	55.5%
Transfers in	-	-	0.0%	-	0.0%
Total Revenue	\$ 168,242	\$ 104,625	62.2%	\$ 115,851	71.8%

EXPENDITURES					
Personnel	\$ 100,500	\$ 73,748	73.4%	\$ 69,370	74.4%
Supplies	13,650	702	5.1%	410	3.5%
Contractual	51,538	29,801	57.8%	25,086	50.1%
Capital Outlay	-	-	0.0%	10,116	84.3%
Transfers Out	22,131	22,131	100.0%	21,777	100.0%
Total Expenditures	\$ 187,819	\$ 126,382	67.3%	\$ 126,760	67.1%

City of Leon Valley

Monthly Financial

June 2026

Economic/Community Development

Target Percentage 75.00%

REVENUE	FY 2026 Budget	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D Actual	
Sales Tax Revenues	\$ 419,307	\$ 243,111	58.0%	\$ 238,959	58.1%
Interest Income	20,313	13,916	68.5%	15,813	77.9%
Total Revenues	\$ 439,620	\$ 257,027	58.5%	\$ 254,772	59.1%

EXPENDITURES

Personnel	\$ 170,168	\$ 85,667	50.3%	\$ 119,630	65.5%
Supplies	4,475	2,644	59.1%	12,423	92.2%
Contractual	386,627	96,814	25.0%	52,738	22.3%
Capital Outlay	123,846	51,089	41.3%	49,969	20.8%
Total Expenditures	\$ 685,116	\$ 236,214	34.5%	\$ 234,761	34.9%

City of Leon Valley

Monthly Financial

June 2026

Impound Lot

Target Percentage 75.00%

REVENUE	FY 2026 Budget	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D Actual	
Impound Lot Fees	\$ 101,000	\$ 110,758	109.7%	\$ 95,690	80.6%
Auctions	102,000	71,077	69.7%	76,407	72.1%
Total Revenues	\$ 203,000	\$ 181,835	89.6%	\$ 172,097	76.6%

EXPENDITURES

Personnel	\$ 136,901	\$ 103,336	75.5%	\$ 96,638	75.8%
Supplies	3,300	1,812	54.9%	1,061	32.2%
Contractual	16,279	14,688	90.2%	7,127	70.8%
Capital	-	-	0.0%	17,898	100.0%
Total Expenditures	\$ 156,480	\$ 119,837	76.6%	\$ 122,724	77.3%

**City of Leon Valley
Monthly Financial
June 2026**

{Section}.93.

Red Light Cameras (RLC)

Target Percentage 75.00%

REVENUE	FY 2026 Budget	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D Actual	
Red Light Camera Fines	\$ 1,884,258	\$ 1,560,947	82.8%	\$ 1,339,808	64.4%
Late Fees/Court Costs	200,000	124,903	62.5%	110,980	55.5%
Interest Income	45,000	12,485	27.7%	25,382	67.3%
Miscellaneous Revenue	-	52,867	0.0%	70	0.0%
Transfers in	-	-	0.0%	-	0.0%
Total Revenues	\$ 2,129,258	\$ 1,751,202	82.2%	\$ 1,476,239	63.7%

EXPENDITURES

Red Light Cameras (Tier 1)

Personnel (6 employees)	\$ 705,561	\$ 519,217	73.6%	\$ 478,513	72.1%
Supplies	18,650	9,944	53.3%	1,939	22.7%
Contractual	911,318	664,699	72.9%	575,722	63.4%
Transfers	286,838	286,838	100.0%	370,264	100%
Total Tier One	\$ 1,922,367	\$ 1,480,698	77.0%	\$ 1,426,437	73.1%

Traffic Safety (Tier 2)

Personnel (2 employees)	\$ 213,902	\$ 142,292	66.5%	\$ 112,979	51.9%
Supplies	63,750	16,532	25.9%	16,867	44.7%
Contractual	137,568	78,340	56.9%	33,206	42.0%
Capital Outlay	10,423	9,797	94.0%	211,990	86.7%
Total Tier Two	\$ 425,643	\$ 246,960	58.0%	\$ 375,043	64.8%

UNAUDITED

RLC Fines Revenue	1,560,947	
RLC Expenditures (Personnel, Supplies, Contractual)	(1,193,860)	
RLC Share Personnel YTD	(215,129)	
	<u>151,959</u>	Of this 50% goes to the city the other 50% goes to the state
City 50% Revenue (Loss)	75,979	
Late Fees Revenue (City keeps 100%)	124,903	
Interest Income Revenue (City keeps 100%)	<u>65,352</u>	
	266,234	City Revenue Portion
Traffic Safety Expenditures	<u>(246,960)</u>	
	19,274	Total Net Fund Revenue (Loss)

City of Leon Valley

Monthly Financial

June 2026

RED LIGHT TICKETS ISSUED VS PAID

FY 26	ISSUED	PAID
10/01 - 10/31	7,314	2,779
11/01 - 11/30	5,095	1,964
12/01 - 12/31	5,768	2,168
01/01 - 01/31	6,747	2,514
02/01 - 02/28	5,560	1,816
03/01 - 03/31	6,645	1,293
04/01 - 04/30	5,294	800
05/01 - 05/31	5,518	1,642
06/01 - 06/30	5,972	951
	53,913	15,927

FY 25	ISSUED	PAID
Q4 10/01 - 12/31	10,480	4,310
Q1 01/01 - 03/31	14,747	6,090
Q2 04/01 - 06/30	16,106	6,097
	41,333	16,497
Variance	12,580	(570)

City of Leon Valley Fund Balances

Fund Balances as of 09/30/2025:

	General Fund	Red Light Camera	Debt Service Fund	Street Maintenance Tax Fund	Other Nonmajor Governmental Funds
Unassigned	8,325,209	-	-	-	-
Committed for Disaster Emergencies	1,250,000	-	-	-	-
Assigned:					
Economic Development	1,085,925	-	-	-	-
Tree Mitigation	668,975	-	-	-	-
Restricted:					
Public, Educational and Governmental	254,318	-	-	-	-
Other	7,918	-	-	-	-
Red Light Camera Traffic Safety	-	648,607	-	-	-
Debt Service	-	-	581,247	-	-
Street Maintenance	-	-	-	1,524,563	-
Crime Control and Prevention District	-	-	-	-	886,123
Federal Police Forfeitures	-	-	-	-	996,031
Community Center	-	-	-	-	362,544
Grants	-	-	-	-	9,887
Child Safety	-	-	-	-	93,167
State Police Forfeiture	-	-	-	-	12,288
Building Security	-	-	-	-	102,007
Court Technology	-	-	-	-	83,424

GOALS

- **Transparency:**
To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.
- **Fiscal Responsibility:**
To ensure responsible stewardship of public funds by maintaining a balanced budget, optimizing resources, and making strategic financial decisions that promote long-term sustainability.

City of Leon Valley July 2026 Financial Report

Carol Goering

Finance Director
City Council Meeting

August 18, 2026

MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Building Reviews and Inspections Services

PURPOSE & BACKGROUND

The purpose of this item is to consider approval of an Ordinance awarding the highest qualified company and authorizing the City Manager to enter into a contract agreement with BB Inspections LLC for the purpose of providing building plan reviews and inspection services.

The Request for Proposal submitted by BB Inspections LLC was evaluated and determined to be the highest qualified proposal.

The Requests for Proposals package was developed and advertised for 14 days on the City's webpage. The package advertisement was placed in the Express News and The Helotes Echo on Saturday, July 27, 2026, and Friday, July 3, 2026.

The deadline to submit a physical and complete Request for Proposal was July 7, 2026, at 5pm. The submittals were evaluated by (3) City Staff Directors and scores were based on the following criteria:

Evaluation Criteria

- Qualifications and Relative Experience – 40 points
- Demonstrated Capability to Meet Scope of Work – 20 points
- Proposal Fees – 20 points
- Policies and Procedures Related to Quality Assurance – 20 points

The City received the following submittals:

Organization	Score
<u>BB Inspections LLC</u>	91
Bureau Veritas	74
Burgess Municipal Services	68
Willdan	62

After compiling the evaluation results from staff members; the City recommends awarding the contract agreement for Health and Sanitation Services to BB Inspections LLC.

FISCAL IMPACT

The fees for services proposed by BB Inspections LLC are:

Service	Fee
Residential Inspection	\$60/ Inspection
Commercial Inspection	\$60 / Inspection
Reinspects	\$60 / Inspection
Residential Plan Review	\$60 / Review
Commercial Plan Review	\$95 / Hour

****No change- City's current rate***

RECOMMENDATION

Staff recommends approval of the Ordinance.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC

City Secretary

ORDINANCE No. 2026-

**AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BB
INSPECTIONS LLC FOR BUILDING INSPECTION SERVICES**

WHEREAS, BB Inspections LLC agrees to provide Building Inspection services to the City;

WHEREAS, The City of Leon Valley is agreeing to a Five-Year Agreement with BB Inspections LLC; and

WHEREAS, said agreement is attached as Exhibit A

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
LEON VALLEY, TEXAS:**

SECTION 1. The execution of an agreement with BB Inspections LLC is hereby authorized.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley
this the 18th day of August 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

PROFESSIONAL SERVICES AGREEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

This Professional Services Agreement (the “Agreement”) between the City of Leon Valley, Texas, a Texas municipal corporation (hereinafter referred to as “City”), and BB Inspection Services, LLC, a Texas limited liability corporation (hereinafter called “Contractor”), sometimes collectively referred to herein as the “Parties,” is for the purpose of procuring inspection services for the City.

RECITALS

WHEREAS, it is necessary that the City procure inspection services to perform the functions and duties specified in the applicable sections of City ordinances; and

WHEREAS, City desires to engage Contractor as the City's Building Inspector; and

WHEREAS, Contractor is an independent contractor and shall perform the services described herein on a contract basis and not as an employee; and

WHEREAS, Contractor shall conduct inspection on an “as needed” basis for the City;

NOW, THEREFORE, in consideration of the foregoing and on the terms and conditions hereinafter set forth and for other good and valuable mutual consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Contractor agree as follows:

ARTICLE I

RESPONSIBILITIES

1.1 Contractor's Responsibilities

(a) Contractor hereby agrees and acknowledges that it shall perform all City building inspections in compliance with the City's Code of Ordinances and any and all applicable state and federal laws.

(b) Contractor hereby agrees and acknowledges that City will not furnish the Contractor with a vehicle, tools, or an office, nor any employee benefits whatsoever to the Contractor, including retirement and health insurance.

(c) Contractor understands and agrees that inspections shall be performed within twenty-four (24) hours of notice from the City to perform such inspections.

(d) Contractor shall promptly prepare a report of an inspection performed by him and shall furnish such report to City within twenty-four hours of the time the inspection was performed.

(e) Contractor shall conduct himself in a professional manner when performing services for the City so as to protect the image and goodwill of the City when dealing with other and contractors.

(f) Contractor shall provide inspection services between the normal working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise requested.

(g) Contractor shall provide his own transportation to conduct inspections.

(h) Contractor shall be responsible for maintaining dues, fees, and professional qualifications and associations.

(i) Contractor shall devote as much productive time, energy, and ability to the performance of his duties under this Agreement as may be necessary to provide the required Services in a timely and productive manner.

(j) Communicate with the City about progress the Contractor has made in performing the Services.

1.2 Confidential Information

(a) Contractor will perform services for City which may require City to disclose confidential and proprietary information to Contractor or which may require City to grant authorization to Contractor to make or enter financial and legal transactions on behalf of the City. Confidential information includes, but is not limited to, any information of any kind, nature or description concerning matters affecting or relating to Contractor's services for the City, business operations of the City and/or, employee data, products, projects, drawings, plans, processes or other data of City. For financial and legal transactions, contractor shall obtain authorization from City prior to entering into such transactions. Contractor further agrees:

- A. to use reasonable network and data security to protect City.
- B. Not to reproduce confidential information or use the information for any purpose other than the performance of the work specified under Section 1.1 and 1.2.
- C. That upon request or upon termination of this Agreement, to deliver to City any notes, documents, equipment or material received from City created by or originating from his activities for City.
- D. City shall have the sole right to determine the treatment of any information that is part or project described under Section 1.1 and 1.2, including the right to keep information confidential and proprietary.

1.3 City's Responsibilities

(a) The City agrees to pay Contractor for services rendered pursuant hereto the following:

Residential Building Inspection	\$60.00
Commercial Building Inspection	\$60.00
Residential Plan Review	\$60.00
Commercial Plan Review (Hour)	\$95.00
Court Appearance (Hour)	\$95.00

(b) As compensation for services under this Agreement, the Contractor shall be paid the above fees as services are rendered on a monthly basis. Contractor will not be compensated for holidays, vacation time, or benefits. Contractor is responsible for complying with reporting requirements for all local, state and federal taxes related to payments made to Contractor under this Agreement.

(c) All fees paid to Contractor by City shall be based on invoices submitted to City in writing by Contractor for work performed. While invoices shall be submitted monthly, Payment shall be due in accordance with the City's regular payment practices.

ARTICLE II TERM

The term of this Agreement shall be three (5) years commencing on the date this Agreement is signed by all parties and terminating in year three on the date signed by all parties.

ARTICLE III TERMINATION

3.1 Termination With or Without Cause

(a) Notwithstanding anything in this Agreement to the contrary, City may terminate this Agreement for any reason subject to Section 3.2 and 6.17.

(b) Notwithstanding anything in this Agreement to the contrary, Contractor may terminate this Agreement for any reason subject to Section 3.2.

3.2 This Agreement may be terminated by either party by giving thirty (30) days written notice of termination to the other party.

**ARTICLE IV
INDEMNIFICATION**

CONTRACTOR COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS, CITY (AND THEIR ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES), INDIVIDUALLY AND COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON CITY DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO CONTRACTOR' NEGLIGENCE, WILLFUL MISCONDUCT OR CRIMINAL CONDUCT IN ITS ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY SUCH ACTS OR OMISSIONS OF CONTRACTOR, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONSULTANTS OF CONTRACTOR, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY, UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE CITY AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTOR SHALL PROMPTLY NOTIFY CITY, IN WRITING OF ANY CLAIM OR DEMAND AGAINST CITY, RELATED TO OR ARISING OUT OF CONTRACTOR' ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTOR' COST TO THE EXTENT REQUIRED BY THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH. CITY SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTOR OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

IT IS THE EXPRESS INTENT OF THE PARTIES TO THIS AGREEMENT, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH, IS AN INDEMNITY EXTENDED BY CONTRACTOR TO INDEMNIFY, PROTECT AND HOLD HARMLESS CITY, FROM THE CONSEQUENCES OF CITY'S OWN NEGLIGENCE; PROVIDED HOWEVER, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL APPLY ONLY WHEN THE NEGLIGENT ACT OF CITY IS A CONTRIBUTORY CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE, AND IT SHALL HAVE NO APPLICATION WHEN THE NEGLIGENT ACT OF CITY IS THE SOLE CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE. CONTRACTOR FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE AND ON BEHALF OF AND IN THE NAME OF CITY ANY CLAIM OR LITIGATION BROUGHT AGAINST CITY (AND THEIR ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS AND REPRESENTATIVES), IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR PROPERTY DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE.

THE CONTRACTOR SHALL ALSO INDEMNIFY CITY AND THEIR RESPECTIVE OFFICIALS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTIONS, SUITS AND LIABILITIES ARISING OUT OF THE CONTRACTOR' AND THE CONTRACTOR' GENERAL CONTRACTOR'S ACTIONS RELATED TO THE CONSTRUCTION OF THE IMPROVEMENTS.

IT IS THE EXPRESS INTENT OF THIS SECTION THAT THE INDEMNITY PROVIDED TO THE CITY SHALL SURVIVE THE TERMINATION AND/OR EXPIRATION OF THIS AGREEMENT AND SHALL BE BROADLY INTERPRETED AT ALL TIMES TO PROVIDE THE MAXIMUM INDEMNIFICATION OF THE CITY PERMITTED BY LAW.

ARTICLE V INSURANCE

5.1 The Contractor shall maintain, at its own cost and expense, such usual, customary, and appropriate insurance including workers compensation insurance protecting Contractor and City from all claims for damages to persons and to property which may arise from any operations under this Agreement, or any of its amendments. All policies other than workers compensation shall name the City as an additional insured include a blanket waiver of subrogation as to the City.

5.2 The failure of the Contractor at any time to provide the insurance required by Section 5.1 shall be considered a material breach of this Agreement for which the City shall be entitled to damages, including termination of the Agreement for uncured violations.

Commercial General Liability	Each Occurrence	\$2,000,000
	Damage to rented Premise	\$1,000,000
	Personal & Adv Injury	\$2,000,000
	General Aggregate	\$4,000,000
	Errors and Omission	\$1,000,000

ARTICLE VI MISCELLANEOUS

6.1 Binding Agreement.

The terms and conditions of this Agreement shall be binding on and inure to the benefit of the City and Contractor. The City Manager or its designated agent shall be responsible for the administration of this Agreement and shall have the authority to execute any instruments, duly approved by the City of Leon Valley, Texas.

6.2 Mutual Assistance.

City and Contractor will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

6.3 Representations and Warranties.

The Parties mutually represent and warrant to each other that they have the requisite authority to enter into this Agreement. The Parties agree to be bound hereby in the manner exclusively provided herein.

6.4 Assignment.

Contractor shall not assign its rights, duties, or obligations under this Agreement without the prior approval of the City whose consent may be withheld for any reason.

6.5 Notice.

Any notice required or permitted to be delivered hereunder shall be deemed delivered by email provided by the contractor below, or actual delivery, facsimile with receipt confirmation, or by depositing the same in the United States Mail, postage prepaid and certified with return receipt requested, addressed to the Party at the address set forth below:

IF INTENDED FOR CITY:

City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238
Attn: City Manager

WITH A REQUIRED COPY TO:

City Attorney's Office
4201 W. Parmer Lane
Building C, Suite 150
Austin, Texas 78727
Attn: City Attorney

IF INTENDED FOR CONTRACTOR:

BB Inspection Services, LLC

Either Party may designate a different address at any time upon written notice to the other party.

6.6 Governing Law.

The Agreement shall be governed by the laws of the State of Texas, and the venue for any action concerning this Agreement shall be in Bexar County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.7 Amendment.

This Agreement may be amended by mutual written agreement of the Parties.

6.8 Legal Construction.

In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions of this Agreement, and it is the intention of the Parties to this Agreement that, in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.9 Interpretation.

Each of the Parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which Party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, whatever its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any Party.

6.10 Entire Agreement.

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that, in any manner, relates to the subject matter of this Agreement, except as provided for in any Exhibits attached hereto or duly approved amendments to this Agreement.

6.11 Recitals.

The recitals to this Agreement are incorporated herein as findings of fact.

6.12 Paragraph Headings.

The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

6.13 Counterparts.

This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.14 Exhibits.

Any Exhibits attached hereto are incorporated by reference for all purposes.

6.15 Appropriation.

The Leon Valley City Council (“Council”) has appropriated, set aside and encumbered, and does hereby appropriate, set aside, and encumber, available and otherwise unobligated funds of the City in an amount sufficient to fund and pay all financial obligations of the City pursuant to this Agreement.

6.16 Survival of Covenants.

Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.17 Opportunity for Cure.

Should Contractor default in the performance of this Agreement, same shall be considered an “Event of Default”. City shall deliver written notice of said default specifying such matter(s) in default. Contractor shall have ten (10) calendar days after receipt of the written notice, in accordance with Section 6.5, to cure such default. If Contractor fails to cure the default within such ten (10) day cure period, City shall have the right, without further notice or adoption of an ordinance or resolution, to terminate this Agreement in whole or in part as City deems appropriate, and to contract with another Contractor to complete the work required in this Agreement.

EXECUTED the ____ day of _____, 2026.

CITY OF LEON VALLEY, a Texas municipal
corporation

By: _____
Dr. Crystal Caldera
City Manager

APPROVED AS TO FORM:

By: _____
Arturo “Art” Rodriguez
City Attorney

BB INSPECTION SERVICES, LLC, a Texas
limited liability corporation

By

Consider Awarding BB Inspections LLC for the City's Building Inspection Services

Michael Gallardo
Planning and Zoning Director
City Council Meeting
August 18, 2026

Summary

- Question
 - Should City Council award a contract for building inspections to BB Inspections LLC
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - Staff recommends approval

Purpose

- In August 2026, the contract for the current building inspector was set to expire and staff solicited RFP's
- To consider approving an Ordinance awarding the Highest Qualified Company to provide the City's Building Inspections and authorizing the City Manager to enter into a contract with BB Inspections.

Background

- Request for Proposals (RFP's)
- The City requested (RFQ's) on June 23, 2026
 - City webpage
 - The Echo (Sat., June 27 and Fri., July 3)
 - Express News (Sat., June 27 and Fri., July 3)
 - Invitation Letters mailed out on June 23, 2026
 - (5) Letters were mailed out
 - Submittal Deadline was Tuesday, July 7, 2026, at 5pm
 - Total of (4) submittals

Background

The following RFP's were received:

Organization	Location
BB Inspections LLC	Spring Branch
Bureau Veritas	Fort Worth
Burgess Municipal Services	Fairview
Willdan	Plano

The submittals were evaluated by (3) City Staff Directors and scores were based on the following criteria:

Qualifications and Relative Experience – 40 points

Demonstrated Capability to Meet Scope of Work – 20 points

Proposal Fees – 20 points

Policies and Procedures to Quality Assurance – 20 points

Background

{Section}.94.

- The Evaluation Scorecard:

Company	Score
BB Inspections LLC	91
Bureau Veritas	74
Burgess Municipal Services	68
Willdan	61

- BB Inspections LLC Scorecard

Criteria & Weight	Panel Member 1	Panel Member 2	Panel Member 3
Qualifications /Relative Experience	35	35	40
Demonstrated Capability to Meet the Scope of work	18	15	20
Proposal Fees	18	20	20
Policies / Procedures Related to Quality Assurance	18	15	20
Total	85	89	100

Fiscal Impact

- BB Inspections LLC - Proposed Fees

Service	Fee
Residential Inspection	\$60 / Inspection
Commercial Inspection	\$60 / Inspection
Reinspects	\$60 / Inspection
Residential Plan Review	\$60 / Review
Commercial Plan Review	\$95 / Hour
<i>*No change- City's Current Rates</i>	

Fiscal Impact

{Section}.94.

- Proposed Fees

Service	Bureau Veritas	Burgess Municipal Services	Willdan
Residential Inspections	\$785 w/ Plan Review	\$68 / Per Stop	\$95 / Hr for Inspector & \$55 / Inspector
Commercial Inspections	\$76.92 (Valuation)	\$95 / Per Stop	\$95 / Hr for Inspector & \$55 / Inspector
Reinspects	\$50 or \$76.92	\$68 or \$95 / Per Stop	\$95 / Hr for Inspector & \$55 / Inspector
Residential Plan Review	\$785 w/ Inspection \$200 Plan Review Only	Per SF: 1500sf= \$135	\$95 / Hr for Inspector & \$55 / Inspector
Commercial Plan Review	\$50 for the first \$10K (Valuation)	Up to \$100,000 = \$245 (Valuation)	\$95 / Hr for Inspector & \$55 / Inspector

Recommendation

- Staff recommends awarding the contract for Building Inspection Services to BB Inspections LLC
- Authorize the City Manager to negotiate a contract for (5) years

Goals & Objectives

- **Environment:**
- - To promote a cleaner, healthier, and more sustainable future for Leon Valley by implementing eco-friendly initiatives, conserving natural resources, and reducing the city's environmental footprint.

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on Approving a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Professional and Aesthetic Clinic offering advanced aesthetic treatments in a B-2 Retail District. The property is surrounded by similar retail businesses, and the proposed concept is suitable for the furnishing of goods and services to surrounding residential areas. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide intradermal permanent cosmetics. Additionally, a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, as the property abuts a residential zoning district.

STAFF COMMENTS

The proposed Professional Aesthetic Clinic will need to comply with all code requirements as outlined in Chapter 15 Zoning, Division 3 Administration, Section 15.02.103 to obtain a certificate of occupancy.

Surrounding Zoning

- North: B-2 Retail District
- West: R-6 Garden House District
- East: B-2 Retail District
- South: B-2 Retail District and R-1 Single Family Dwelling

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 16 |
| • Letters received in favor | 1 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 1 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo

Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW A PROFESSIONAL AESTHETIC CLINIC OFFERING ADVANCED AESTHETIC TREATMENTS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 6502 BANDERA ROAD SUITE 201; AND MORE SPECIFICALLY DESCRIBED AS CB 4429A, BLOCK 8, LOT 6; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the Specific Use Permit Request, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The request for a Specific Use Permit to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Leon Valley, Texas, is hereby approved.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other

ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 18th day of August 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

Sec. 15.02.381 - Permitted use table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 Exceptions

- (a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.
- (b) Land uses listed in the permitted use table as requiring a specific use permit shall be required to obtain a specific use permit prior to issuance of a certificate of occupancy, except as set out below:
 - (1) A use which does not significantly alter an existing use by:
 - (A) Adding to the value of an existing building, or group of buildings operated as a unit and for the same general purpose, by more than 50 percent.
 - (B) Adding to the floor space of an existing building, or group of buildings operated as a unit and for the same general purpose, by more than 30 percent.
 - (2) The owner(s) of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks may apply for a continuous specific use permit when it is anticipated that certain tenant uses listed in section 15.02.381 or section 15.02.382, are going to require repeated application for specific use permit.
 - (3) Granting of the continuous specific use permit shall have the effect of exempting that use from the regular requirements of this article, so that use permits may be allowed throughout the entire freestanding building, multi-tenant office building, shopping center, trade center, office/warehouse or industrial park without individual specific use permits.

(1972 Code, sec. 30.3002; 2008 Code, sec. 14.02.662)

PZ-2026-13

Specific Use Permit Request

Alamo Sculpting and Wellness

6502 Bandera Road Suite 201

Michael Gallardo
Planning and Zoning Director
City Council Meeting
August 18, 2026

Summary

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow a Professional Aesthetic Clinic offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 1.03-acres of land, located at 6502 Bandera Road Suite 201.
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Applicant specializes in advanced cosmetic injectables and wellness treatments
- The property holds similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 - Exceptions

(a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.

Location Map

{Section}.95.



Aerial View

{Section}.95.



Surrounding Zoning

{Section}.95.

- North: B-2 Retail District
- West: R-6 Garden House District
- East: B-2 Retail District
- South: B-2 Retail District & R-1 Single Family



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to construction

Notification

• Letters mailed to property owners within 200'	16
• Letters received in favor	2
• Letters received in opposition	0
• Letters returned undeliverable	1

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Professional Aesthetic Clinic offering advanced aesthetic treatments at 6502 Bandera Road Suite 201.

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible on Approving a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5309 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial– M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Provider-led Wellness and Aesthetic Clinic offering advanced aesthetic treatments in a B-2 Retail District. The property is surrounded by similar retail businesses, and the proposed concept is suitable for the furnishing of goods and services to surrounding residential areas. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide intradermal permanent cosmetics. Additionally, a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, as the property abuts a residential zoning district.

STAFF COMMENTS

The proposed Provider-led Wellness and Aesthetic Clinic will need to comply with all code requirements as outlined in Chapter 15 Zoning, Division 3 Administration, Section 15.02.103 to obtain a certificate of occupancy.

Surrounding Zoning

- North: B-2 Retail District and R-1 Single Family Dwelling
- West: B-3 Multi-family District
- East: B-3 Multi-family District
- South: B-3 Multi-family District

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 15 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 1 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo

Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW A PROVIDER-LED WELLNESS AND AESTHETIC CLINIC OFFERING ADVANCED AESTHETIC TREATMENTS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 5309 WURZBACH ROAD SUITE 106; AND MORE SPECIFICALLY DESCRIBED AS CB 4429A, BLOCK 4, LOT 29; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the Specific Use Permit Request, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The request for a Specific Use Permit to Allow a Provider- led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District Located at 5309 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Leon Valley, Texas, is hereby approved.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other

ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 18th day of August 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

Sec. 15.02.381 - Permitted use table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	X	U	X

Sec. 15.02.321 - "B-2" retail district*(a) Purpose and description.*

(1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.

(2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:

(A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;

(B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or

(C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

PZ-2026-14
Specific Use Permit Request
Driphaus Wellness and Beauty
5309 Wurzbach Road Suite 106

Michael Gallardo
Planning and Zoning Director
City Council Meeting
August 18, 2026

Summary

{Section}.96.

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow a Provider–led Wellness and Aesthetic Clinic offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 2.24-acres of land, located at 5309 Wurzbach Road Suite 106.
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Applicant specializes in advanced cosmetic injectables and wellness treatments
- The property holds similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

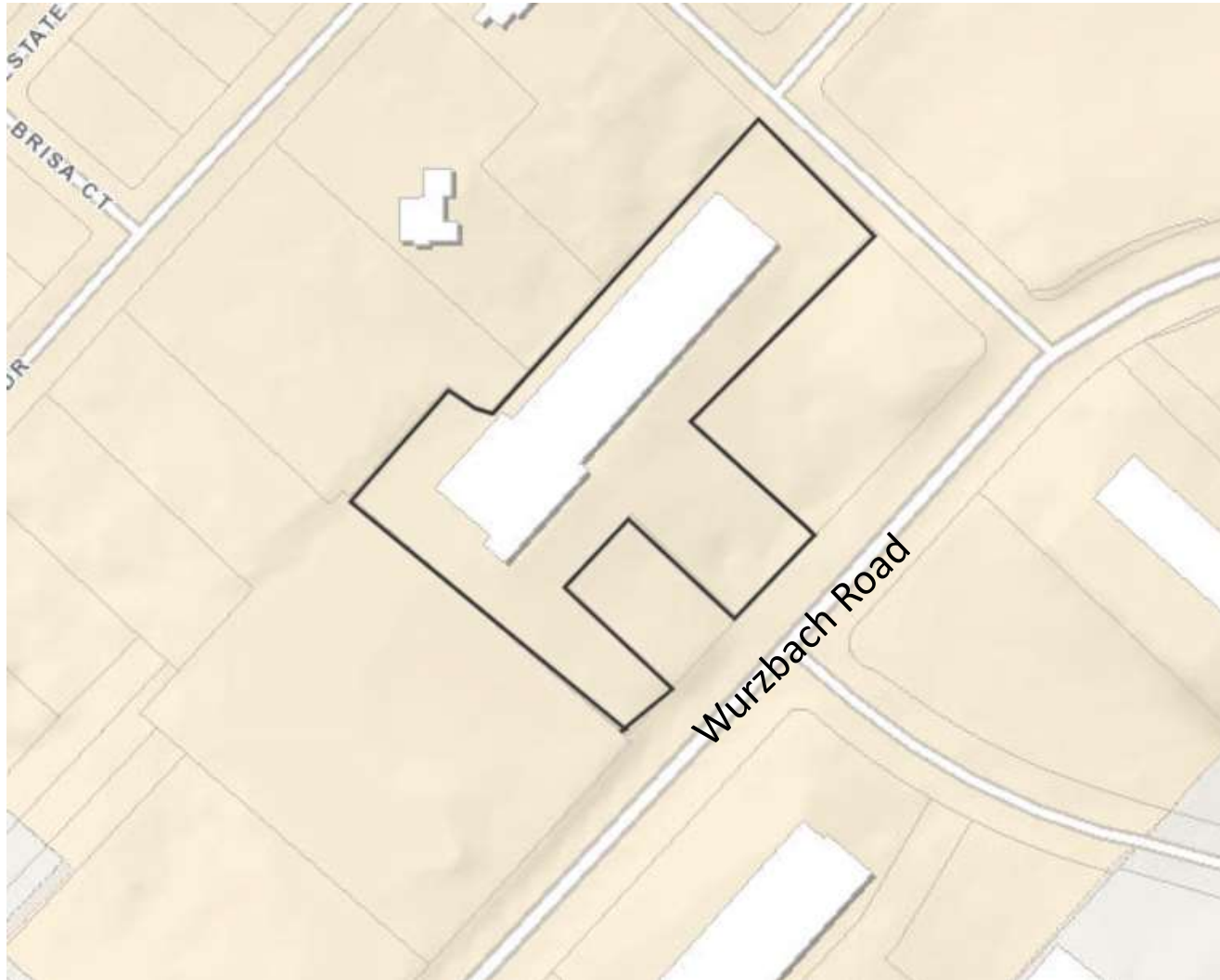
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 - Exceptions

(a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.

Location Map

{Section}.96.



Aerial View

{Section}.96.



Surrounding Zoning

{Section}.96.

- North: B-2 Retail District & R-1 Single Family
- West: B-3 Multi-Family District
- East: B-3 Multi-Family District
- South: B-3 Multi-Family District



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to construction

Notification

• Letters mailed to property owners within 200'	15
• Letters received in favor	0
• Letters received in opposition	0
• Letters returned undeliverable	1

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Provider-led Wellness and Aesthetic Clinic offering advanced aesthetic treatments at 5309 Wurzbach Road Suite 106.

CITY OF LEON VALLEY
CITY MANAGER PERFORMANCE EVALUATION

{Section}.97.

Employee Name: _____	Evaluation Period: _____
Evaluator(s): _____	Date: _____
<i>Employee will provide a self-evaluation (using this Form) 30 days in advance and provide any supporting documentation.</i>	

PERFORMANCE RATING SCALE

Rating	Performance Standard
5	Outstanding - This rating reflects a thorough, efficient, exceptional, and consistent effort.
4	Exceeds Expectations - Above average performance; performance in excess of expected results.
3	Meets Expectations - Satisfactory performance; all expectations met.
2	Needs Improvement - Performance is inconsistent and often ineffective; minimum requirements for the job element are often not met.
1	Unacceptable - Performance consistently fails to meet the minimum requirements of the job.

SECTION I - COUNCIL ESTABLISHED GOALS

#	Goal	1	2	3	4	5	Comments
1	Prepare and present detailed budgets for Council & Citizen Input and provide alternatives for Council consideration; breakdown presentations in sections of the budget.						
2	Build a consensus with the Council members on how the financial results are reported, which may include "Unaudited Fund Balance" information.						

3	Create an action plan for transition of the Red-Light Camera fund.						{Section}.97.
4	Tailor communication and prepare presentations with target audience in mind to ensure clear understanding of the subject presented.						
5	Provide Council members with recommendations to turn the Town Hall identified priorities into actionable items for Council consideration.						
6	Develops and executes mentoring plans for department directors for the success of the city.						

SECTION II - JOB DESCRIPTION PERFORMANCE EVALUATION

Council Relations & Governance

Evaluation Criteria	1	2	3	4	5	Comments
Prepares and approves City Council meeting agendas in coordination with the Mayor and meets requirements for agenda posting.						
Attends Council meetings and provides professional recommendations and options.						
Executes policies established by the City Council and offer workable alternatives for changes when policies and ordinances prove impracticable or unworkable.						

Keeps Council advised of the financial condition and needs of the City.

{Section}.97.

Leadership & Administration

Evaluation Criteria	1	2	3	4	5	Comments
Manages and supervises City departments, agencies, and offices effectively.						
Executes department head performance evaluations objectively and on time.						
Provides leadership in strategic planning and organizational development.						
Ensures assigned projects are carried through to completion and in a timely manner.						
Facilitates hiring of high-quality directors and succession planning.						

Financial Management

{Section}.97.

Evaluation Criteria	1	2	3	4	5	Comments
Prepares and administers the municipal budget responsibly and with transparency.						
Demonstrates financial stewardship and sound decision-making; provides annual reporting of grants received.						
Analyzes financial data and provides explanations and recommendations to Council and the Public.						

Communication & Public Relations

Evaluation Criteria	1	2	3	4	5	Comments
Responds to stakeholder communications in a timely and in a professional manner.						
Communicates effectively with Council, staff, and the public; keeps Council advised of urgent issues as they develop within the City.						
Responds professionally to media inquiries.						

Presents clear written and oral reports.

{Section}.97.

Community & External Relations

Evaluation Criteria	1	2	3	4	5	Comments
Represents the City professionally before outside organizations and the public.						
Maintains productive working relationships with stakeholders and other governmental entities.						

Compliance & Operations

Evaluation Criteria	1	2	3	4	5	Comments
Ensures compliance with applicable laws, regulations, grants, and contracts; advises Council on open meetings act compliance.						
Keeps Council updated on legislative changes.						
Reviews franchised operations for compliance.						

Effectively represents the City on negotiations with other parties; executes authorized contracts and agreements appropriately.

{Section}.97.

OVERALL EVALUATION

Total Overall Score: _____	# Evaluation Criteria - 28	Average Overall Score: _____
Overall Rating:	[] 5 Outstanding [] 4 Exceeds Expectations [] 3 Meets Expectations	

GENERAL COMMENTS

Strengths:	
Areas for Improvement:	

Additional Comments /
Recommendations:

EMPLOYEE COMMENTS:

Employee Signature: _____ Date: _____

MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Possible Action to Approve a Resolution on a Petition for Preliminary Acceptance of Public Improvements at the Poss Landing Unit 2, Located at 7205 Huebner Road – M. Gallardo, Planning and Zoning Director

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The purpose of this communication is to consider approval of a Resolution on a Developer Petition for Preliminary Acceptance of Public Improvements (water and sewer infrastructure) for the Poss Landing Unit 2 Subdivision, located at 7205 Huebner Road.

On November 12, 2024, the Planning and Zoning Commission approved the plat of Poss Landing Unit 2 Subdivision. The applicant constructed all public improvements, and they were satisfactorily inspected.

FISCAL IMPACT

The applicant has posted a Maintenance Bond in the amount of \$483, 711.10 (10% of the actual cost of construction of improvements) to guarantee compliance with the one-year maintenance agreement. Correction of any deficiencies will be performed by the owner prior to final acceptance by the City Council.

RECOMMENDATION

Staff recommends approval of the Petition for Final Acceptance.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

CITY OF LEON VALLEY
PART I
DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENTS

STATE OF TEXAS X

COUNTY OF BEXAR X

CITY OF LEON VALLEY X

WHEREAS, Century Land Holdings II, LLC, hereinafter called Owner, the owner of the land described as Poss Landing, Unit 2 Subdivision, desires to file this, Petition, with the City Council of the City of Leon Valley. This petition is being filed in accordance with the terms and provisions of the current regulations.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Century Land Holdings II, LLC respectfully files this, Petition, with the City Council of the City of Leon Valley for preliminary acceptance of the following described public improvements (list):

Water Improvements

Sanitary Sewer Improvements

(Improvement projects shall have limits defined by street, alley between streets, and/or across easements by description of the property.)

OWNER, in filing this petition, sets forth the following information as required in current regulations:

- A. Attached is Exhibit "A", a true and correct copy of the itemized construction costs of the above described project(s). Construction was accomplished by Contractor VK Knowlton Construction & Utilities, Inc. at a total cost of \$483,711.10.
- B. Attached is Exhibit "B", a maintenance bond in the amount of ten percent (10%) of the itemized construction costs of the above public improvements.
- C. Attached is Exhibit "C", one electronic and one (1) hard true and correct copy of record (i.e., "as built") drawings certified to by a registered professional engineer.
- D. Attached is Exhibit "D", one electronic (1) and one hard true and correct copy of field density tests and material source tests, certified by a recognized testing laboratory. (Exhibit "D" is required only for street and alley improvements.)

OWNER GUARANTEES:

- A. All materials and workmanship to be in accordance with approved plans [and] specifications prescribed by the City; and
- B. To correct any and all deficiencies not in accordance with approved plan and specifications as may be noted until final acceptance by the City; and
- C. All materials, workmanship and maintenance in good condition for a period of one (1) year from the date of preliminary acceptance by the City and/or until City final acceptance. The owner, upon completion of the maintenance period, will advise the City when said improvements are ready for final inspection and concurrently request final acceptance thereof. The acceptance of this petition based upon preliminary

acceptance of the improvements listed shall not impose any duty upon the City concerning the maintenance of the herein described project(s) until they shall be finally accepted by the Leon Valley City Council.

WHEREFORE, PREMISES CONSIDERED Century Land Holdings II, LLC respectfully requests that this, Petition, be in all things accepted.

Executed on this the 4TH day of AUGUST, A.D. 2026.

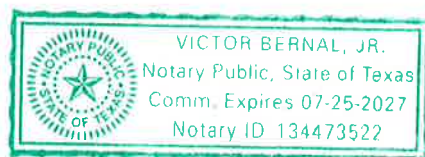
Owner: 

ATTEST: By: 

BEFORE ME, the undersigned authority on this day personally appeared Rudy Munoz, Authorized Signatory, of Century Land Holdings II, LLC, a Colorado limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed (in the capacity therein stated, as the act and deed of said corporation).

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4TH day of AUGUST, A.D. 2026.

(Seal)



Notary Public in and for Bexar County, Texas

My Commission expires: July 25, 2027

PRELIMINARY ACCEPTANCE

The improvements listed above have been inspected as required by current regulations. I recommend the above petition be in all things granted, subject to the one-year maintenance, in good condition and correction of the deficiencies as may from time to time be noted until final acceptance by the City Council of Leon Valley, Texas.

Date

City Engineer

APPROVED AND PRELIMINARILY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, SUBJECT TO FULFILLMENT OF THE OWNER'S GUARANTEE AS RECORDED IN THE CORPORATE MINUTES BOOK NUMBER _____, PAGE _____, dated the _____ day of _____ A.D. 20____.

ATTEST:

Mayor:
City Secretary:

MAINTENANCE BOND**STATE OF TEXAS X****COUNTY OF BEXAR X**

KNOW ALL MEN BY THESE PRESENTS, that I (we), Century Land Holdings II, LLC, the undersigned subdivider, as Principal, and _____, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Leon Valley, a municipal corporation of the County of Bexar and State of Texas, in the full and just sum of \$483,711.10 (being ten percent (10%) of the estimated cost of the hereinafter enumerated site improvements) for the payment of which will and truly to be made, I (we) hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the Planning & Zoning Commission of the City of Leon Valley for permission to develop a subdivision within the jurisdiction of the City of Leon Valley more particularly described as follows to wit:

Poss Landing, Unit 2 which is shown on a subdivision plat, entitled Poss Landing, Unit 2 Subdivision, heretofore conditionally approved by the City of Leon Valley on November 5, A.D. 2024; and

WHEREAS, under the provisions of the Leon Valley Code, [Article 10.02](#), "Subdivision Ordinance," the City Council of the City of Leon Valley requires, as a condition precedent to the granting of such petition, that the Principal furnish a guarantee that he will maintain and cause to be maintained, according to the requirements of such subdivision ordinance, the following site improvements for a period of one (1) year after the approval of the construction thereof by the City:

Water Improvements

Sanitary Sewer Improvements

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain, and cause to be maintained, the above mentioned improvements in accordance with the requirements of the City of Leon Valley Code, [Article 10.02](#), and the amendments thereto, if any, for the period of one (1) year after the approval of the construction thereof by the City of Leon Valley and until the final approval of the City of Leon Valley, and until the official acceptance thereof by the City Council, then this obligation shall be void; otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HAND and seal, this ____ [day] of _____, A.D. 20____.

Subdivider and Principal: Century Land Holdings II, LLC

By: _____

Surety: _____

By: _____
Attorney in Fact

APPROVED AND ACCEPTED, this the _____ day of _____, A.D. 20____.

CITY OF LEON VALLEY

By: _____

Title: _____

Progress Bill

{Section}.101.

V.K. KNOWLTON
CONSTRUCTION & UTILITIES, INC.

210-651-6860
SAN ANTONIO
TEXAS

From: VK Knowlton Construction and Utilities, Inc.
18225 FM 2252
San Antonio, TX 78266

Invoice: 2630110

Date: 7/24/2026

Application #: 10

Invoice Due Date: 8/10/2026

Terms: Net 10th

To: Century Communities
3619 Paesano's Pkwy 304
San Antonio, TX 78231

Contract: 26301. Poss Landing Unit 2

Customer Reference:

Item	Description	Contract Amount	Contract Quantity	UM	Quantity JTD	Unit Price	Materials On-Site	Total Completed and Stored To Date	%	Amount Previous	Quantity This Period	Amount This Period
1	Mobilization	18,400.00	1.00	LSU	1.00	18,400.00	0.00	18,400.00	100.00%	18,400.00	0.00	0.00
2	Clearing	14,580.00	6.00	ACR	6.00	2,430.00	0.00	14,580.00	100.00%	14,580.00	0.00	0.00
3	Lot Excavation	22,022.40	3,968.00	CY	3,968.00	5.55	0.00	22,022.40	100.00%	22,022.40	0.00	0.00
4	Lot Embankment	6,612.90	1,407.00	CY	1,407.00	4.70	0.00	6,612.90	100.00%	6,612.90	0.00	0.00
5	Inlet Protection	1,296.00	45.00	LF	45.00	28.80	0.00	1,296.00	100.00%	1,296.00	0.00	0.00
6	Concrete Washout Pit	766.00	1.00	EA	1.00	766.00	0.00	766.00	100.00%	766.00	0.00	0.00
7	Construction Entrance	6,140.00	1.00	EA	1.00	6,140.00	0.00	6,140.00	100.00%	6,140.00	0.00	0.00
8	Silt Fence	4,185.00	1,350.00	LF	1,350.00	3.10	0.00	4,185.00	100.00%	4,185.00	0.00	0.00
9	Hydromulch	4,785.00	3,300.00	SY	0.00	1.45	0.00	0.00	0.00%	0.00	0.00	0.00
10	Export	80,268.00	6,689.00	CY	6,689.00	12.00	0.00	80,268.00	100.00%	80,268.00	0.00	0.00
11	Remove And Relocate/Maintain Secondary Access Road	22,908.00	1,660.00	SY	1,660.00	13.80	0.00	22,908.00	100.00%	22,908.00	0.00	0.00
Total for Sitework		181,963.30					0.00	177,178.30	97.37%	177,178.30		0.00
12	Street Excavation	40,313.80	4,828.00	CY	4,828.00	8.35	0.00	40,313.80	100.00%	40,313.80	0.00	0.00
13	Street Embankment	309.00	60.00	CY	60.00	5.15	0.00	309.00	100.00%	309.00	0.00	0.00
14	10" Flexible Base (Local A)	56,475.00	3,765.00	SY	3,765.00	15.00	0.00	56,475.00	100.00%	56,475.00	0.00	0.00
15	2" HMAC Type "D" (Local A)	49,530.00	3,302.00	SY	3,302.00	15.00	0.00	49,530.00	100.00%	49,530.00	0.00	0.00
16	12" Flexible Base (Local B)	19,538.40	1,163.00	SY	1,163.00	16.80	0.00	19,538.40	100.00%	19,538.40	0.00	0.00
17	3" HMAC Type "C" (Local B)	21,093.60	1,034.00	SY	1,034.00	20.40	0.00	21,093.60	100.00%	21,093.60	0.00	0.00
18	6" Lime Stabilization	16,556.55	4,799.00	SY	4,799.00	3.45	0.00	16,556.55	100.00%	16,556.55	0.00	0.00
19	Lime	26,719.00	77.00	TON	77.00	347.00	0.00	26,719.00	100.00%	26,719.00	0.00	0.00
20	Header Curb	644.00	28.00	LF	28.00	23.00	0.00	644.00	100.00%	644.00	0.00	0.00
21	Mountable Curb	54,467.00	2,170.00	LF	2,170.00	25.10	0.00	54,467.00	100.00%	54,467.00	0.00	0.00
22	7" Concrete Curb	6,361.60	448.00	LF	448.00	14.20	0.00	6,361.60	100.00%	6,361.60	0.00	0.00
23	ADA Ramps	22,110.00	11.00	EA	11.00	2,010.00	0.00	22,110.00	100.00%	22,110.00	0.00	0.00
24	4' Concrete Sidewalk	10,518.40	152.00	SY	152.00	69.20	0.00	10,518.40	100.00%	10,518.40	0.00	0.00

Progress Bill

{Section}.101.

V.K. KNOWLTON
CONSTRUCTION & UTILITIES, INC.

210-651-6860
SAN ANTONIO
TEXAS

From: VK Knowlton Construction and Utilities, Inc.
18225 FM 2252
San Antonio, TX 78266

Invoice: 2630110

Date: 7/24/2026

Application #: 10

To: Century Communities
3619 Paesano's Pkwy 304
San Antonio, TX 78231

Invoice Due Date: 8/10/2026

Terms: Net 10th

Contract: 26301. Poss Landing Unit 2

Customer Reference:

Item	Description	Contract Amount	Contract Quantity	UM	Quantity JTD	Unit Price	Materials On-Site	Total Completed and Stored To Date	%	Amount Previous	Quantity This Period	Amount This Period
25	Barricade Posts	1,150.00	5.00	EA	0.00	230.00	0.00	0.00	0.00%	0.00	0.00	0.00
26	R1-1 STOP (30")(High Intensity)	1,475.00	5.00	EA	0.00	295.00	0.00	0.00	0.00%	0.00	0.00	0.00
27	OM-4P End Of Road Marker (18"x18" Fluorescent Yellow Green	324.00	1.00	EA	0.00	324.00	0.00	0.00	0.00%	0.00	0.00	0.00
28	D3-1 Street Sign	2,240.00	10.00	EA	0.00	224.00	0.00	0.00	0.00%	0.00	0.00	0.00
29	Fire Hydrant Blue Pavement Markers	23.60	2.00	EA	0.00	11.80	0.00	0.00	0.00%	0.00	0.00	0.00
30	Remove Barricade Posts & Header Curb	431.60	26.00	LF	26.00	16.60	0.00	431.60	100.00%	431.60	0.00	0.00
31	Remove Sidewalk	1,680.00	48.00	SY	48.00	35.00	0.00	1,680.00	100.00%	1,680.00	0.00	0.00
32	Remove Concrete Curb	795.20	142.00	LF	142.00	5.60	0.00	795.20	100.00%	795.20	0.00	0.00
33	Remove Asphalt	1,303.80	82.00	SY	82.00	15.90	0.00	1,303.80	100.00%	1,303.80	0.00	0.00
34	Remove ADA Ramp	566.00	1.00	EA	1.00	566.00	0.00	566.00	100.00%	566.00	0.00	0.00
Total for Streets		334,625.55					0.00	329,412.95	98.44%	329,412.95		0.00
35	Pond Excavation	7,707.70	1,001.00	CY	1,001.00	7.70	0.00	7,707.70	100.00%	7,707.70	0.00	0.00
36	Pond Embankment	2,327.00	358.00	CY	358.00	6.50	0.00	2,327.00	100.00%	2,327.00	0.00	0.00
37	Sidewalk Elevated (5')	7,060.00	1.00	EA	1.00	7,060.00	0.00	7,060.00	100.00%	0.00	1.00	7,060.00
38	Sidewalk Elevated (10')	8,990.00	1.00	EA	1.00	8,990.00	0.00	8,990.00	100.00%	0.00	1.00	8,990.00
39	Sidewalk Elevated (25')	15,500.00	1.00	EA	1.00	15,500.00	0.00	15,500.00	100.00%	0.00	1.00	15,500.00
40	5" Concrete Rip-Rap	29,040.00	110.00	SY	110.00	264.00	0.00	29,040.00	100.00%	0.00	110.00	29,040.00
41	4" Topsoil	3,363.00	177.00	CY	0.00	19.00	0.00	0.00	0.00%	0.00	0.00	0.00
42	Hydromulch	2,863.75	1,975.00	SY	0.00	1.45	0.00	0.00	0.00%	0.00	0.00	0.00
43	Pipe Handrail	8,739.70	97.00	LF	0.00	90.10	0.00	0.00	0.00%	0.00	0.00	0.00
44	8"x12" Rock Rubble	9,632.00	43.00	SY	43.00	224.00	0.00	9,632.00	100.00%	0.00	43.00	9,632.00
Total for Drainage		95,223.15					0.00	80,256.70	84.28%	10,034.70		70,222.00
45	Trench Protection	1,514.55	1,317.00	LF	1,317.00	1.15	0.00	1,514.55	100.00%	1,514.55	0.00	0.00
46	8" SDR 26 (06'-08')	2,662.20	58.00	LF	58.00	45.90	0.00	2,662.20	100.00%	2,662.20	0.00	

Progress Bill

{Section}.101.

V.K. KNOWLTON
CONSTRUCTION & UTILITIES, INC.

210-651-6860
SAN ANTONIO
TEXAS

From: VK Knowlton Construction and Utilities, Inc.
18225 FM 2252
San Antonio, TX 78266

Invoice: 2630110

Date: 7/24/2026

Application #: 10

Invoice Due Date: 8/10/2026

Terms: Net 10th

To: Century Communities
3619 Paesano's Pkwy 304
San Antonio, TX 78231

Contract: 26301. Poss Landing Unit 2

Customer Reference:

Item	Description	Contract Amount	Contract Quantity	UM	Quantity JTD	Unit Price	Materials On-Site	Total Completed and Stored To Date	%	Amount Previous	Quantity This Period	Amount This Period
47	8" SDR 26 (08'-10')	45,461.00	845.00	LF	845.00	53.80	0.00	45,461.00	100.00%	45,461.00	0.00	0.00
48	8" SDR 26 (10'-12')	23,202.40	388.00	LF	388.00	59.80	0.00	23,202.40	100.00%	23,202.40	0.00	0.00
49	8" SDR 26 (12'-14')	1,713.40	26.00	LF	26.00	65.90	0.00	1,713.40	100.00%	1,713.40	0.00	0.00
50	Sewer Manhole	57,470.00	7.00	EA	7.00	8,210.00	0.00	57,470.00	100.00%	57,470.00	0.00	0.00
51	Extra Depth Manhole	18,660.00	30.00	VF	30.00	622.00	0.00	18,660.00	100.00%	18,660.00	0.00	0.00
52	6" Sanitary Sewer Lateral W/Cleanout	95,664.50	1,465.00	LF	1,465.00	65.30	0.00	95,664.50	100.00%	95,664.50	0.00	0.00
53	Sewer Main T.V. Inspection	1,909.65	1,317.00	LF	1,317.00	1.45	0.00	1,909.65	100.00%	0.00	1,317.00	1,909.65
54	Tie To Existing Manhole	2,130.00	1.00	EA	1.00	2,130.00	0.00	2,130.00	100.00%	0.00	1.00	2,130.00
Total for Sanitary Sewer		250,387.70					0.00	250,387.70	100.00%	246,348.05		4,039.65
55	Trench Protection	504.00	1,680.00	LF	1,680.00	0.30	0.00	504.00	100.00%	504.00	0.00	0.00
56	PVC 8" C-909 (Class 200)	78,624.00	1,680.00	LF	1,680.00	46.80	0.00	78,624.00	100.00%	78,624.00	0.00	0.00
57	3/4" Single Water Service: Long	1,920.00	2.00	EA	2.00	960.00	0.00	1,920.00	100.00%	1,920.00	0.00	0.00
58	3/4" Single Water Service: Short	19,116.00	27.00	EA	27.00	708.00	0.00	19,116.00	100.00%	19,116.00	0.00	0.00
59	1" Dual Water Service: Long	9,360.00	8.00	EA	8.00	1,170.00	0.00	9,360.00	100.00%	9,360.00	0.00	0.00
60	1" Dual Water Service: Short	1,910.00	2.00	EA	2.00	955.00	0.00	1,910.00	100.00%	1,910.00	0.00	0.00
61	3/4" Irrigation Service	744.00	1.00	EA	1.00	744.00	0.00	744.00	100.00%	744.00	0.00	0.00
62	8" Gate Valve	20,000.00	8.00	EA	8.00	2,500.00	0.00	20,000.00	100.00%	20,000.00	0.00	0.00
63	Meter Box	7,889.00	49.00	EA	49.00	161.00	0.00	7,889.00	100.00%	0.00	49.00	7,889.00
64	Fire Hydrant	13,180.00	2.00	EA	2.00	6,590.00	0.00	13,180.00	100.00%	13,180.00	0.00	0.00
65	D.I. Fittings (restrained)	7,390.00	1.00	TON	1.00	7,390.00	0.00	7,390.00	100.00%	7,390.00	0.00	0.00
66	Hydrostatic Pressure Test	2,570.00	1.00	EA	1.00	2,570.00	0.00	2,570.00	100.00%	0.00	1.00	2,570.00
67	2" Blowoff Perm.	2,390.00	1.00	EA	1.00	2,390.00	0.00	2,390.00	100.00%	2,390.00	0.00	0.00
68	2" Blowoff Temp.	2,300.00	2.00	EA	2.00	1,150.00	0.00	2,300.00	100.00%	2,300.00	0.00	0.00
69	24" Steel Casing	8,874.00	58.00	LF	58.00	153.00	0.00	8,874.00	100.00%	8,874.00	0.00	0.00
70	Jack & Bore	26,332.00	58.00	LF	58.00	454.00	0.00	26,332.00	100.00%	26,332.00	0.00	0.00

Progress Bill

{Section}.101.

V.K. KNOWLTON
CONSTRUCTION & UTILITIES, INC.

210-651-6860
SAN ANTONIO
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71	8" Carrier Pipe	1,885.00	58.00	LF	58.00	32.50	0.00	1,885.00	100.00%	1,885.00	0.00	0.00
72	Traffic Control	3,540.00	1.00	LSU	1.00	3,540.00	0.00	3,540.00	100.00%	3,540.00	0.00	0.00
73	Water Tie-In (8")	6,020.00	2.00	EA	2.00	3,010.00	0.00	6,020.00	100.00%	0.00	2.00	6,020.00
74	Dispose Of Asbestos	2,130.00	1.00	LSU	1.00	2,130.00	0.00	2,130.00	100.00%	2,130.00	0.00	0.00
75	3~4" Sch40 Conduits (Irrigation)	3,704.40	108.00	LF	108.00	34.30	0.00	3,704.40	100.00%	3,704.40	0.00	0.00
76	Repair Pavement After Tie-In (@ Bufflehead Bend)	5,593.00	70.00	SY	70.00	79.90	0.00	5,593.00	100.00%	5,593.00	0.00	0.00
77	Repair 7" Concrete Curb	2,016.40	142.00	LF	142.00	14.20	0.00	2,016.40	100.00%	2,016.40	0.00	0.00
78	Repair ADA Ramps	2,010.00	1.00	EA	1.00	2,010.00	0.00	2,010.00	100.00%	2,010.00	0.00	0.00
79	Repair 4' Concrete Sidewalk	3,321.60	48.00	SY	48.00	69.20	0.00	3,321.60	100.00%	3,321.60	0.00	0.00
Total for Water		233,323.40					0.00	233,323.40	100.00%	216,844.40		16,479.00
80	PVC Bundle (1-6" & 3-4")(Blue)	5,439.80	118.00	LF	118.00	46.10	0.00	5,439.80	100.00%	5,439.80	0.00	0.00
81	PVC Bundle (1-6" & 4-4")(Light Blue)	15,139.20	304.00	LF	304.00	49.80	0.00	15,139.20	100.00%	15,139.20	0.00	0.00
82	PVC Bundle (2-6" & 3-4")(Tan)	4,400.40	76.00	LF	76.00	57.90	0.00	4,400.40	100.00%	4,400.40	0.00	0.00
83	PVC Bundle (1-6" & 2-4")(Red)	2,120.00	50.00	LF	50.00	42.40	0.00	2,120.00	100.00%	2,120.00	0.00	0.00
84	PVC Bundle (5-6" & 3-4")(Pink)	3,931.20	42.00	LF	42.00	93.60	0.00	3,931.20	100.00%	3,931.20	0.00	0.00
85	PVC Bundle (3-4")(Green)	3,585.60	108.00	LF	108.00	33.20	0.00	3,585.60	100.00%	3,585.60	0.00	0.00
86	PVC Bundle (1-6")(Yellow)	1,113.40	38.00	LF	38.00	29.30	0.00	1,113.40	100.00%	1,113.40	0.00	0.00
Total for Dry Utilities		35,729.60					0.00	35,729.60	100.00%	35,729.60		0.00
87	CO #1 Septic Tank Removal	3,325.00	1.00	LSU	1.00	3,325.00	0.00	3,325.00	100.00%	3,325.00	0.00	0.00
Total for Change Order #1		3,325.00					0.00	3,325.00	100.00%	3,325.00		0.00
88	CO #2 6" Lime Stabilization	-16,556.55	-4,799.00	SY	-4,799.00	3.45	0.00	-16,556.55	100.00%	-16,556.55	0.00	0.00
89	CO #2 Lime	-26,719.00	-77.00	TON	-77.00	347.00	0.00	-26,719.00	100.00%	-26,719.00	0.00	0.00
Total for Change Order #2		-43,275.55					0.00	-43,275.55	100.00%	-43,275.55		0.00
91	CO #4 12" Flexible Base (Local B)	-2,520.00	-150.00	SY	-150.00	16.80	0.00	-2,520.00	100.00%	-2,520.00	0.00	0.00

Progress Bill

{Section}.101.



From: VK Knowlton Construction and Utilities, Inc.
18225 FM 2252
San Antonio, TX 78266

Invoice: 2630110

Date: 7/24/2026

Application #: 10

To: Century Communities
3619 Paesano's Pkwy 304
San Antonio, TX 78231

Invoice Due Date: 8/10/2026

Terms: Net 10th

Contract: 26301. Poss Landing Unit 2

Customer Reference:

Item	Description	Contract Amount	Contract Quantity	UM	Quantity JTD	Unit Price	Materials On-Site	Total Completed and Stored To Date	%	Amount Previous	Quantity This Period	Amount This Period
92	CO #4 12" Black Base (Entry)	10,086.00	150.00	SY	150.00	67.24	0.00	10,086.00	100.00%	10,086.00	0.00	0.00
	Total for Change Order #4	7,566.00					0.00	7,566.00	100.00%	7,566.00		0.00

	Current	To Date
Original Contract:		1,131,252.70
Change Orders:		-32,384.55
Current Contract:		1,098,868.15
Total Completed:	90,740.65	1,073,904.10
Total Tax:	0.00	0.00
Less Retainage:	9,074.07	107,390.42
Total Due This Invoice:	81,666.58	

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UTILITIES ACCEPTANCE

08/10/2026

Michael Gallardo
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – Poss Landing/Senna Phase 2 Utilities Preliminary Acceptance

Dear Mr. Gallardo:

We are recommending the preliminary acceptance of the water and sanitary sewer infrastructure for Poss Landing/Senna Phase 2. The work has been constructed in accordance with the plans and specifications by Cude Engineers.

This preliminary status of the utilities acceptance is for the one year warranty period after City Council Acceptance. The City shall release of the performance bond and implement of the maintenance bond for this warranty period.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-10053



Ricardo J. Zamora, P.E., CFM
Senior Project Manager

Petition for Preliminary Acceptance

7205 Huebner Road

Poss Landing Unit 2 Subdivision

City Council Meeting
Michael Gallardo, Planning and Zoning Director
August 18, 2026

Summary

- Question - Should City Council approve Developer's Petition for Preliminary Acceptance of Public Improvements (water, sanitary sewer) at Poss Landing Unit 2 Subdivision
- Options
 - Approve - Recommended
 - Deny
 - Other
- Declaration
 - All public improvements were installed according to code

Purpose/Background

- 11/12/24 - Planning and Zoning Commission approved the plat of Poss Landing Unit 2 Subdivision
- 8/10/26 - the City Engineer performed inspection of the Public Improvements & found them to be satisfactorily constructed
- Owner is now petitioning the city to approve Preliminary Acceptance of the public improvements

Fiscal Impact

- Applicant posted a Maintenance Bond in the amount of \$483,711.10 (10% of actual costs) to guarantee compliance with the 1-year maintenance
- Subdivider will take responsibility for all maintenance & replacement costs for a period of one year, then they will submit a Petition for Final Acceptance
- After final acceptance satisfactory inspection, city will own all public improvements

Recommendation

- Staff and City Engineer recommend approval of the Petition for Preliminary Acceptance for Poss Landing Unit 2 Subdivision

Goals

- ***Infrastructure:***

To enhance the quality of life in Leon Valley by investing in sustainable infrastructure and a strategic capital improvement plan that supports growth, safety, and economic vitality.

MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion on Amending Ordinance Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table Pursuant to City Council Recommendations

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The purpose of this communication is to consider approval of an Ordinance to Amend the Permitted Use Table through the direction provided by City Council.

On April 28, 2026, the Planning and Zoning Commission met with City Council to discuss the recommendations provided by the Commission.

On June 10, 2026, City Council held a Special City Council meeting to review the Permitted Use Table and proceeded to provide changes and updates (reference Exhibit A).

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of the Amended Permitted Use Table

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2026

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 15 ZONING, DIVISION 7 – PERMITTED USE TABLE, SEC. 15.02.381 – 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; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 15 Zoning, Division 7 Permitted Uses, Sec. 15.02.381 is appropriate of the City of Leon Valley Code of Ordinances currently defines the uses allowed; and

WHEREAS Chapter 15 Zoning, Division 7 Permitted Uses, Section 15.02.381 of the City of Leon Valley Code of Ordinances currently regulates the uses allowed in each zoning district; and

WHEREAS the City has determined that a revision to delete the use “Bar” and “Stationary Sales” to Chapter 15 Zoning, Division 7 Permitted Uses, Sec. 15.02.381 is appropriate; and

WHEREAS the City has determined that a revision to add “Mixed Use” to Residential Use and add “College and “Higher Education” to University use to Chapter 15 Zoning, Division 7 Permitted Uses, Sec. 15.02.381 is appropriate; and

WHEREAS the City has determined that several of these uses should be updated in the O-1, B-1, B-2, B-3, and I-1 zoning district with or without certain restrictions or additional regulations, and now desires to revise Section 15.02.381 Table of Permitted Uses to reflect these revisions; and

WHEREAS the City of Leon Valley now desires to amend Section 15.02.381 Table of Permitted Uses of the City of Leon Valley Code of Ordinances to allow certain uses in the, O-1, B-1, B-2, B-3, and I-1 zoning district and also approve the deletion of “Bar” in the Table.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. SECTION 1. Chapter 15 Zoning, Division 7 Permitted Use Table, Sec. 15.02.381 – Permitted Use Table is hereby amended to what the City has determined should be updated in the O-1, B-1, B-2, B-3, and I-1 zoning district with or without certain restrictions or additional regulations and now desires to revise Section 15.02.381 Table of Permitted Uses to reflect these revisions.

SECTION 2. Chapter 15 Zoning, Division 7, Section 15.02.381 Permitted Use Table of

the City of Leon Valley Code of Ordinances is hereby approved as depicted in Exhibit “A”.

SECTION 3. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 4. That it is hereby declared to be the intention of the City Council of the City of Leon Valley that phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, and section.

SECTION 5. The ordinance shall be effective upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 1st day of September, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ART RODRIGUEZ
City Attorney

Exhibit A

Sec. 15.02.381 Permitted use table

P	-	Allowed by right	CI	-	Commercial and industrial overlay
X	-	Not allowed	SO	-	Sustainability overlay
U	-	Per underlying zoning	GO	-	Gateway overlay
SUP	-	Specific use permit			

Use	O-1	B-1	B-2	B-3	I-1	SO	CI	GO
Adult care facility	SUP	SUP	P	P	P	U	U	U
Air conditioning repair	X	X	X	P	P	X	U	X
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	X	U	X
Alcoholic beverage sales - no on-premises consumption	X	X	P	P	P	U	U	U
Alteration and repair of apparel	X	X	P	P	P	U	U	U
Ambulance service	X	X	X	P	P	U	U	U
Animal clinic	X	X	P	P	P	U	U	U
Animal shelter/pound	X	X	X	P	P	X	U	X
Antique store	X	X	P	P	P	U	U	U
Appliance, minor - repair	X	X	P	P	P	U	U	U

Appliance, major - repair	X	X	X	P	P	X	U	X
Appliance store repair and/or service incidental	X	X	P	P	P	U	U	U
Art gallery	X	P X	P	P	P	U	U	U
Assembly/packaging	X	X	X	SUP	P	U	U	U
Attended donation station/facility	X	X	SUP	SUP	P	U	U	U
Auditorium, convention center, and other similar meeting facilities	X	X	X	SUP	P	U	U	U
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	X	U	X
Automobile accessories, parts and components to include inspection Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	X*	U	X*
Automobile boat storage	X	X	X	SUP	P	X	U	X
Automobile auction	X	X	X	X	P	X	U	X
Automobile lubrication service facility - lubrication only	X	X	P	P	P	SUP	U	X

Automobile parts and components Retail sales with installation and/or repair incidental	X	X	X	P	P	X	U	X
Automobile rental with unenclosed on-site storage of not more than 12 private passenger vehicles	X	X	P	P	P	X	U	X
Automobile rental on-site storage	X	X	X	P	P	X	U	X
Automobile rental and/or sales	X	X	X	P	P	X	U	X
Automobile repair and/or service	X	X	X	P	P	X	U	X
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	U	X
Automobile service station - gasoline sales only	X	X	P	P	P	SUP	U	SUP
Automobile service station - repair incidental	X	X	X	P	P	SUP	U	SUP
Automobile and truck sales - service incidental	X	X	X	P	P	X	U	X
Automobile/vehicle inspection station	X	X	P	P	P	SUP	U	SUP
Use	O-1	B-1	B-2	B-3	I-1	SO	CI	GO
Automobile/vehicle storage	X	X	X	P	P	X	U	X

Automobile wrecker service	X	X	X	X	P	U	U	U
Bail bond facility	X	X	X	SUP	SUP			
Bait store	X	X	X	P	P	X	U	X
Bakery	X	X	P	P	P	U	U	U
Bank, savings & loan	X	X	P	P	P	U	U	U
Bar	X	X	X	SUP	SUP	U	U	U
Bar/tavern completely enclosed	X	SUP	P	P	P	U	U	U
Bar/tavern with outdoor entertainment area	X	X	SUP	P	P	U	U	U
Barber or beauty equipment and supplies	X	X	P	P	P	U	U	U
Barber or beauty shop	P	P	P	P	P	U	U	U
Bicycle sales and repair	X	X	P	P	P	U	U	U
Boat sales and service facility	X	X	X	SUP	SUP	X	U	X
Bookstore	P	P	P	P	P	U	U	U
Building specialty store	X	X	P	P	P	U	U	U
Cabinet or carpenter shop	X	X	X	P	P	X	U	X
Camera/photographic supply	X	X	P	P	P	P	U	P
Candy, nut and confectionery store	X	X	P	P	P	P	U	P
Carwash (automatic)	X	X	P	P	P	X	U	SUP

Carwash (self-service)	X	X	SUP	P	P	✗	⤵	X
Catering facility	X	X	P	P	P	⤵	⤵	U
CBD, hemp, medical marijuana, cannabis, THCa flower and/or vape businesses	X	P SUP	P	P	P			

Cemetery	X	X	X	SUP	SUP	⤵	⤵	U
Child care facility	SUP X	SUP X	P X	P	X SUP	⤵	⤵	U
Churches	P	P	P	P	P	P	P	P
Cleaning products	X	X	P	P	P	X	⤵	X

Clinic, dental or medical	P	P	P	P	X P	U	U	U
Clothing and accessory store	X	X	P	P	X SUP	U	U	U
Club or lodge (private)	X	X	X	SUP	SUP	U	U	U
Cold storage plant	X	X	X	SUP	P	X	U	X
Communications distribution hub	X	X	SUP	SUP	P	U	U	U
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	U	P
Contractor facility	X	X	P	P	P	X	U	X
Convenience store	X	X	P	P	P	U	U	U
Cosmetics store	P -X	P	P	P	X	U	U	U
Creamery	X	X	X	X SUP	P	U	U	U
Dairy product sales	X	X	P	P	P	U	U	U
Dance hall	X	X	X	SUP	SUP	U	U	U
Department and/or variety store	X	X	P	P	P	U	U	U
Drugstore	X	P -X	P	P	P	U	U	U
Dry cleaning - pickup station only	P	P	P	P	P	U	U	U
Dry cleaning plant	X	X	X	SUP	SUP	X	U	X
Electroplating	X	X	X	X	SUP	U	U	U
Entertainment—Indoor	X	SUP X	P	P	P	U	U	U
Entertainment—Outdoor	X	SUP X	SUP	P	P	U	P	U
Exterminator	X	X	X	P	P	X	U	X

Farm equipment sales and service	X	X	X	P	P	✗	⤵	X
Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	⤵	⤵	U
Firearms and/or ammunition	X	X	SUP	SUP	SUP	⤵	⤵	U
Fish market (fully enclosed)	X	X	P	P	P	⤵	⤵	U
Fish market, wholesale	X	X	X	✗ SUP	SUP	⤵	⤵	U
Flea market	X	X	X	P	P	⤵*	⤵	U*
Floor cleaning service	X	X	SUP	P	P	⤵	⤵	U
Floor covering sales	X	X	P	P	P	⤵	⤵	U
Floral shop	P	P	P	P	P	⤵	⤵	U
Food processing facility	X	X	X	✗ SUP	SUP	⤵	⤵	U
Food product sales	X	X	P	P	P	⤵	⤵	U
Freight depot (truck)	X	X	X	✗ SUP	SUP	⤵	⤵	U
Fruit and produce market	X	X	P	P	P	⤵	⤵	U
Funeral home/mortuary	X	X	SUP	P	P	⤵	⤵	U
Furniture repair and/or upholstery shop	X	X	X	P	P	⤵	⤵	U
Furniture sales	X	X	P	P	P	⤵	⤵	U
Garden specialty store	X	X	P	P	P	⤵	⤵	U
Gift shop	P X	P	P	P	✗ P	⤵	⤵	U
Glass, sheet - sales only	X	X	P	P	P	⤵	⤵	U

Grocery store w/food and produce market incidental	X	P	P	P	P	⬇	⬇	U
Gymnasium/physical fitness facility	X	X	P	P	P	⬇	⬇	U
Hardware store	X	X	P	P	P	⬇	⬇	U
Hobby supply store (crafts)	X	P	P	P	P	⬇	⬇	U
Hospital	X	X	X	P	P	⬇	⬇	U
Intradermal permanent cosmetics	X	SUP	SUP	P -SUP	P	⬇	⬇	U
Interior decorating studio	P	P	P	P	P	⬇	⬇	U
Jewelry sales and repair	P	P	P	P	P	⬇	⬇	U
Kennel	X	X	X	SUP	SUP	⬇	⬇	U
Laboratory, dental or medical	X	X	SUP	P	P	⬇	⬇	U
Laboratory, research	X	X	X	P	P	⬇	⬇	U
Laboratory, testing	X	X	X	X -SUP	P	⬇	⬇	U
Laundromat	X	X	P	P	P	⬇	⬇	U
Laundry supply - to include uniform/linen/diaper service	X	X	X	SUP	P	⬇	⬇	U
Leather goods or luggage store	X	P	P	P	P	⬇	⬇	U
Library	X	X	X	P	P	⬇	⬇	U
Locksmith	X	P	P	P	P	⬇	⬇	U
Lodging:								

Boarding house	X	SUP X	X SUP	X SUP	X	SUP	U	SUP
Convalescent ctr.	X	X	SUP	P	P	U	U	U
Nursing home	X	SUP -X	SUP	P -SUP	P X	U	U	U
Hotel	X	X	X	P	P	U	U	U
Inn	X	SUP X	P SUP	P SUP	X	U	U	U
Motel	X	X	X	P	P	U	U	U
Suite hotel	X	X	X	P	P	U	U	U
Lumberyard	X	X	X	SUP	P	X	U	X
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	U	X
Manufacturing	X	X	X	SUP	P	U	U	U
Medical equipment and supplies	X	X	P	P	P	U	U	U
Mobile food unit						U	U	U
Motorcycle sales, repair, and service	X	X	X SUP	SUP	P	U *	U	U*
Moving and transfer company	X	X	X	P	P	X	U	X
Museum	X	X	X	P	P	U	U	U
Music store	X	X	P	P	P	U	U	U
Nightclub/large tavern	X	X	SUP	SUP	SUP	U	U	U
Non-chartered financial institution	X	X	X	P	P	U	U	U

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Non-chartered financial institution	X	X	X	P	P	⤵	⤵	U

Non-chartered financial institution - Cont'd.								
Nonemergency medical transport service	X	X	P	P	P	SUP	U	SUP
Office equipment and supply	X	X	P	P	P	P	U	P
Office, professional Also see Clinic, dental or medical	P	P	P	P	P	U	U	U
Optical store	X	P	P	P	P	U	U	U
Paint and wallpaper	X	X	P	P	P	U	U	U

Park and ride	X	X	X	SUP	SUP	⤵	⤵	U
Parking lot or parking garage	X	X	P	P	P	⤵	⤵	U
Pawnshop	X	X	X	X SUP	P	⤵	⤵	U
Permanent makeup	P	P	P	P	P	⤵	⤵	U
Pet grooming	X	X	P	P	P	⤵	⤵	U
Pet store	X	X	P	P	P	⤵	⤵	U
Photographic equipment and supplies	X	X	P	P	P	P	⤵	P
Picture framing shop	X	X	P	P	P	P	⤵	P
Plant nursery I	SUP	SUP	P	P	P	SUP	⤵	SUP
Plant nursery II	X	X	SUP	SUP	SUP	⤵	⤵	U
Plant nursery III	X	X	SUP	P	P	⤵ *	⤵	U*

Plant nursery IV	X	X	X	P	P	U*	U	U*
Plant nursery sales, greenhouse	X	X	P	P	P	U*	U	U*
Playground equipment sales	X	X	X	P	P	U	U	U
Plumbing fixture store	X	X	P	P	P	U	U	U
Pool and spa sales	X	X	P	P	P	U*	U	U*
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	U	X
Post office	X	X	X	P	P	U	U	U

Printing and reproduction services	X	X	SUP	P	P	P	U	P
Propane facility	X	X	X	SUP	SUP	X	U	X
Radio or television station - without transmitter tower or disc	X	X	P	P	P	U	U	U
Recreational facility, neighborhood	X	X	X	P	P	U	U	U
Restaurant and/or food establishment - Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	X	P	P	P	P	U	U	U
Residential: Townhouse, loft, live-work, Mixed Use	SUP	SUP	P	P	P	P	X	P
Restaurant and/or food establishment (not completely enclosed)	X	X	SUP	P	P	U	U	U
Repair shop	X	X	X	P	P			

Retail outlet store	X	X	P	P	P	U	U	U
Salon specialty - tanning, reducing, nail, massage	X	P	P	P	P	U	U	U
School	X	X	X	P	P	U	U	U
School, vocational	X	X	X	P	P	U	U	U
Self-storage facility	X	X	P	P	P	X	U	X
Shoe sales and/or repair	X	X	P	P	P	U	U	U
Sign shop	X	X	SUP	P	P	X	U	X
Small arms firing range - indoor	X	X	X	SUP	SUP	SUP	U	X
Sporting goods store	X	X	P	P	P	U	U	U
Stamp and/or coin store	P	P	P	P	P	U	U	U
Stationery sales	X	P	P	P	P	U	U	U
Studio for fine arts	SUP	SUP	P	P	P	U	U	U
Tailor shop	X	P	P	P	P	U	U	U
Taxidermist	X	X	X	SUP	SUP	X	U	X
Telecommunication antennae/towers	X	X	X	SUP	SUP	U	U	U
Telephone sales - to include mobile	X	X	P	P	P	P	U	P
Temporary use	X	X	X	SUP	SUP	U	U	U
Theater, indoor	X	X	X	P	P	U	U	U

Theater, outdoor	X	X	X	SUP	SUP	✗	⤵	X
Tobacco store	X	X	P	P	P	⤵	⤵	U
Tool and equipment rental	X	X	P	P	P	⤵	⤵	U
Toy store	X	X	P	P	P	⤵	⤵	U
Trophy sales	X	P	P	P	P	⤵	⤵	U
Truck (heavy) repair/maintenance	X	X	X	X	P	⤵	⤵	U
University, College, Higher Education	X	X	X	P	✗ P	⤵	⤵	U
Videotape sales and rental	X	X	P	P	P	⤵	⤵	U
Warehouse storage facility	✗ X	X	X	P	P	✗	⤵	X
Watch and clock repair	X	P	P	P	P	⤵	⤵	U
Welding shop	X	X	X	✗ SUP	P	⤵	⤵	U
Wholesale facility	X	X	X	P	P	✗	⤵	X

(Ordinance 11-024 adopted 9-20-11; 2008 Code, sec. 14.02.381; Ordinance 14-02, sec. II(C), adopted 4-14-14; Ordinance 2019-9, ex. A, adopted 2-19-19; Ordinance 2020-35 adopted 7-21-20; Ord. No. 2021-20, § 1, 4-20-2021; Ord. No. 2021-30, § 1, 7-20 -2021; Ord. No. 2022-49, § 1, 10-18-2022; Ord. No. 2023-16, § 2, 5-16-2023; Ord. No. 2024-39, § 1, 9-17-2024; Ord. No. 2025-12, § 2, 5-20-2025)

Amendment to Chapter 15 Zoning Permitted Use Table

City Council Meeting
Michael Gallardo, Planning and Zoning Director
August 18, 2026

Summary

- Question - Should City Council approve the Amendments to Chapter 15 Zoning Division 7 Permitted use Table
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - The amendments will align Zoning Regulations with the City's Comprehensive Master

Purpose/Background

- On April 28, 2026, the Planning and Zoning Commission met with City Council to discuss recommendations provided by the Commission to the Permitted Use Table
- On June 10, 2026, City Council held a Special City Council Meeting to review the recommendations and proceeded to provide changes and updates

Proposed Revisions

- City Council approved to Amend the following:
- Sec.15.02.381 “Permitted Use Table”
 - Amended to delete “Bar” and “Stationary Sales” as Uses
 - Amended to add the term “Mixed Use” to Residential Use
 - Amended to add the terms “College” and “Higher Education” to University Use

Proposed Revisions (Cont.)

- City Council approved to Amend the following:
- Sec.15.02.381 “Permitted Use Table”

Use	O-1	B-1	B-2	B-3	I-1	SO	EO	GO	Notes
Art gallery	X	P X	P	P	P	U	U	U	
Bar	X	X	X	SUP	SUP	U	U	U	
CBD, hemp, medical marijuana, cannabis, THCa flower and/or vape businesses	X	P SUP	P	P	P				***Shall not be located within a radius of 5,000 feet from the nearest existing CBD, medical marijuana, cannabis, THCa flower, edibles, Delta 8, Delta 9 THC, hemp, and/or vape business. ***Shall not be located within 5,000 feet from the following land uses: religious institutions, school or day care facility, bar or liquor store, and pawnshops.

Proposed Revisions (Cont.)

Use	O-1	B-1	B-2	B-3	I-1	SO	CO	GO	Notes
<u>Child care</u> facility	SUP X	SUP X	P X	P	X SUP	U	U	U	**See section 15.02.316, " <u>Child care</u> facilities"
Clinic, dental or medical	P	P	P	P	X P	U	U	U	
Clothing and accessory store	X	X	P	P	X SUP	U	U	U	
Cosmetics store	P -X	P	P	P	X	U	U	U	
Creamery	X	X	X	X SUP	P	U	U	U	
Drugstore	X	P -X	P	P	P	U	U	U	
Entertainment—Indoor	X	SUP X	P	P	P	U	U	U	

Proposed Revisions (Cont.)

Entertainment— Outdoor	X	SUP X	SUP	P	P	U	P	U	
Fish market, wholesale	X	X	X	X SUP	SUP	U	U	U	
Food processing facility	X	X	X	X SUP	SUP	U	U	U	
Freight depot (truck)	X	X	X	X SUP	SUP	U	U	U	
Gift shop	P -X	P	P	P	X -P	U	U	U	
Intradermal permanent cosmetics	X	SUP	SUP	P SUP	P	U	U	U	
Laboratory, testing	X	X	X	X SUP	P	U	U	U	
Lodging:									
Boarding house	X	SUP X	X SUP	X SUP	X	SUP	U	SUP	**Also see section 15.02.314, "Residential use table"
Nursing home	X	SUP X	SUP	P SUP	P X	U	U	U	
Hotel	X	X	X	P	P	U	U	U	
Inn	X	SUP X	P SUP	P SUP	X	U	U	U	
Motorcycle sales, repair, and service	X	X	X SUP	SUP	P	U *	U	U*	*In SO -and GO: Sales only. Where permitted, requires SUP
Pawnshop	X	X	X	X SUP	P	U	U	U	

Proposed Revisions (Cont.)

Use	O-1	B-1	B-2	B-3	I-1	SO	CO	GO	Notes
Residential: Townhouse, loft, live-work, Mixed Use	SUP	SUP	P	P	P	P	X	P	Allowed only per standards in the SO or GO district
Stationery sales	X	P	P	P	P	U	U	U	
University, College , Higher Education	X	X	X	P	X P	U	U	U	
Warehouse storage facility	P X	X	X	P	P	X	U	X	
Welding shop	X	X	X	X SUP	P	U	U	U	

Fiscal Impact

- N/A

Recommendation

- Staff recommends approval of the amendments to Chapter 15 Zoning Division 7 Permitted Use Table

Goals and Objectives

- *Transparency:* To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.

MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026
TO: Mayor and Council
FROM: Michael Gallardo, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT:

Presentation, Discussion and Possible Action on an Ordinance Amending Chapter 4 Business Regulations Article 4.03 Alcoholic Beverages, Division 3 Bring Your Own Bottle (BYOB) Establishments to Amend Section 4.03.047 Permit Approval to limit BYOB Permits to No More Than Four (4) Permits and Repealing Ordinance 2023-24

PURPOSE:

The purpose of this item is to consider a request to amend Chapter 4 Business Regulations, Section 4.03.047 Permit Approval, Permit Expiration Renewal (E)(3) and should read as follows:

(3) An establishment may not be granted more than four permits.

STAFF COMMENTS:

The amendments to Chapter 4 Business Regulations will provide clarity and establish that an applicant cannot exceed a total of four BYOB permits.

FISCAL IMPACT:

N/A

RECOMMENDATION

Staff recommends that Council approve the proposed amendment to Chapter 4 Business Regulations.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING THE AMENDING THE LEON VALLEY CODE OF ORDINANCE, CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.03 ALCOHOLIC BEVERAGES, DIVISION 3 BRING YOUR OWN BOTTLE (BYOB) ESTABLISHMENTS, AMENDING SECTION 4.03.047(E)(1) TO LIMIT BYOB PERMITS TO NO MORE THAN FOUR PERMITS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; SAVINGS; AN EFFECTIVE DATE; NOTICE OF OPEN MEETING CLAUSES AND PROVIDING FOR A PENALTY.

WHEREAS Chapter 51 of the Local Government Code grants the city the authority to adopt an ordinance or rule that is for the good government, peace, or order of the municipality, or for the trade and commerce of the municipality; and is necessary or proper for carrying out a power granted by law to the municipality;

WHEREAS the City of Leon Valley wishes to update Chapter 4, Business Regulations, Article 4.03 Alcoholic Beverages, Division 3 Bring Your own Bottle (BYOB) Establishments, Section 4.03.047(E)(1) governing the number of BYOB permits allowed within City limits; and

WHEREAS the City council further finds and determines that the amendment adopted hereby serves to benefit the health, safety, and welfare, of the citizens of Leon Valley; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. Chapter 4 Business Regulations, Article 4.03 Alcoholic Beverages, Division 3 Bring Your own Bottle (BYOB) Establishments, Section 4.03.047(E)(1) is hereby amended as stated in Exhibit A, attached hereto and incorporated herein.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof

or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 1st day of September 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

Exhibit A

ARTICLE 4.03 ALCOHOLIC BEVERAGES¹

DIVISION 1. GENERALLY

Sec. 4.03.001 Penalty

Each violation of this article shall be punishable by a fine in accordance with section 1.01.009 of this Code. Each day shall constitute a separate offense.

(1972 Code, sec. 13.302; 2008 Code, sec. 4.03.001; Ordinance adopting 2017 Code)

Secs. 4.03.002—4.03.030 Reserved

DIVISION 2. LICENSE AND PERMIT FEES²

Sec. 4.03.031 Definitions

Except as otherwise provided in this section, all words, and phrases in this article, which are defined in the Texas Alcoholic Beverage Code, shall, for the purposes of this article, have the definition ascribed to them in such Act.

Code means the Texas Alcoholic Beverage Code as same may be amended, revised or re-codified in the future.

(Ord. No. 2022-54 , § II, 12-6-2022)

Sec. 4.03.032 Code adopted

The Texas Alcoholic Beverage Code is hereby adopted and made part of this article by reference for all purposes as though fully set out herein.

(Ord. No. 2022-54 , § II, 12-6-2022)

¹State law reference(s)—Regulation of alcoholic beverages generally, V.T.C.A., Alcoholic Beverage Code; local regulation of alcoholic beverages, V.T.C.A., Alcoholic Beverage Code, § 109.31 et seq.

²Ord. No. 2022-54 , § II, adopted December 6, 2022, amended in its entirety the former Division 2, §§ 4.03.031—4.03.036, and enacted a new Division 2 as set out herein. The former Division 2 pertained to similar subject matter and derived from 1972 Code, secs. 13.101—13.104, 13.201, 13.301; 2008 Code, secs. 4.03.031—4.03.036.

State law reference(s)—Local fee authorized on alcoholic beverage permits, V.T.C.A., Alcoholic Beverage Code, § 11.38; local fee authorized on alcoholic beverage licenses, V.T.C.A., Alcoholic Beverage Code, § 61.36.

Sec. 4.03.033 Hours for sale and consumption

The "Standard Hours Area" provisions as established by Chapter 105 of the Texas Alcoholic Beverage Code are hereby adopted for the City of Leon Valley.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Ord. No. 2023-36 , § II, adopted September 19, 2023, repealed § 4.03.033 and renumbered the remaining sections, 4.03.034—4.03.040, as 4.03.033 through 4.03.039. The original § 4.03.033 pertained to sales near churches, public schools, or private schools and derived from Ord. No. 2022-54 , § II, December 6, 2022.

Sec. 4.03.034 Late hours permit

- (a) *Adoption of extended hours by city.* All establishments in the city limits and in compliance with the conditions of the city late hours permit will have their application for extended hours approved by the city secretary. The late-hours permit holder may thereafter legally offer alcohol for sale between midnight and 2:00 a.m. on any day, as prescribed by Texas Alcoholic Beverage Code §§ 105.03 and 105.05.
- (b) *Application for late hours permits.* Establishments seeking extended sale of alcohol hours must file an application for a permit with the Texas Alcoholic Beverage Commission and with the office of the city secretary. Applications for late-hour permits must be approved by the city secretary before an establishment can observe extended hours in the city. An establishment seeking a permit from the city must pay a fee of one-half of the fee charged by the state for a mixed beverage late-hours permit, except when said fee is waived according to the provisions of the Texas Alcoholic Beverage Code and those that are issued a permit in compliance with Texas Health and Safety Code § 437.0123 or § 437.012.
- (1) An application for a permit must include but may not be limited to the following provisions: name, title, address, and telephone number of the authorized representative of the applicant.
- (2) The application must include a sworn affidavit demonstrating that:
 - a. At least 51 percent of the establishment's gross daily receipts will be non-alcohol; and
 - b. The establishment will continue offering for sale food or its other non-alcohol commodities or services for the duration of the extended alcohol service hours.
- (3) The city secretary shall make a determination on an application for a permit on or before the 30th day after the date the application was filed.
- (c) *Appeals process.* An applicant or permittee whose application is denied, or permit is revoked by the city secretary under the provisions of this article may appeal the city secretary's decision to city council.
- (d) *City late hours permit.* The city secretary may not grant a permit unless the applicant has complied with the requirements of the application. Continued operation of late hours is conditioned on compliance with the statements in the affidavit for the entirety of the permit period. The non-refundable fee for the certification of the application by the city secretary is \$25.00.
- (1) The permit must show that the establishment may:
 - a. Legally offer alcohol for sale between midnight and 2:00 a.m. any day, as prescribed by Texas Alcoholic Beverage Code, §§ 105.03 and 105.05.
 - b. Conditioned on:
 - 1. At least 51 percent of the establishment's gross daily receipts being non-alcohol; and

2. The establishment continuing to offer the sale food or its other non-alcohol commodities or services for the duration of the extended alcohol service hours; and
- c. The time frame for which the permit is valid.
- (2) *Compliance procedure.* The permit holder shall fully cooperate with city officials, the Texas Alcoholic Beverage Commission, and local law enforcement in their efforts deemed reasonably necessary to ensure compliance with the conditions of the permit. Compliance may be assessed by, but is not limited to, the following mechanisms: random audits, checking receipts upon yearly application, and reporting by citizens.
- (3) *Expiration.* The permit will expire at the end of the calendar year (new business will be prorated). The establishment must apply for the permit every January 1 of each year. to maintain extended hours. The establishment's compliance with the conditions of the permit will be formally re-evaluated with each yearly application.
- (4) *Permit revocation.* If a permit holder fails to comply with this article or applicable state law, a permit issued under this article may be revoked for a period of six months.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.035 City fees levy

- (a) *Levy against permit.* The city does hereby levy a city alcoholic beverage fee equal to one-half of the state fee, as provided by Section 11.38, of the Texas Alcoholic Beverage Code and other relevant provisions of said code, against each permit issued. Notwithstanding the forgoing, the following shall be exempted from the levy:
 - (1) Agent's, industrial, carrier's, private carrier's, private club registration, local cartage, storage, and temporary wine and beer retailer's permits.
 - (2) Wine and beer retailer's permit issued for a dining, buffet, or club car; and
 - (3) A mixed beverage permit during the three-year period following the issuance of the permit.
- (b) *Levy against licenses.* The city does hereby levy a city alcoholic beverage fee equal to one-half of the state fee, as provided by Section 61.36, of the Texas Alcoholic Beverage Code and other relevant provisions of said Code, against every permittee who is domiciled within the corporate limits of the city and who holds a permit from the state alcoholic beverage commission for the purchase, transportation, importation, sale or manufacture of alcoholic beverages or other permits in regard thereto; except a temporary or agent's beer license, issued for premises located within the county.
 - (1) A licensee who sells an alcoholic beverage without first having paid a fee levied under this section commits a Class "C" misdemeanor punishable by a fine of not less than \$10.00 nor more than \$200.00.

This section does not apply to those who are issued a permit in compliance with Texas Health and Safety Code § 437.0123 or § 437.012.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.036 Beverage fee due date; fees for portion of year; separate fee for each outlet

- (a) All fees levied by this article shall be due and payable annually from the date of the issuance of the permit or license issued by the state alcoholic beverage commission, unless such fee is collected for only a portion of the year. In such event, the fee required shall cover the period of time from the date of such permit to midnight of the last day of August succeeding and only the proportionate part of the fee levied for such permit shall be collected. The fractional part of any month remaining shall be counted as one month in calculating the fee which shall be due.
- (b) A separate fee shall be paid for each sales location in this city.
- (Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.037 Refund of fees

No refund of the fee shall be made for any reason, except when the permittee is prevented from continuing in business by reason of the result of a local option election, or a rejection of an application for a permit by the state alcoholic beverage commission or its administrator.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.038 Display of city alcoholic beverage Permit

The City of Leon Valley Alcoholic Beverage Permit shall be displayed in a conspicuous place at all times on the licensed premises. Failure to so display said permit shall constitute a Class "C" misdemeanor punishable by a fine of not less than \$10.00 nor more than \$200.00.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.039 Cancellation or denial of license or permit

- (a) The commission or administrator may cancel or deny a license for the retail sale of alcoholic beverages, including a license held by the holder of a food and beverage certificate, if it finds that the license holder or applicant has not paid delinquent ad valorem taxes due on that licensed premises or due from a business operated on that premises to any taxing authority in the county of the premises. For purposes of this subsection, a license holder or applicant is presumed delinquent if the payment of taxes due from the license holder or applicant:
- (1) Is placed on a delinquent tax roll prepared under Section 33.03, Tax Code.
 - (2) Has received a notice of delinquency under Section 33.04, Tax Code; and
 - (3) Has not made the payment required under Section 42.08, Tax Code.
- (b) The city may cancel or deny an application or permit issued by the city if the permit holder or applicant has not paid delinquent ad valorem taxes due on the permitted premises or due from a business operated on the premises to any taxing authority in the county of the premises. Failure to renew on time with the city may also result in permit cancellation.

(Ord. No. 2022-54 , § II, 12-6-2022; Ord. No. 2023-36 , § II, 9-19-2023)

Editor's note(s)—See editor's note at § 4.03.033.

Sec. 4.03.040 Reserved

DIVISION 3. BRING YOUR OWN BOTTLE (BYOB) ESTABLISHMENTS

Sec. 4.03.041 Short title and purpose

- (a) This division may be known and cited as "BYOB establishments."
- (b) The purpose of this division is to protect the welfare of the citizens of the City of Leon Valley by monitoring and regulating BYOB businesses. To this end, this division establishes a permit program for BYOB businesses, imposes regulations of business operations of BYOB businesses, and imposes civil and criminal penalties for violations of this division by BYOB businesses.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.042 Definitions

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this division.

- (a) It is a common practice for an establishment that is open to the public, not licensed or permitted by the Texas Alcoholic Beverage Commission to sell or serve alcoholic beverages to allow its patrons to bring their own alcoholic beverages onto the premises for possession or consumption. This practice is often referred to as "BYOB," an acronym for "bring your own bottle."

- (b) In this division:

Alcoholic beverage has the meaning assigned by the Texas Alcoholic Beverage Code.

BYOB permit means a permit, issued pursuant to this division, to operate a BYOB venue.

BYOB venue or *event* means an establishment to which this division applies, as prescribed by section 4.03.043.

Department means the Planning and Zoning Department of the City of Leon Valley.

Director means the director of the planning and zoning department or designated agent.

Premises means the grounds and all buildings, vehicles, and appurtenances pertaining to the grounds, including any adjacent premises if they are directly or indirectly under the control of the same person.

Public place means any place accessible by the public, a business or public facility, a way or place, of whatever nature, opened to use of the public as a matter of right, or for purposes of vehicular travel as a street, or in the case of a sidewalk thereof, for pedestrian travel.

Restaurant means an establishment engaged in the preparation and retail sale of food and beverages for on-premise consumption or in a ready-to-consume state. To qualify as a restaurant under this chapter, the establishment must produce at least 80 percent of its total revenue, exclusive of tips and gratuities, from the provision of food service.

Operator is a manager or supervisor who leads and oversees the organization/business's employees and operations in the absence of the owner.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.043 Applicability

- (a) Except as provided in (b) below, this division applies to an establishment that:
 - (1) Is not licensed or permitted by the Texas Alcoholic Beverage Commission to sell or serve alcoholic beverages; and
 - (2) Allows patrons to bring alcoholic beverages onto the premises for possession and consumption.
- (b) This chapter division does not apply to:
 - (1) A residence;
 - (2) An establishment operated by a governmental entity;
 - (3) A private club, as defined by the Texas Alcoholic Beverage Code;
 - (4) A fraternal or veteran's organization, as defined by the Texas Alcoholic Beverage Code;
 - (5) A college and university use;
 - (6) A religious assembly use;
 - (7) A restaurant;
 - (8) A licensed farmer's market;
 - (9) A banquet hall; or
 - (10) A theater use.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.044 Notice

- (a) Official mailed notice shall be by certified tracking.
- (b) Notice to a permit holder may be delivered to the manager at the BYOB venue and is effective on delivery.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.045 Administrative rules

The director shall adopt administrative rules to implement, administer, and enforce this chapter [division].

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.046 Permit required

- (a) A person shall obtain a permit issued by the department before the person may operate a BYOB venue. A BYOB establishment may operate for a period of no longer than 90 days, and under special circumstances.
- (b) The director must take all approved BYOB permit applications directly to the city council for approval.

- (c) If approved by the city council, the business must apply for an alcoholic permit from the city, and it must be fully displayed at the approved establishment.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.047 Permit approval

- (a) The planning and zoning director shall approve a permit application if the director determines that the applicant and the proposed BYOB establishment meets the requirements of this section.
- (b) The director shall deny a permit application if the director determines that:
 - (1) The applicant is under the age of 21 years;
 - (2) Any owner, operator, employee, and/or staff member had a TABC permit that was involuntarily cancelled or suspended within the preceding 12-month period;
 - (3) The applicant provided incorrect or incomplete information on the application; or
 - (4) The owner and operator of the BYOB establishment has been convicted of a criminal offense.
- (c) The director shall give written notice of a denial of an application to the applicant.
 - (1) An applicant may appeal a denial of a permit application to the director in writing within ten days of notice of denial and request for city council to overturn the denial. A city council hearing will require two city council members to vote to place the item on the agenda.
 - (2) If denied, an applicant may not re-apply for a period of 12 months.
- (d) Permit is not transferable. A permit issued under this section is not transferable to another person and/or business. Any change in ownership of a BYOB establishment, including, but not limited to, the sale of the BYOB establishment or any ownership interest therein, shall require the purchaser or transferee to submit a permit application.
- (e) Permit expiration, renewal.
 - (1) The city council may only approve a maximum period of 90 days for a permit.
 - (2) The owner shall file an application for permit renewal if they wish to continue operating as a BYOB after 90 days.
 - (3) An establishment may not be granted more than four ~~consecutive~~ permits.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. 4.03.048 Permit revocation

The planning and zoning director may suspend or revoke the permit for good cause. The holder of the permit may appeal the suspension or revocation within ten days of receiving notice to the city council. The city council may uphold or overturn the suspension or revocation after notice and public hearing.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Sec. A17.011 BYOB establishments

BYOB establishment permit fee (per application): \$80.00.

(Ord. No. 2023-24 , § 2, 8-1-2023)

Amendment to Chapter 4 Business Regulations BYOB

City Council Meeting
Michael Gallardo, Planning and Zoning Director
August 18, 2026

Summary

- Question - Should City Council approve the Amendments to Chapter 4 Business Regulations
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - All amendments follow State Law

Purpose/Background

- Update to Chapter 4 Business Regulations to Amend Section 4.03.047(E)(1) Permit Approval to limit BYOB Permits to no more than Four Permits
- Amend Section 4.03.047 Permit Approval, Permit Expiration Renewal (E)(3)
 - (3) An establishment may not be granted more than four ~~consecutive~~ permits.

Fiscal Impact

- N/A

Recommendation

- Staff recommends approval of the amendments to Chapter 4 Business Regulations Article 4.03 Alcoholic Beverages, Division 3 Bring Your Own Bottle (BYOB) Establishments, Section 4.03.047(E)(1)

Goals and Objectives

- *Transparency:* To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.

MAYOR AND COUNCIL COMMUNICATION

DATE: August 18, 2026

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: 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;

PURPOSE & BACKGROUND

The purpose of this item is to consider amendments to Chapter 3, Article 3.02, Division 1 of the Leon Valley Code of Ordinances relating to vacant commercial property and vacant buildings.

The proposed amendments would expand the City's existing Vacant Building Registration Program to address vacant commercial property and establish requirements for securing such property with perimeter fencing. Under the proposed ordinance, vacant commercial property would generally include property located within a commercial or industrial zoning district, or property lawfully used for a commercial, industrial, or business purpose, that has remained without an occupied building or active lawful business use for a continuous period of ninety (90) days.

The proposed ordinance would require applicable vacant commercial property to be enclosed by a perimeter fence at least six (6) feet in height and constructed of chain link, wrought iron, or another durable material approved by the Director. The fencing must be properly secured and maintained and may not interfere with required visibility, drainage, fire department access, utilities, sidewalks, public rights-of-way, or other required access.

The proposed amendments are intended to promote the health, safety, and welfare of the community by helping deter unauthorized access, vandalism, illegal dumping, graffiti, accumulation of waste, and other nuisance or unsafe conditions that may occur on vacant commercial property.

The ordinance also provides reasonable exceptions for certain properties, including property actively under construction or development pursuant to a valid City-issued permit, authorized temporary uses, governmental property, and circumstances in which fencing would interfere

with drainage, utilities, public access, or other public health or safety requirements. The Director may also approve an alternative method of securing a property when strict compliance is impracticable and the alternative provides an equivalent or greater level of protection.

Existing vacant commercial properties would be provided one hundred twenty (120) days from the effective date of the ordinance to comply. Thereafter, property owners subject to the ordinance would be required to comply within sixty (60) days after written notice from the Director.

FISCAL IMPACT

The property owner will be responsible for all applicable fence permit, inspection, and reinspection fees as established in Appendix A of the Leon Valley Code of Ordinances. The current fence permit fee is \$75.00.

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2026

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; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley, Texas ("City"), is a home-rule municipality possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution and the City's Home Rule Charter; and

WHEREAS, the City Council previously adopted regulations governing vacant commercial and industrial buildings for the purpose of protecting the health, safety, and welfare of the public and establishing standards for the registration, inspection, maintenance, and security of such properties; and

WHEREAS, the City Council finds that vacant commercial and industrial properties, including properties without occupied buildings or active lawful business uses, may create conditions conducive to unauthorized access, illegal dumping, accumulation of weeds and litter, vandalism, fire hazards, and other conditions detrimental to the health, safety, and welfare of the community; and

WHEREAS, the City Council finds that requiring vacant commercial property to be appropriately secured and maintained will assist in preventing unauthorized access and reducing potential public health and safety hazards associated with vacant property; and

WHEREAS, the City Council finds that perimeter fencing of vacant commercial property, subject to reasonable exceptions and alternative methods of securing property when appropriate, is a reasonable means of protecting the public while allowing consideration of the physical characteristics and circumstances of individual properties; and

WHEREAS, the City Council further finds that perimeter fencing should not interfere with required visibility, drainage facilities, emergency access, utilities, sidewalks, public rights-of-way, or other public health and safety requirements; and

WHEREAS, the City Council desires to amend Chapter 3, Article 3.02, Division 1 of the Leon Valley Code of Ordinances to establish standards applicable to vacant commercial property and require the installation and maintenance of perimeter fencing as more specifically provided in Exhibit “A” attached hereto; and

WHEREAS, the City Council finds that the amendments contained herein are in the best interests of the City and promote the public health, safety, and general welfare of the citizens of Leon Valley.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

SECTION 1. FINDINGS

The findings and recitations contained in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. AMENDMENT

Chapter 3, “Building Regulations,” Article 3.02, “Technical and Construction Codes and Standards,” Division 1, of the Leon Valley Code of Ordinances is hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein for all purposes.

The amendments include, but are not limited to:

1. Renaming the applicable subdivision as the “Vacant Commercial Property and Building Registration Program”;
2. Establishing a definition for “perimeter fence”;
3. Establishing a definition for “vacant commercial property” and identifying property that is excluded from such definition;
4. Authorizing inspection of perimeter fencing required by the division; and
5. Establishing requirements for the installation, maintenance, security, and inspection of perimeter fencing surrounding vacant commercial property.

The revised Exhibit A presently defines vacant commercial property to include property within a commercial or industrial zoning district, or property lawfully used for commercial, industrial, or business purposes, when it contains no occupied building or active lawful business use. It also establishes exceptions for active permitted development, authorized temporary uses, governmental property, and certain circumstances involving drainage, utilities, access, or public health and safety.

SECTION 3. INITIAL COMPLIANCE PERIOD

Notwithstanding any other provision of this Ordinance or Exhibit “A,” an owner of vacant commercial property existing on the effective date of this Ordinance shall have one hundred twenty (120) days from the effective date of this Ordinance to bring the property into compliance with the perimeter fencing requirements established herein.

Following expiration of the initial one-hundred-twenty-day compliance period, properties that become subject to the requirements of Section 3.02.018 shall comply within the time period established by that section following written notice from the Director.

SECTION 4. PURPOSE AND CONSTRUCTION

The requirements established by this Ordinance are intended to protect public health and safety, discourage unauthorized access, and promote the safe maintenance of vacant commercial property.

Nothing in this Ordinance shall be interpreted to authorize the obstruction of drainage facilities, fire lanes, emergency access, utilities, sidewalks, public rights-of-way, public or private easements, or other legally required access.

The Director may approve an alternative method of securing property when authorized by Section 3.02.018 and when the alternative provides an equivalent or greater level of protection against unauthorized access and threats to public health and safety.

SECTION 5. ENFORCEMENT AND PENALTIES

A violation of the provisions adopted by this Ordinance shall be enforced in accordance with the enforcement and penalty provisions applicable to Division 1 of Article 3.02 of the Leon Valley Code of Ordinances and any other remedies available to the City under applicable law.

The existing Division 1 penalty provision makes a violation an offense, treats each day or portion of a day as a separate offense, and provides for a fine not exceeding \$2,000, together with other available enforcement remedies.

SECTION 6. REPEALER

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict. All provisions of the Code of Ordinances of the City of Leon Valley not amended or repealed by this Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application thereof to any person or circumstance, is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or their application to other persons or circumstances shall not be affected thereby.

SECTION 8. SAVINGS

All rights and remedies of the City of Leon Valley are expressly saved as to any and all violations of any ordinance affecting vacant buildings or commercial property that have accrued at the time of the effective date of this Ordinance. Any pending enforcement

matter shall not be affected by the adoption of this Ordinance and may be prosecuted or enforced under the ordinance in effect at the time the violation occurred.

SECTION 9. PUBLICATION

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty provisions of this Ordinance as required by law and the City Charter.

SECTION 10. EFFECTIVE DATE

This Ordinance shall become effective upon passage, approval, and publication as required by law.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley this the XXXst day of September 2026.

APPROVED

**CHRIS RILEY
MAYOR**

Attest:

**SAUNDRA PASSAILAIGUE, TRMC
City Secretary**

Approved as to Form:

**Art Rodriguez
City Attorney**

ARTICLE 3.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

DIVISION 1. GENERALLY

Subdivision 3.02.001 Vacant **Commercial Property** and Building Registration Program

Sec. 3.02.002 Definitions

In this section:

Building—means a structure for the support or shelter of any use or occupancy.

City—means the City of Leon Valley.

Certificate of registration—means a certificate of registration issued by the director under this chapter to the owner or operator of a vacant building.

Director—means the director of the department designated by the city manager to enforce and administer this chapter and includes any representatives, agents, or department employees designated by the director.

Dwelling unit—means one or more rooms designated to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.

Occupied—means that one or more persons conduct business in or reside in at least 50 percent of the total area of the building (excluding stairwells, elevator shafts, and mechanical rooms) as the legal or equitable owner, operator, lessee, or invitee on a permanent, nontransient basis, pursuant to and within the scope of the valid certificate of occupancy.

Owner—means a person in whom is vested the ownership or title of the real property, including but not limited to:

- (1) The holder of a fee simple title;
- (2) The holder of a life estate;
- (3) The holder of a leasehold estate for an initial term of five years or more;
- (4) The buyer in a contract for deed;
- (5) A mortgagee, receiver, executor, or trustee in control of the real property;
- (6) The named grantee in the last recorded deed; and
- (7) Not including the holder of a leasehold estate or tenancy for an initial term of less than five years.

***Perimeter fence*—A continuous, secure barrier not less than six feet in height, constructed of a chain link fence or wrought iron, or another durable fencing material approved by the director.**

Person—means any individual, corporation, organization, partnership, association, governmental entity, or any other legal entity.

Premise or property—means a lot, plot, or parcel of land, including any structures on such land.

Registrant—means a person issued a certificate of registration for a vacant building under this division.

Structure—means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some defined manner.

Vacant building—means a commercial or industrial building located within the city limits of the City of Leon Valley that, regardless of its structural condition, is not occupied or is occupied by a person without legal right of occupancy. There is a presumption of vacancy if all lawful uses in the buildings have ceased or reasonably appear to have ceased.

Vacant commercial property means any lot, tract, parcel, or portion thereof located within a commercial or industrial zoning district, or lawfully used for a commercial, industrial, or business purpose, that contains no occupied building or active lawful business use for a continuous period of ninety (90) days.

Property shall not be considered vacant commercial property when:

- 1. The property is actively under construction or development pursuant to a valid City-issued permit and work is progressing in accordance with such permit;**
- 2. The property is being actively used for an authorized temporary use approved by the City;**
- 3. The property is owned or controlled by the City of Leon Valley or another governmental entity; or**
- 4. The Director determines that fencing would interfere with required drainage, utilities, public access, or another public health or safety requirement.**

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.1), 2-7-2023)

Sec. 3.02.003 Authority of director

The director shall implement and enforce this division and may by written order establish such rules, regulations, or procedures, not inconsistent with this division, as the director determines are necessary to discharge any duty under or to effect the policy of this division.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.2), 2-7-2023)

Sec. 3.02.004 Delivery of notices

Any written notice that the director is required to give an applicant or registrant under this chapter is deemed to be delivered:

- (1) On the date the notice is hand delivered to the applicant or registrant; or
- (2) Three days after the date the notice is placed in the United States mail with proper postage and properly addressed to the applicant or registrant at the address provided for the applicant or registrant in the most recent registration application.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.3), 2-7-2023)

Sec. 3.02.005 Violations; penalty

(a) A person who violates a provision of this division, or who fails to perform an act required of the person by this division, commits an offense. A person commits a separate offense each day or portion of day during which the violation is committed, permitted, or continued.

(b) Criminal penalties:

- (1) An offense under this division is punishable by a fine not to exceed \$2,000.00.

- (2) An offense under this division is punishable by a fine of not less than \$500.00 for a first conviction of a violation of this division.
- (3) The minimum fine established under subsection (b)(2) will be doubled for the second conviction of the same offense within any 24-month period and trebled for a third and subsequent convictions of the same offense within a 24-month period. At no time shall the fine exceed the maximum fine established in subsection (b)(1) above.
- (4) As an alternative to imposing the criminal penalty prescribed in subsection (b) above, the city may impose administrative penalties, fees, and court costs as authorized by Section 54.044 of the Texas Local Government Code for an offense of this division.
- (5) The penalties provided for in subsections (a) and (b) are in addition to any other enforcement remedies that the city may have under city ordinances and state or federal law.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.4), 2-7-2023)

Sec. 3.02.006 Registration and inspection of buildings

- (a) A person commits an offense if the person owns or operates a vacant building without a valid certificate of registration. A separate certificate of registration is required for each street address at which any vacant building is located, regardless of any separate occupied buildings that may also be located at the same street address. If more than one vacant building is located at the same street address, only one certificate of registration is required for all the vacant buildings.
- (b) It is a defense to prosecution under this section that:
 - (1) The building was occupied within the 45-day period preceding the date of the offense;
 - (2) At the time of the alleged offense, the building was in the process of being renovated, rehabilitated, repaired, or demolished (pursuant to appropriate and valid permits being issued by the building inspector (if required) and had been occupied within the 90-day period preceding the date of the alleged offense.
 - (3) At the time of the alleged offense, the building was in the process of being actively marketed and advertised for lease or for sale and had been occupied within the 90-day period preceding the date of the alleged offense.
 - (4) Within the 90-day period preceding the date of the offense, the building suffered damage or destruction from fire, flood, storm, or similar event that rendered the building incapable of being occupied, except that this defense does not apply if the building was rendered incapable of being occupied by the intentional act of the owner, operator, lessee, or other invitee or an agent of an owner, operator, lessee, or other invitee; or
 - (5) The building was owned by the City of Leon Valley, the Northside Independent School District, the State of Texas, or the United States government.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.5), 2-7-2023)

Sec. 3.02.007 Registration application

- (a) To obtain a certificate of registration for a vacant building, a person must submit an application on a form provided for that purpose to the director. The applicant must be the person who will own, control, or operate the vacant building. The application must contain all the following information:

- (1) The name, street address, mailing address, and telephone number of the applicant or the applicant's authorized agent.
 - (2) The name all street addresses, and the main telephone number, if any, of the vacant building, and a description of the type of property it is (such as, but not limited to, a commercial building, apartment complex, warehouse, hotel, boarding home, group home, loft, townhome, condominium, or single-family residence).
 - (3) The names, street addresses, mailing addresses, and telephone numbers of all owners of the vacant building and any lien holders and other persons with a financial interest in the vacant building.
 - (4) The name, street address, mailing address, and telephone number of a person or persons to contact in an emergency.
 - (5) The form of business of the applicant (and owner, if different from the applicant), the name, street address, mailing address, and telephone number of a high managerial agent of the business and, if the business is a corporation or association, a copy of the documents establishing the business.
 - (6) Proof of insurance required by this section.
 - (7) The number of buildings (including vacant and occupied buildings), dwelling units, swimming pools, and spas located in or on the premises of the vacant building.
 - (8) Documentary evidence of payment of ad valorem taxes owned in connection with the vacant building and the premises on which it is located.
 - (9) The total area in square feet of the vacant building, the number of stories contained in the vacant building, the area in square feet of each story, and whether each story is above or below ground.
 - (10) The date on which the vacant building was last occupied, a description of the last use, and a description of any hazardous materials, uses, or conditions that currently exist or previously existed in the vacant building.
 - (11) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the request certificate of registration should be granted.
- (b) If the application for registration is being made for multiple vacant buildings located at the same address, then the information required in subsection (a) above must be provided for each vacant building located at that address.
- (c) A registrant shall notify the director within ten days after any material change in the information contained in the application for certificate of registration for a vacant building, including any changes in the ownership of the property.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.6), 2-7-2023)

Sec. 3.02.008 Registration fee and inspection charge

The fees for a certificate of registration and inspections shall be as stated in Appendix A Fee Schedule. The certificate of registration will be valid for a period of one year, at which time additional inspection will be required and a new certificate of registration issued.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.7), 2-7-2023)

Sec. 3.02.009 Issuance, denial, and display of certificate of registration

- (a) Upon payment of all fees, the director shall issue a certificate of registration for a vacant building to the applicant, if the director determines that:
 - (1) The applicant has complied with all requirements for the issuance of a certificate of registration
 - (2) The applicant has not made a false statement as to material matter in the application;
 - (3) The applicant has no outstanding fees assessed under this division.
- (b) If the director determines that the requirements of subsection (a) have not been met, the director shall deny a certificate of registration to the applicant.
- (c) If the director determines that the applicant should be denied a certificate of registration, the director shall deliver written notice to the applicant that the application is denied and include in the notice the reasons for such denial and a statement informing the applicant of his right to appeal the decision.
- (d) A certificate of registration issued under this section must be displayed to the public in a manner and location approved by the director. The certificate must be presented upon request to the director or to a peace officer for examination.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.8), 2-7-2023)

Sec. 3.02.010 Revocation of registration

- (a) The director shall revoke a certificate of registration for a vacant building if the director determines:
 - (1) The registrant failed to comply with any provision of this division or any other city ordinance or state or federal law applicable to the building.
 - (2) The registrant intentionally made a false statement as to a material matter in the application or in a hearing concerning the certificate of registration; or
 - (3) The registrant failed to pay a required fee at the time it was due.
- (b) Before revoking a certificate of registration, the director shall deliver written notice to the registrant that the certificate of registration is being considered for revocation. The notice must include the reason for the proposed revocation, action the registrant must take to prevent the revocation, and a statement that the registrant has ten days after the date of delivery to comply with the notice.
- (c) If, after ten days from the date the notice is delivered, the registrant has not complied with the notice, the director shall revoke the certificate of registration and deliver written notice of the revocation to the registrant. The notice must include the reason for the revocation, the date the director orders the revocation, and a statement informing the registrant of the right to appeal.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.9), 2-7-2023)

Sec. 3.02.011 Appeals

If the director denies issuance or renewal or revokes a certificate of registration of a vacant building, this action is final unless the applicant or registrant files an appeal with the city council.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.10), 2-7-2023)

Sec. 3.02.012 Expiration and renewal of registration

- (a) A certificate of registration for a vacant building expires the earlier of:
- (1) One year after date of issuance;
 - (2) The date the vacant building changes controlling ownership, as determined by the director;
 - (3) The date the vacant building become occupied, as determined by the director;
 - (4) The date the vacant building is demolished, as determined by the director.
- (b) A certificate of registration may be renewed by making application in accordance with section 3.02.007 and paying the registration fee and inspection charge as required by Appendix A Fee Schedule. A registrant shall apply for renewal no later than 30 days prior to the expiration of the certificate of registration.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.11), 2-7-2023)

Sec. 3.02.013 Nontransferability

A certificate of registration for a vacant building is nontransferable.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.12), 2-7-2023)

Sec. 3.02.014 Property inspections

- (a) For the purpose of ascertaining whether violations of this division or any other city ordinance or state or federal law applicable to the building exist, the director is authorized at a reasonable time to inspect:
- (1) The exterior of a vacant building
 - (2) The interior of a vacant building, if the permission of the owner, operator, or other person in control is given or a search warrant is obtained
 - (3) Any perimeter fencing required by this division to determine whether the fencing is properly installed, secured, and maintained.
- (b) The director shall cause an inspection of the vacant building at least once during each 12-month period that the building is not occupied.
- (c) Whenever a vacant building is inspected and a violation of this division or another city ordinance or state or federal law applicable to the building is found, the building or premises will, after the expiration of any time limit for compliance given in a notice or order issued because of the violation, be reinspected by the director to determine that the violation has been eliminated.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.13), 2-7-2023)

Sec. 3.02.015 Emergency response information

- (a) An owner, operator, or other person in control of a vacant building shall provide the director with the name, street address, mailing address, and telephone number of a person or persons who can be contacted twenty-four hours per day, seven days a week, in the event of an emergency condition in or on the premises of the vacant building. An emergency condition includes any fire, flood, natural disaster, collapse hazards, burst pipe, serious police incident, or other condition that requires an emergency response to prevent harm to the property or the public.

- (b) The owner, operator, or other person in control of the vacant building shall notify the director within five days after any change in emergency repose information.
- (c) The owner, operator, or other person in control of a vacant building, or an authorized agent, must arrive at the premises of the vacant building within one hour after a contact person named under this section has been notified by the city or emergency response personnel that an emergency condition had occurred on the premises.
- (d) A sign containing the emergency contact information required in subsection a of this section must be attached in a conspicuous location on the exterior of each façade of the vacant building that faces a public right of way.
- (e) The sign required by this section must:
 - (1) Comply with the city's sign regulations
 - (2) Be 24 inches tall and 18 inches wide and constructed of a rigid weather resistant material
 - (3) Contain the words "Vacant Building" in a 2½ inch high and two-inch-wide black letters on a bright yellow background, followed by the information required in this section.
 - (4) Be in a format approved by the director
 - (5) Be readable day and night
- (f) A person commits an offense if he removes or obstructs or allows the removal or obstruction of a sign required to be posted on a vacant building under this section. It is a defense to the prosecution under this subsection that the removal or obstruction was caused by:
 - (1) A city employee in the performance of his duties
 - (2) The owner, operator, or lessee of the vacant building for the purpose of:
 - A. Repairing or maintaining the sign;
 - B. Complying with this division or a rule or regulation promulgated under this division
 - C. Removing the sign when registration of the vacant building is no longer required under this section.
- (g) A minor variation of a required minimum height or width of a sign or lettering is not a violation of this section.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.13), 2-7-2023)

Sec. 3.02.016 Insurance

- (a) The registrant shall procure, prior to the issuance of a certificate of registration, and keep in full force and effect at all times during the registration period, commercial general liability insurance coverage (including, but not limited to, premise/operations and personal and advertising injury) protecting the City of Leon Valley against any and all claims for damages to persons ort property as a result of, or arising out of, the registrant's operation, maintenance, or use of the vacant building, with minimum combined bodily injury, including death, and property damage limits of not less than \$1,000,000.00 for each occurrence and \$2,000,000.00 annual aggregate.
- (b) The insurance policy must be written by an insurance company approved by the state of Texas and acceptable to the city and issued in a standard form approved by the Texas Department of Insurance. All provisions of the policy must be acceptable to ethe city and must name the city as an additional insured and

provide for 30 days written notice to the director of cancellation, non-renewal, or material change to the insurance policy.

- (c) A registrant shall provide to the director an updated certificate of insurance for the vacant building every six months that the building is required to be registered under this division.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.14), 2-7-2023)

Sec. 3.02.017 Vacant building plan

- (a) Within 30 days after the date a certificate of registration is used for a vacant building, the registrant shall submit to the director a vacant building plan complying with this section.
- (b) The vacant building plan must include:
- (1) A plan of action and a time schedule for correcting all existing violations of this division or any other city ordinances or state or federal law applicable to the building or its premises.
 - (2) A plan of action for maintaining the building and its premises in compliance with this division and any other city ordinances or state or federal law.
 - (3) A plan of action for maintaining the building and a safe and secure manner, including, but not limited to, any provision for lighting, security patrols, alarm systems, fire suppression systems, and securing the building from unauthorized entry.
 - (4) A plan of action for occupying or selling the building, including, but not limited to a time schedule for renovating or repairing the building and a time schedule for marketing, advertising, or offering the building for sale or lease.
 - (5) A plan of action and time schedule for any demolition of the building.
- (c) A registrant may update the vacant building plan at any time but shall provide the director with an updated vacant building plan at least once every six months that the building is required to be registered under this division.

(Ord. No. 2023-4, § 1(Exh. A, § 3.02.001.15), 2-7-2023)

Sec. 3.02.018 Perimeter fencing of vacant commercial property.

(a) The owner of vacant commercial property shall install and continuously maintain a perimeter fence around the property in accordance with this section.

(b) The perimeter fence shall:

1. Be not less than six (6) feet in height;
2. Be constructed of chain link, wrought iron, or another durable fencing material approved by the Director;
3. Completely enclose the property except for approved points of ingress and egress;
4. Include gates at all points of vehicular or pedestrian access;
5. Be maintained in good repair and free from broken, missing, leaning, damaged, or unsecured sections;
6. Be designed and maintained so as not to obstruct required visibility triangles, drainage facilities, fire department access, utilities, sidewalks, or public rights-of-way; and
7. Comply with all other applicable City ordinances and development requirements.

(c) All gates shall remain closed and secured when the property is unattended, except as necessary to permit authorized access to the property.

(d) The owner shall maintain the area within the perimeter fence in accordance with all applicable City property maintenance, nuisance, weed, litter, and fire prevention regulations.

(e) The installation of perimeter fencing does not authorize the obstruction of any public or private easement, drainage facility, fire lane, utility facility, or required emergency access.

(f) The Director may approve an alternative method of securing the property when the owner demonstrates that strict compliance with this section is impracticable because of the physical characteristics of the property and the alternative provides an equivalent or greater level of protection against unauthorized access and threats to public health and safety.

(g) A property owner required to install perimeter fencing under this section shall comply within sixty (60) days after written notice from the Director.

(h) A person who owns vacant commercial property and fails to install or maintain perimeter fencing as required by this section commits an offense. Each day that a violation continues after expiration of the compliance period constitutes a separate offense.

(i) Initial compliance. Notwithstanding subsection (g), an owner of vacant commercial property existing on the effective date of this ordinance shall have one hundred twenty (120) days from the effective date of the ordinance adopting this section to comply with the perimeter fencing requirements of this section. Thereafter, the compliance period provided in subsection (g) shall apply.

(j) Inspection fee. The owner of vacant commercial property subject to this section shall pay any applicable inspection or reinspection fee established in Appendix A of the Leon Valley Code of Ordinances. No additional inspection fee shall be assessed for an inspection conducted solely as part of routine code enforcement unless a reinspection is required due to the owner's failure to correct a previously identified violation.

Amendment to Chapter 3 Building Regulations

Vacant Commercial Property & Building Registration Program

City Council Meeting
Michael Gallardo, Planning and Zoning Director
August 18, 2026

Summary

- Question - Should City Council approve the Amendments to Chapter 3 to require perimeter fencing of vacant buildings
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - At the discretion of City Council

Background

- In January 2023, the City amended Chapter 3 and enacted the Vacant Building Registration Program
- The Vacant Building Registration Program requires the building owner to register, provide insurance and submit a plan of action to keep the building secure
- Despite these safeguards, vacant commercial properties present a significant risk
- At the Council Manager retreat, the council requested that this item be brought for consideration

Purpose

- The purpose of this item is to consider amendments to Chapter 3, Article 3.02, Division 1 of the Leon Valley Code of Ordinances relating to vacant commercial property and vacant buildings.
- The proposed amendments would expand the City's existing Vacant Building Registration Program to address vacant commercial property and establish requirements for securing such property with perimeter fencing.

Purpose

- Amend Section 3.02.002 Definitions by adding a definition for *Perimeter Fence*
 - *Perimeter fence*—A continuous, secure barrier not less than six feet in height, constructed of a chain link fence or wrought iron, or another durable fencing material approved by the director.

Purpose

- Amend Section 3.02.002 Definitions by adding a definition for *Vacant Commercial Property*
 - *Vacant commercial property means any lot, tract, parcel, or portion thereof located within a commercial or industrial zoning district, or lawfully used for a commercial, industrial, or business purpose, that contains no occupied building or active lawful business use for a continuous period of ninety (90) days.*
 - *Property shall not be considered vacant commercial property when:*
 1. *The property is actively under construction or development pursuant to a valid City-issued permit and work is progressing in accordance with such permit;*
 2. *The property is being actively used for an authorized temporary use approved by the City;*
 3. *The property is owned or controlled by the City of Leon Valley or another governmental entity; or*
 4. *The Director determines that fencing would interfere with required drainage, utilities, public access, or another public health or safety requirement.*

Purpose

- Amend Section 3.2.014 Property Inspection (a) (3) adding a requirement for a perimeter fence
 - Any perimeter fencing required by this division to determine whether the fencing is properly installed, secured, and maintained.

Purpose

{Section}.104.

- Amend Section 3.02.018: Perimeter fencing of vacant commercial property
 - (a) The owner of vacant commercial property shall install and continuously maintain a perimeter fence around the property in accordance with this section.
 - (b) The perimeter fence shall:
 1. Be not less than six (6) feet in height;
 2. Be constructed of chain link, wrought iron, or another durable fencing material approved by the Director;
 3. Completely enclose the property except for approved points of ingress and egress;
 4. Include gates at all points of vehicular or pedestrian access;
 5. Be maintained in good repair and free from broken, missing, leaning, damaged, or unsecured sections;
 6. Be designed and maintained so as not to obstruct required visibility triangles, drainage facilities, fire department access, utilities, sidewalks, or public rights-of-way; and
 7. Comply with all other applicable City ordinances and development requirements.

Purpose

{Section}.104.

- Amend Section 3.02.018: Perimeter fencing of vacant commercial property: **CONTINUED**
 - (c) All gates shall remain closed and secured when the property is unattended, except as necessary to permit authorized access to the property.
 - (d) The owner shall maintain the area within the perimeter fence in accordance with all applicable City property maintenance, nuisance, weed, litter, and fire prevention regulations.
 - (e) The installation of perimeter fencing does not authorize the obstruction of any public or private easement, drainage facility, fire lane, utility facility, or required emergency access.
 - (f) The Director may approve an alternative method of securing the property when the owner demonstrates that strict compliance with this section is impracticable because of the physical characteristics of the property and the alternative provides an equivalent or greater level of protection against unauthorized access and threats to public health and safety.
 - (g) A property owner required to install perimeter fencing under this section shall comply within sixty (60) days after written notice from the Director.

Purpose

{Section}.104.

- Amend Section 3.02.018: Perimeter fencing of vacant commercial property: **CONTINUED**
 - (h) A person who owns vacant commercial property and fails to install or maintain perimeter fencing as required by this section commits an offense. Each day that a violation continues after expiration of the compliance period constitutes a separate offense.
 - (i) Initial compliance. Notwithstanding subsection (g), an owner of vacant commercial property existing on the effective date of this ordinance shall have one hundred twenty (120) days from the effective date of the ordinance adopting this section to comply with the perimeter fencing requirements of this section. Thereafter, the compliance period provided in subsection (g) shall apply.
 - (j) Inspection fee. The owner of vacant commercial property subject to this section shall pay any applicable inspection or reinspection fee established in Appendix A of the Leon Valley Code of Ordinances. No additional inspection fee shall be assessed for an inspection conducted solely as part of routine code enforcement unless a reinspection is required due to the owner's failure to correct a previously identified violation.

Fiscal Impact

- Fence Permit is \$75.00

Recommendation

- Staff recommends approval of the amendments

Goals and Objectives

- *Transparency*: To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.

ORDINANCE No. 2026-

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; AUTHORIZING THE MAYOR TO EXECUTE CLOSING AND RELATED DOCUMENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley, Texas (the "City"), is the owner of approximately 0.55 acres of real property located on Huebner Road within the corporate limits of the City of Leon Valley (the "Property"); and

WHEREAS, the City Council previously approved an Economic Development and Infrastructure Improvement Funding Agreement between the City and Arbor Urban Developers, LLC relating to the development of the Property; and

WHEREAS, pursuant to that agreement, Arbor Urban Developers, LLC has agreed to develop the Property in accordance with the approved Master Site Plan and to undertake certain improvements and obligations associated with the development and preservation of the Property; and

WHEREAS, the previously approved agreement provides for the City's conveyance of approximately 0.55 acres to Arbor Urban Developers, LLC for \$1,000.00 in exchange for development of the Property in accordance with the Master Site Plan; and

WHEREAS, the City and Arbor Urban Developers, LLC have negotiated a Commercial Contract - Unimproved Property ("Purchase Agreement") providing for the sale and conveyance of the Property by the City to Arbor Urban Developers, LLC; and

WHEREAS, the Purchase Agreement provides that the sale is subject to and made pursuant to the Development Agreement between Arbor Urban Developers, LLC and the City of Leon Valley; and

WHEREAS, the City Council finds that approval of the Purchase Agreement and conveyance of the Property in accordance with the previously approved Development Agreement serves a public purpose and promotes the City's economic development objectives;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. APPROVAL OF PURCHASE AND SALE AGREEMENT.

The 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 One Thousand Dollars (\$1,000.00), substantially in the form attached hereto as Exhibit "A" and incorporated herein for all purposes, is hereby approved.

SECTION 2. AUTHORIZATION TO EXECUTE.

The Mayor is hereby authorized to execute the Purchase Agreement on behalf of the City of Leon Valley and to execute such closing documents, deeds, affidavits, certifications, and other instruments reasonably necessary to complete the transaction contemplated by the Purchase Agreement and the previously approved Economic Development and Infrastructure Improvement Funding Agreement, subject to approval as to form by the City Attorney.

SECTION 3. DEVELOPMENT AGREEMENT.

The conveyance authorized by this Ordinance shall be made in accordance with and subject to the terms and conditions of the Economic Development and Infrastructure Improvement Funding Agreement between the City of Leon Valley and Arbor Urban Developers, LLC, as previously approved by the City Council. Nothing in this Ordinance shall be construed to waive, modify, or release any obligation of Arbor Urban Developers, LLC under that agreement unless expressly approved by the City Council.

SECTION 4. REPEALER CLAUSE.

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any provision of this Ordinance are hereby expressly repealed to the extent of such inconsistency or conflict.

SECTION 5. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 6. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the XX day of September, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney



COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: CITY OF LEON VALLEY

Address: 6400 EL VERDE RD , San Antonio, TX 78238

Phone: _____

E-mail: _____

Mobile: _____

Fax or Other: _____

Buyer: ARBOR URBAN DEVELOPERS LLC

Address: 8610 CANTUA CRK , HELOTES, TX 78023

Phone: _____

E-mail: bandarurealty@gmail.com

Mobile: 2109977480

Fax or Other: _____

2. PROPERTY:

- A. "Property" means that real property situated in TX County, Texas
at 0.55 acres on Huebner Rd, LEON VALLEY, TX 78240 (address)
and that is legally described on the attached Exhibit _____ or as follows:

CB 4445L BLK LOT SE IRR 191.44 FT OF 7

- B. Seller will sell and convey the Property together with:
- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
 - (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
 - (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

- A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing.....\$ 1,000.00

(2) Sum of all financing described in Paragraph 4.....\$ _____

(3) Sales price (sum of 3A(1) and 3A(2))\$ 1,000.00

B. Adjustment to Sales Price: (Check (1) or (2) only.)

- ☒ (1) The sales price will not be adjusted based on a survey.
☐ (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of \$_____per:

- ☐ (i) square foot of ☐ total area ☐ net area.
☐ (ii) acre of ☐ total area ☐ net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:

- ☐ (i) public roadways;
☐ (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
☐ (iii) _____

(c) If the sales price is adjusted by more than_% of the stated sales price, either party may terminate this contract by providing written notice to the other party within_____days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

- ☐ A. **Third Party Financing:** One or more third party loans in the total amount of \$_____. This contract:

- ☐ (1) is not contingent upon Buyer obtaining third party financing.
☐ (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).

- ☐ B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be \$_____.

- ☐ C. **Seller Financing:** Buyer will deliver a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of \$_____.

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit \$**100.00**_____as earnest money with **Presidio Title**_____(title company) at **1202 W Bitters Rd, San Antonio, TX 78216**_____(address) **Brandi Dorn**_____(closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

B. Buyer will deposit an additional amount of \$_____with the title company to be made part of the earnest money on or before:

- ☐ (i) _____days after Buyer's right to terminate under Paragraph 7B expires; or
☐ (ii) _____.

Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

- C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY AND SURVEY:

A. Title Policy:

- (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
- (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
 - (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

- (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:

- ☒ (a) will not be amended or deleted from the title policy.
☐ (b) will be amended to read "shortages in areas" at the expense of ☐ Buyer ☐ Seller.

- (3) Within 15 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within 5 days after the effective date:

- ☐ (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer _____ (insert amount) of the cost of the survey at closing, if closing occurs.
- ☐ (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.
- ☒ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, ☐ Seller ☒ Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party 100% (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey:

- (1) Within 10 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will satisfy

at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object in writing to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) of the deadline specified in Paragraph 6B.

(2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: **AS-IS**

B. Feasibility Period: Buyer may terminate this contract for any reason within **10** days after the effective date (feasibility period) by providing Seller written notice of termination.

(1) Independent Consideration. (Check only one box and insert amounts.)

☒ (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less **\$1.00** that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

☐ (b) Not later than 3 days after the effective date, Buyer must pay \$_____ as independent consideration for Buyer's right to terminate by tendering such amount to the title company. Buyer authorizes escrow agent to release and deliver the independent consideration to Seller at any time upon Seller's request without further notice to or consent from Buyer. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

☐ (2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single additional period of _____ days by delivering \$_____ to the title company as additional earnest money.

(a) \$_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the

sales price only upon closing of the sale. If Buyer terminates under this Paragraph 7B, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(b) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:

(i) The additional independent consideration.

(ii) *(Check no boxes or only one box.)*

☐ all or ☐ \$_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under this contract.

If no dollar amount is stated in this Paragraph 7B(2) as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

(2) Buyer must:

- (a) employ only trained and qualified inspectors and assessors;
- (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
- (c) abide by any reasonable entry rules or requirements of Seller;
- (d) not interfere with existing operations or occupants of the Property; and
- (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(3) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within **10** days after the effective date, Seller will deliver to Buyer the following to the extent in Seller's possession or control: *(Check all that apply.)*

- ☐ (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
- ☐ (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
- ☐ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
- ☒ (d) copies property tax statements for the Property for the previous 2 calendar years;
- ☐ (e) plats of the Property;
- ☐ (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
- ☐ (g) _____

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*

- ☐ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
- ☒ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and
- ☐ (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

- (1) any failure by Seller to comply with Seller's obligations under the leases;
- (2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
- (3) any advance sums paid by a tenant under any lease;
- (4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
- (5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within n/a days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 – Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

Principal Broker: _____

Cooperating Broker: _____

Agent: Ramachander(RC) Bandaru

Agent: _____

Address: 19179 Blanco Rd, Ste 105 No. 815

Address: _____

San Antonio, TXPhone & Fax: 2109977480

Phone & Fax: _____

E-mail: bandarurealty@gmail.com

E-mail: _____

License No.: 774336

License No.: _____

Principal Broker: (Check only one box)

☐ represents Seller only.☐ represents Buyer only.☒ is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: (Check only (1) or (2) below.)

(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

☐ (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.☒ (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:

☒ 0 % of the sales price.☐ _____.

Cooperating Broker a total cash fee of:

☒ 0 % of the sales price.☐ _____.

The cash fees will be paid in _____ County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:

(1) ☒ 60 days after the expiration of the feasibility period.☐ _____ (specific date).☐ _____.

(2) 7 days after objections made under Paragraph 6C have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

- C. At closing, Seller will execute and deliver, at Seller's expense, a ☒ general ☐ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
- (1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
 - (2) without any assumed loans in default; and
 - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.
- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
- (1) tax statements showing no delinquent taxes on the Property;
 - (2) an assignment of all leases to or on the Property;
 - (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
 - (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
 - (5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
 - (6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.
- E. At closing, Buyer will:
- (1) pay the sales price in good funds acceptable to the title company;
 - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
 - (3) sign and send to each tenant in a lease for any part of the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
 - (4) sign an assumption of all leases then in effect; and
 - (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.
- F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. *(If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)*

Sale is as per Development Agreement executed between Arbor Urban Developers LLC and the City of Leon Valley.

13. SALES EXPENSES:

- A. Seller's Expenses: Seller will pay for the following at or before closing:
- (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
 - (2) release of Seller's loan liability, if applicable;
 - (3) tax statements or certificates;
 - (4) preparation of the deed;
 - (5) one-half of any escrow fee;
 - (6) costs to record any documents to cure title objections that Seller must cure; and
 - (7) other expenses that Seller will pay under other provisions of this contract.
- B. Buyer's Expenses: Buyer will pay for the following at or before closing:
- (1) all loan expenses and fees;
 - (2) preparation of any deed of trust;
 - (3) recording fees for the deed and any deed of trust;
 - (4) premiums for flood insurance as may be required by Buyer's lender;
 - (5) one-half of any escrow fee;
 - (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

- A. Prorations:
- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
 - (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
 - (3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.
- B. Rollback Taxes: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.
- C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

- A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure except

for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue, or
(Check if applicable)

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:

- (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
- (2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:

- (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
- (2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

- A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or
- B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:
 - (1) Seller and the sales price will be reduced by the same amount; or
 - (2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

- A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.
- B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.
- C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
- D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursement of the earnest money.
- E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

G. ☐ Seller ☐ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: *(Check only one box)*

☐ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).

☒ B. Except as otherwise provided in this contract, Seller is not aware of:

- (1) any subsurface: structures, pits, waste, springs, or improvements;
- (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
- (3) any environmental hazards or conditions that materially affect the Property;
- (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
- (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
- (6) any wetlands, as defined by federal or state law or regulation, on the Property;
- (7) any threatened or endangered species or their habitat on the Property;
- (8) any present or past infestation of wood-destroying insects in the Property's improvements;
- (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
- (10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

☒ A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.

☒ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall

not be affected thereby. All individuals signing represent that they have the authority to sign on behalf of and bind the party for whom they are signing.

- B. This contract contains the entire agreement of the parties and may not be changed except in writing.
- C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: *(Check all that apply.)*

- | | |
|--------------------------|---|
| ☐ | (1) Property Description Exhibit identified in Paragraph 2; |
| ☐ | (2) Commercial Contract Financing Addendum (TXR-1931); |
| ☐ | (3) Commercial Property Condition Statement (TXR-1408); |
| ☐ | (4) Commercial Contract Addendum for Special Provisions (TXR-1940); |
| ☐ | (5) Notice to Purchaser of Real Property in a Water District (MUD); |
| ☐ | (6) Addendum for Coastal Area Property (TXR-1915); |
| ☐ | (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916); |
| ☐ | (8) Information About Brokerage Services (TXR-2501); |
| ☐ | (9) Information About Mineral Clauses in Contract Forms (TXR-2509); |
| ☐ | (10) Notice of Obligation to Pay Improvement District Assessment (TXR-1955, PID); and |
| ☐ | (11) _____ |

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

- E. Buyer ☐ may ☒ may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or federal reserve bank holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or federal reserve bank holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receives this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

- A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.
- B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.
- C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the

execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property.” The real property is described in Paragraph 2 of this contract.

- D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract (*the Addendum for Coastal Area Property (TXR-1915) may be used*).
- E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (*the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used*).
- F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality’s ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.
- G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.
- H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment’s normal operating level, Seller hereby notifies Buyer: “The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions.”
- I. PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller is required by §5.014, Property Code to give Buyer a written notice concerning the obligation to pay assessments. The form of the required notice is available as a part of the Notice of Obligation to Pay Improvement District Assessment (TXR-1955).
- J. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder’s spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable:

Agent Ramachander Bandaru is member of ARBOR URBAN DEVELOPERS LLC.

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on _____, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. **CONSULT** your attorney **BEFORE** signing.

Seller: CITY OF LEON VALLEY

Buyer: ARBOR URBAN DEVELOPERS LLC

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: Ramachander Bandaru

Title: _____

Title: Operating Partner

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

AGREEMENT BETWEEN BROKERS*(use only if Paragraph 9B(1) is effective)*

Principal Broker agrees to pay _____
(Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to
Cooperating Broker will be:

- ☐ \$ _____, or
☐ _____ % of the sales price, or
☐ _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's
fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for
compensation between brokers.

Principal Broker: _____ Cooperating Broker: _____

By: _____ By: _____

ATTORNEYS

Seller's attorney: _____ Buyer's attorney: _____

Address: _____ Address: _____

Phone & Fax: _____ Phone & Fax: _____

Email: _____ Email: _____

Seller's attorney requests copies of
documents, notices, and other information:

- ☐ the title company sends to Seller.
☐ Buyer sends to Seller

Buyer's attorney requests copies of
documents, notices, and other information:

- ☐ the title company sends to Buyer.
☐ Seller sends to Buyer

ESCROW RECEIPT

The title company acknowledges receipt of:

- ☐ A. the contract on this day _____ (effective date);
☐ B. earnest money in the amount of \$ _____ in the form of _____ on _____.

Title company: _____ Address: _____

By: _____ Phone & Fax: _____

Assigned file number (GF#): _____ E-mail: _____

ORDINANCE No. 2026-12

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF LEON VALLEY AND ARBOR URBAN DEVELOPERS LLC , FOR THE SALE OF REAL PROPERTY .552 ACRES OF LAND, LOT 7, DIRT V-MURCHISON HUEBNER SUBDIVISION, ALSO KNOWN AS THE SILO PROPERTY; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City may administer economic development programs to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS the City owns a parcel of property, as described below, whereby the plan discussed herein is specifically found by the City Council of the City to promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS the City in support of said economic development program, Arbor Urban Developers LLC and the City entered into a real estate purchase contract (the "Contract") whereby the City would sell to Arbor Urban Developers LLC an approximately .55 -acre tract of land located in the City's corporate limits (the "City Tract") by special warranty deed with a fee simple determinable interest; and

WHEREAS the Arbor Urban Developers LLC Agrees to move the sewer line, and is described by the Master Site Plan metes and bounds and depicted on **EXHIBIT "A"** (the "Property"); and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

WHEREAS the property currently contains two farm silos that enhance the beauty, culture, and warmth of the City; and

WHEREAS the property currently contains two farm silos that enhance the beauty, culture, and warmth of the City; and

WHEREAS Arbor Urban Developers LLC Agrees to develop, maintain, and beautify the Property and farm silos thereon, which shall comply with the Master Site Plan as approved by City Council; and

WHEREAS Arbor Urban Developers LLC will build two duplexes and two single units on said property; and

WHEREAS Arbor Urban Developers LLC will protect the farm silos from deterioration, keep them maintained and decorated, install a wrought iron fence surrounding the silos and install a commemorative plaque; and

WHEREAS Arbor Urban Developers LLC agrees to construct a walking path, in compliance with all applicable City codes, to connect the Property to the City park known as Silo Park; and

WHEREAS the City agrees to sell the .55 acres to Arbor Urban Developers LLC for \$1,000 in exchange for developing the property according to the Master Site Plan; and

WHEREAS the City agrees to assist Arbor Urban Developers LLC through the platting process; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The Economic Agreement and Infrastructure Improvement Funding Agreement between the City of Leon Valley and Arbor Urban Developers LLC for the sale of real property .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, also known as the Silo Property, Leon Valley, Texas, is hereby approved as depicted in the attached Exhibit "A".

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 2nd day of June, 2026.

APPROVED


CHRIS RILEY
MAYOR

Attest: 
SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: _____


ART RODRIGUEZ
City Attorney

ECONOMIC DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT FUNDING AGREEMENT

This Economic Development and Infrastructure Improvement Funding Agreement (this "Agreement") is executed between Arbor Urban Developers LLC, and the City of Leon Valley, Texas, a home rule municipality (the "City"), each a "Party" and collectively the "Parties," to be effective June 2, 2026 (the "Effective Date").

ARTICLE I RECITALS

WHEREAS, the City may administer economic development programs to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City owns a parcel of property, as described below, whereby the plan discussed herein is specifically found by the City Council of the City to promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, in support of said economic development program, on June 2, 2026, Arbor Urban Developers LLC and the City entered into a real estate purchase contract (the "Contract") whereby the City would sell to Arbor Urban Developers LLC an approximately .55 -acre tract of land located in the City's corporate limits (the "City Tract") by special warranty deed with a fee simple determinable interest; and

WHEREAS Arbor Urban Developers LLC Agrees to move the sewer line, and is described by the Master Site Plan metes and bounds and depicted on **EXHIBIT "A"** (the "Property"); and

WHEREAS, the Property currently contains two farm silos that enhance the beauty, culture, and warmth of the City; and

WHEREAS Arbor Urban Developers LLC Agrees to develop, maintain, and beautify the Property and farm silos thereon, which shall comply with the Master Site Plan as approved by City Council; and

WHEREAS Arbor Urban Developers LLC will build two duplexes and two single units on said property; and

WHEREAS Arbor Urban Developers LLC will protect the farm silos from deterioration, keep them maintained and decorated, install a wrought iron fence surrounding the silos and install a commemorative plaque; and

WHEREAS Arbor Urban Developers LLC agrees to construct a walking path, in compliance with all applicable City codes, to connect the Property to the City park known as Silo Park; and

WHEREAS the City agrees to sell the .55 acres to Arbor Urban Developers LLC for \$1,000 in exchange for developing the property according to the Master Site Plan; and

WHEREAS the City agrees to assist Arbor Urban Developers LLC through the platting process; and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed to by the Parties, the Parties agree as follows:

ARTICLE II

TERMS AND CONDITIONS

2.1 Arbor Urban Developers LLC shall, at no cost to the City, solely bear the responsibility and costs for the planning and construction of said improvements.

2.2 Arbor Urban Developers LLC shall dedicate, at no cost to the City, easements/right-of-way for utilities and right-of-way for improvements within the boundaries of the Property at the time of final platting of each phase of the Property, which dedications shall be shown on an approved final plat for the Property.

2.3 **Concept Plan**. The Property is to be developed as depicted in Exhibit A.

2.4 **Platting**. Arbor Urban Developers LLC is required to plat the Property, in accordance with the City's subdivision regulations and ordinances.

2.5 Arbor Urban Developers LLC shall provide roads, drainage, and utilities, to serve the Property at its sole cost, including easements and other rights-of-way necessary for said improvements. Water and wastewater facilities shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations, and the City shall have the right to review and approve plans and specifications for such facilities in accordance. Roads to serve the Property shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations.

2.6 The City shall have the right to review and approve plans and specifications for water, sewer, drainage, and road facilities for the Property. Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to Arbor Urban Developers LLC. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If Arbor Urban Developers LLC receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as Arbor Urban Developers LLC complies with such written comments. City shall retain copies of inspection reports and provide to the Arbor Urban Developers LLC upon request.

2.7 Drainage facilities serving the Property shall be conveyed to the HOA, as defined below, for operation and maintenance. Detention facilities to serve the Property shall be owned by the HOA.

2.8 Road facilities serving the Property shall be conveyed to the City for operation and maintenance.

2.9 **Revitalization Plan.**

(a) The Property contains two historic farm silos which shall be rehabilitated and revitalized by Arbor Urban Developers LLC, at its sole cost and expense, in accordance with the Revitalization Plan contained in **Exhibit B**. The silo portion of the Property is legally described in **Exhibit C** ("Silo Land"). Fencing shall be placed around the collective silos on the Silo Land to prohibit public access to the silos. Said rehabilitation costs to be paid and expended by Arbor Urban Developers LLC shall be approximately \$62,0000. All costs for rehabilitation shall be provided by Arbor Urban Developers LLC to the City within 60 days of incurring such amount in order to ensure proper implementation of the Revitalization Plan. All Revitalization Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to Arbor Urban Developers LLC. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If Arbor Urban Developers LLC receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as Arbor Urban Developers LLC complies with such written comments.

(b) All improvements required in the Revitalization Plan shall be completed by Arbor Urban Developers LLC within 1 year of execution of a Fee Simple Determinable Special Warranty Deed being conveyed to the Arbor Urban Developers LLC. In the event the Revitalization Plan is not completed within the time frame specified herein, the Property shall immediately revert back to the City.

2.10 **Owners Associations ("HOA")**. (a) Prior to the sale or occupation of any residences within the Property, Arbor Urban Developers LLC shall establish one or more property owners associations with one or more architectural control committees, which committees shall govern the architectural elements of all physical structures in accordance with the property owners association design guidelines. The purpose of the property owners association(s) will be to ensure a consistent quality and appearance of improvements and to maintain landscaping and exterior features, including parks, trails, Silo Land, and open space on the Property. No City rules or regulations related to architectural design shall apply. However, the HOA shall be required to maintain the drainage facilities, silos, landscaping, fencing, and all other common areas in manner consistent with the Revitalization Plan. Upon creation of the HOA, the HOA shall agree to the terms contained herein. In the event the HOA fails or does not agree to the terms contained herein within six months after the creation of the HOA, the Property shall immediately revert back to the City.

(b) Upon creation of the HOA and the subject to the provisions of this Agreement, BRG shall convey to the HOA the Silo Land. The HOA shall at all times maintain, repair, and preserve the drainage facilities, silos, landscaping, fencing, and all other common areas in manner consistent with the Revitalization Plan and keep such areas in a clean, safe, and well-

maintained condition consistent with (i) the standards prevailing in comparable residential communities in the City, (ii) all applicable federal, state, and local laws, codes, and ordinances, and (iii) any maintenance standards described below.

(c) Without limiting the foregoing, the HOA's maintenance obligations shall include:

- i. Regular mowing, landscaping, irrigation, and upkeep of all common areas, including the Silo Land;
- ii. Maintenance, repair, and replacement of all HOA structures, fences, walls, lighting, signage, and amenity facilities, including the silos on the Silo Land;
- iii. Maintenance of all drainage infrastructure, retention ponds, detention facilities, and erosion controls located within the Property;
- iv. Prompt removal of debris, refuse, graffiti, and hazardous conditions within 72 hours of discovery or written notice;
- v. Maintenance of all Association-managed utilities, irrigation systems, and stormwater infrastructure; and
- vi. Compliance with all inspection schedules and maintenance plans required by any governmental authority.

(d) A "Maintenance Failure" shall be deemed to have occurred upon any of the following:

- i. The HOA's failure to perform any obligation set forth in this Agreement within thirty (30) days following written notice from City specifying the deficiency in reasonable detail, or within such shorter period as public health or safety may require;
- ii. HOA's insolvency, dissolution, or cessation of operations without a lawful successor entity assuming all maintenance obligations;
- iii. The abandonment of HOA Property, as evidenced by cessation of maintenance activities for a period exceeding ninety (90) consecutive days; or
- iv. Any final, non-appealable governmental order declaring HOA Property to constitute a public nuisance due to HOA's failure to maintain.

(e) Prior to exercising any right of reverter under Subsection 2.10(f), City shall:

- i. Deliver written notice to HOA at its registered address specifying the nature of the Maintenance Failure with reasonable particularity ("Default Notice");

- ii. Provide HOA a cure period of not less than sixty (60) days from the date of the Default Notice to remedy the Maintenance Failure, or, if the Maintenance Failure by its nature cannot reasonably be cured within sixty (60) days, such additional time as is reasonably necessary provided HOA commences cure within thirty (30) days of the Default Notice and diligently prosecutes cure to completion;
- iii. Following expiration of the cure period without cure, City may exercise its right of reverter as set forth in this Section 2.10.

(f) **Grant of Right.** The conveyance of the Silo Land to the Association is made subject to a condition subsequent and a reserved right of reverter in favor of the City, its heirs, successors, and assigns. If a Maintenance Failure occurs and is not timely cured in accordance with this Section 2.10, title to the Silo Land shall, at the election of the City, automatically revert to the City without further act or deed, subject only to the notice requirements below.

(g) **Exercise of Right.** To exercise the right of reverter, the City shall record in the real property records of Bexar County, Texas, a written Notice of Reversion specifying the Maintenance Failure and confirming that the cure period has expired without cure. The Notice of Reversion shall be effective upon recordation. HOA shall execute any further instruments of reconveyance reasonably requested by the City within thirty (30) days of written demand. If HOA fails to execute such instruments, the City may seek specific performance in a court of competent jurisdiction, and HOA waives any defense based solely on the lapse of time following recordation.

(h) **Effect of Reversion.** Upon reversion, the City shall succeed to all right, title, and interest in Silo Land free of any claim of HOA, subject to any encumbrances of record existing at the time of the original conveyance. The City shall thereafter assume, or designate a successor entity to assume, all maintenance obligations with respect to the reverted property for the benefit of the community.

(i) **Non-Exclusive Remedy.** The right of reverter is cumulative and shall not preclude the City from pursuing any other remedy available at law or in equity, including injunctive relief, specific performance, or damages.

(j) **Covenant Running with the Land.** The maintenance obligations and right of reverter set forth in this Section are intended to be covenants running with the land and shall be binding upon HOA and all successors and assigns.

2.11 **City Fees.** Arbor Urban Developers LLC shall pay all impact fees, capital recovery fees, permit fees associated with construction of public infrastructure, parkland dedication fees, subdivision review fees, inspection fees, or other similar fees in connection with the development of the Property.

2.12 Water and Sewer service to the Property will be provided to the Property in compliance with the City's current connection requirements. The City confirms that the City's existing water and wastewater utilities have sufficient capacity to serve the Property at full build-out. Each water and wastewater facilities constructed by or on behalf of Arbor Urban Developers LLC, to serve the Property, shall be conveyed upon completion to the City for

ownership, operation, and maintenance and become a part of the City's water and wastewater system in accordance with City ordinances and policies. Users of water and wastewater service within the Property will be customers of the City.

ARTICLE III **ADDITIONAL PROVISIONS**

3.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, must be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3.2 Term of Agreement. The term of this Agreement shall be for twenty (20) years from the Effective Date of this Agreement (the "Term").

3.3 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given), unless a different time of notice is provided for herein. In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within five business days after it is due. If a Party who has received notice under this section cannot cure an alleged failure to perform within 30 days after receipt of written notice, such Party shall give written notice to the other Party within such 30 day period (a) stating that the Party cannot cure the alleged failure within 30 days after receipt of written notice, and explaining the reason; and (b) providing a date by which such Party can reasonably cure the alleged failure ("Cure Time Notice"). A Party who does not timely provide a Cure Time Notice shall be deemed to be able to cure the alleged failure to perform within 30 days after the initial written Notice of the alleged failure has been given.

3.4 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity.

3.5 Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights, except to the extent permitted by law and necessary to allow Arbor Urban Developers LLC to enforce its remedies under this Agreement.

3.6 Assignment. Arbor Urban Developers LLC has the right upon written notice to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Arbor Urban Developers LLC under this Agreement, to any person or entity (an "Assignee") that is or will become an owner or a developer of any portion of the Property, or that is an entity that is controlled by or under common control with Arbor Urban Developers LLC. Each assignment must be in writing and executed by Arbor Urban Developers LLC and the Assignee, and must obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment must be provided to all Parties within 15 days after execution. From and after such assignment, the City agrees to rely solely upon the Assignee for the performance of all obligations assigned to the Assignee and agrees that Arbor Urban Developers LLC shall be released from subsequently performing the assigned obligations and from any liability that may result from the Assignee's failure to perform the assigned obligations. An Assignee shall become a "Party" to this Agreement for purposes of the obligations, rights, title, and interests assigned.

3.7 Notices. Any notices, certifications, approvals, or other communications required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the notice is delivered in person to the person to whose attention the notice is addressed with a confirming copy sent by e-mail; (ii) 10 business days after the notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid with a confirming copy sent by e-mail; or (iii) when the notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address with a confirming copy sent by e-mail. For the purpose of giving any notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending notice of such change to the other Party as provided in this section.

To the City:

Attn: City Manager
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238
E-mail: c.caldera@leonvalleytexas.gov

With a copy to:

Attn: Art Rodriguez
Messer Fort, PLLC
4201 W. Parmer Ln • Ste. C-150
Austin, TX 78727
E-mail: art@txmunicipallaw.com

To Arbor Urban Developers
LLC:

Attn: Ramachander Bandaru
8610 Cantua Creek
Helotes, TX 78023
rcbandaru@gmail.com

3.8 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

3.9 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Arbor Urban Developers LLC represents and warrants that this Agreement has been approved by appropriate action of Arbor Urban Developers LLC, and that the individual executing this Agreement on behalf of Arbor Urban Developers LLC has been duly authorized to do so. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

3.10 Amendments; Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

3.11 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Bexar County. Venue for any action to enforce or construe this Agreement shall be in Bexar County.

3.12 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

3.13 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties.

3.14 Indemnification. **ARBOR URBAN DEVELOPERS LLC ON BEHALF OF ITSELF, ITS CONTRACTORS, AND ITS AGENTS, COVENANTS AND AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY FROM AND AGAINST ANY AND ALL CLAIMS FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE WHICH MAY ARISE FROM ARBOR URBAN DEVELOPERS LLC'S CONSTRUCTION OF THE OVERSIZED PUBLIC INFRASTRUCTURE PERFORMED UNDER THE TERMS OF THIS AGREEMENT; AND ARBOR URBAN DEVELOPERS LLC ALSO AGREES TO INDEMNIFY AND SAVE THE CITY HARMLESS FROM ANY AND ALL CLAIMS ARISING OUT OF THE LAWFUL DEMANDS OF CONTRACTORS, SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIAL, PERSONS, AND SUPPLIERS INCURRED IN THE PERFORMANCE OF THIS AGREEMENT. ARBOR URBAN DEVELOPERS LLC WILL FURNISH TO THE CITY SATISFACTORY EVIDENCE OF THE DISCHARGE OF SUCH CLAIMS PRIOR TO RECEIVING ANY PAYMENT FROM THE CITY. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF THE CITY.**

3.15 Statutory Verifications. Arbor Urban Developers LLC makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, Arbor Urban Developers LLC understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with Arbor Urban Developers LLC within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such Verifications during the term of this Agreement shall survive until barred by the applicable statute of limitations, notwithstanding anything contained in this Agreement to the contrary.

(a) No Boycott of Israel. Arbor Urban Developers LLC hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(b) Iran, Sudan and Foreign Terrorist Organizations. Arbor Urban Developers LLC represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or

Section 2270.0201, Texas Government Code, as amended. The foregoing representation excludes Arbor Urban Developers LLC and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) No Discrimination Against Fossil Fuel Companies. Arbor Urban Developers LLC hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

(d) No Discrimination Against Firearm Entities and Firearm Trade Associations. Arbor Urban Developers LLC hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code."

3.16 Form 1295. Arbor Urban Developers LLC represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, Arbor Urban Developers LLC has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. Arbor Urban Developers LLC further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by Arbor Urban Developers LLC. The information contained in the Form 1295 completed by Arbor Urban Developers LLC has been provided solely by Arbor Urban Developers LLC and the City has not verified such information.

3.17 Public Information. Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and, to the extent such requirements apply to this Agreement, Arbor Urban Developers LLC agrees that this Agreement may be terminated if Arbor Urban Developers LLC

knowingly or intentionally fails to comply with a requirement of that subchapter, if applicable, and Arbor Urban Developers LLC fails to cure the violation on or before the 10th business day after the date the City provides notice to Arbor Urban Developers LLC of noncompliance with Subchapter J, Chapter 552. To the extent Section 552.372, Texas Government Code applies to this Agreement, Arbor Urban Developers LLC is required to preserve all contracting information related to this Agreement as provided by the records retention requirements applicable to the City for the duration of this Agreement; promptly provide to the City any contracting information related to this Agreement that is in the custody or possession of Arbor Urban Developers LLC on request of the City; and on completion of the Agreement, either provide at no cost to the City all contracting information related to the contract that is in the custody or possession of the entity or preserve the contracting information related to the contract as provided by the records retention requirements applicable to the City.

3.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

3.19 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

3.20 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Master Site Plan and Legal Description of the Property
Exhibit B	Revitalization Plan
Exhibit C	Silo Property Legal Description

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed by Arbor Urban Developers LLC and the City to be effective on the Effective Date.

CITY:

CITY OF LEON VALLEY

By:

By: Chris Riley
Chris Riley
Title: Mayor

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me, on the 16 day of June, 2026, by
Chris Riley, Mayor of the City of Leon Valley, Texas on behalf of said City.



Angela Trejo
Notary Public, State of Texas

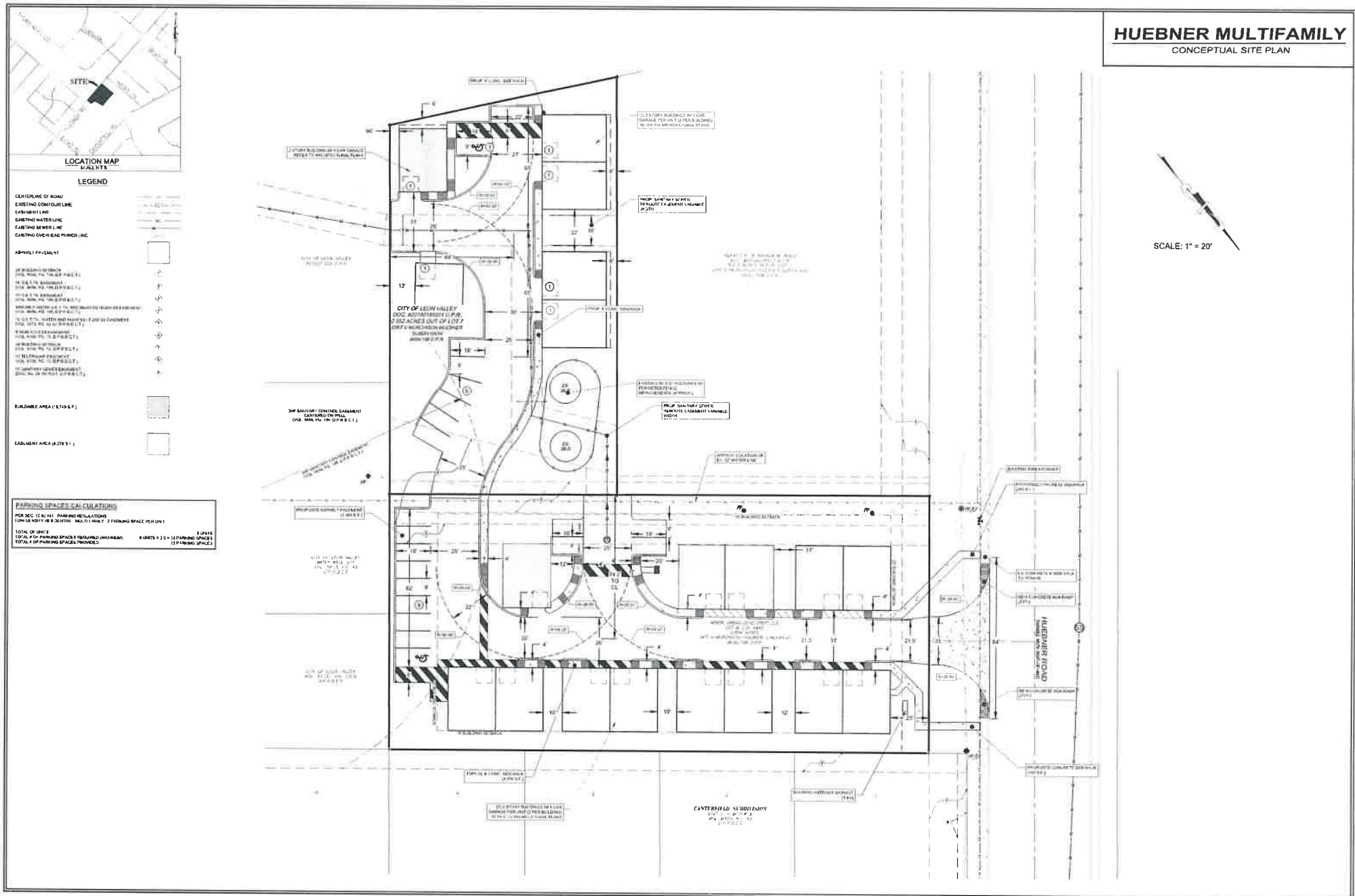


Exhibit B

Revitalization Plan

- **Painting of Silos:** Our current budget for mural work is approximately \$25,000 for both silos, and we are confident this will support a clean, meaningful design (such as Texas and U.S. flag concepts). If the City prefers a more detailed or complex design, we would be happy to collaborate and would appreciate the City's support for any costs exceeding this budget.
- **Roof Repairs:** We will address and repair the roof as needed as part of our agreement.
- **Ladder Restoration:** We will restore the ladder as needed to ensure it is safe and functional.
- **Patching Holes:** We will repair and patch any structural holes or damage as needed.
- **Iron Fence Installation:** We will install a 5–6 ft wrought iron fence around the site.
- **Plaque Installation:** This item was not previously included in our scope. We are happy to install a plaque; however, we would appreciate it if the City could provide the plaque to install.

METES AND BOUNDS

Being 0.552 acres of land, more or less, and being out of Lot 7, Dirt V-Murchison-Huebner Subdivision, City of Leon Valley, Bexar County, Texas, according to the plat recorded in Volume 9656, Page 198, Deed and Plat Records, Bexar County, Texas, said 0.552 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 0.552 acres (monument of record dignity), same being the southeast corner of said Lot 7 and an angle corner of the City of Leon Valley 3.839 acres (Volume 16137, Page 1705), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.552 acres and said City of Leon Valley 3.839 acres, North 61 degrees 24 minutes 42 seconds West (called North 61 degrees 26 minutes 40 seconds West), a distance of 120.41 feet to a point for the West corner of this 0.552 acres;

THENCE departing the southwest line of and severing said Lot 7 the following courses and distances:

North 40 degrees 31 minutes 16 seconds East, a distance of 216.34 feet to a point for the North corner of this 0.552 acres:

South 49 degrees 28 minutes 43 seconds East, a distance of 117.92 feet to a point for the East corner of this 0.552 acres, same being on the southeast line of said Lot 7 and on the northwest line of said City of Leon Valley 3.839 acres;

THENCE along the lines common to this 0.552 acres and said City of Leon Valley 3.839 acres, South 40 degrees 33 minutes 17 seconds West (called South 40 degrees 31 minutes 19 seconds West), a distance of 191.44 feet to the **POINT OF BEGINNING** and containing 0.552 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
December 11, 2017



Arbor Urban Developers LLC:

RC Bandaru
a Texas limited liability company

By: Its Member,
RC BANDARU,

By: 

Name: RC Bandaru

Title: Member

STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me on this 10 day of June, 2026,
by RC Bandaru , Owner of Arbor Urban Developers LLC on behalf of said limited liability
company.


Notary Public



HUEBNER MULTIFAMILY

CONCEPTUAL SITE PLAN

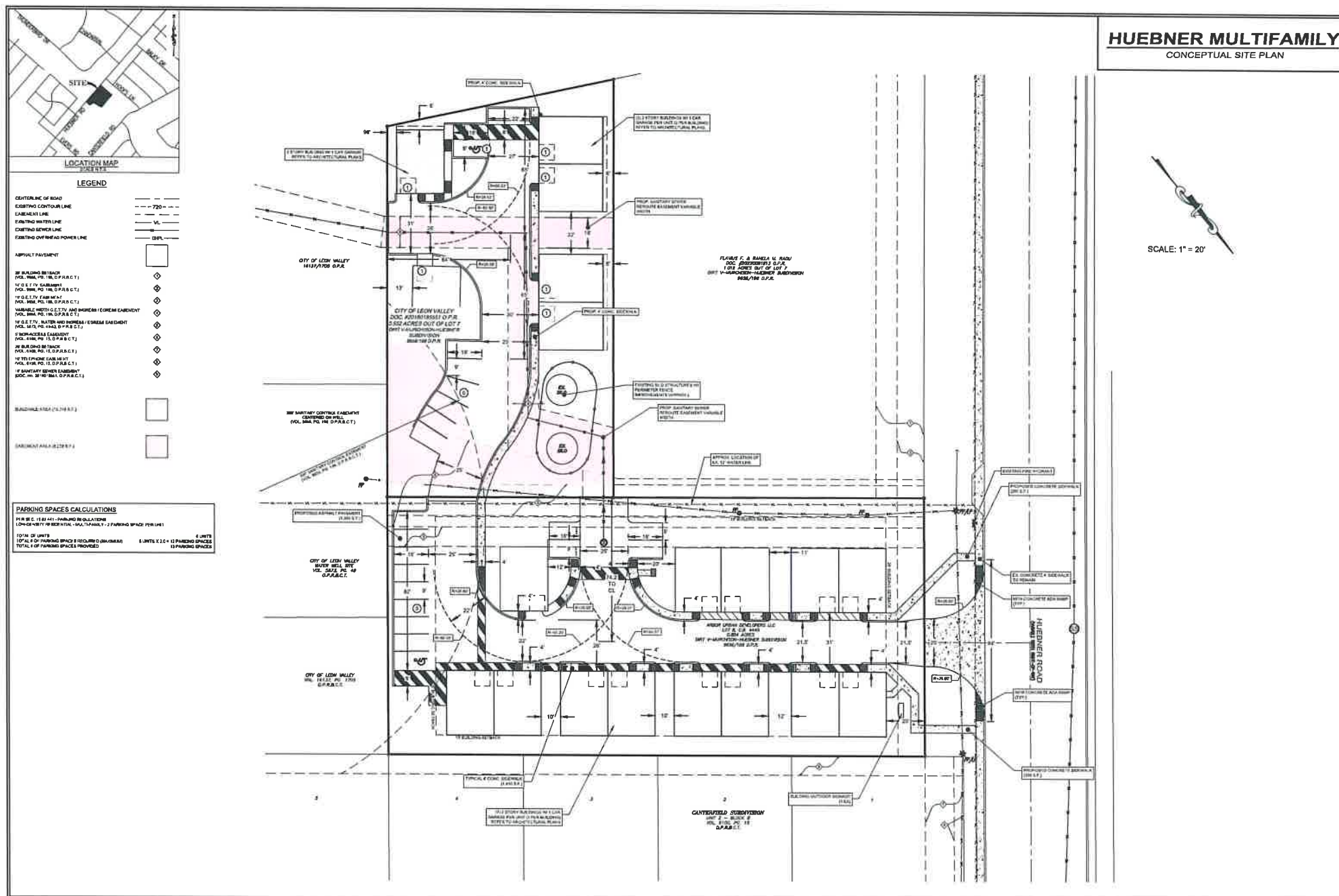


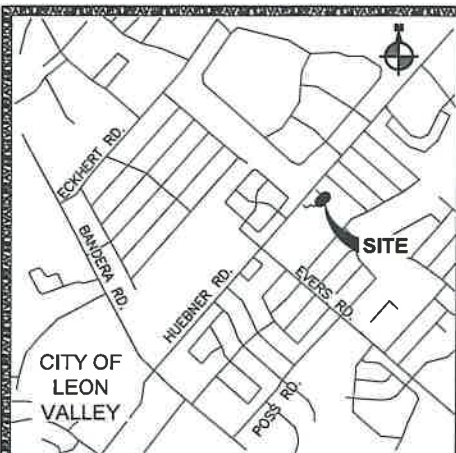
EXHIBIT "A"

NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204.
3. ● FOUND 1/2-INCH IRON ROD, UNLESS NOTED OTHERWISE.
○ CALCULATED POINT.
4. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
5. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY ARDURRA GROUP, INC.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, PANEL NO. 48029C0240G, EFFECTIVE DATE: SEPTEMBER 29, 2010.

REFERENCES:

O.P.R.B.C.T. OFFICIAL PLAT RECORDS, BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS
P.O.B. POINT OF BEGINNING



LOCATION MAP N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.00'	42.82'	34.32'	S 68°44'42" E	129°08'08"
C2	19.00'	54.54'	37.65'	N 30°26'54" W	164°27'17"

LINE	BEARING	DISTANCE
L1	N 46°54'25" E	28.32'
L2	S 40°28'01" W	51.73'
L3	N 61°28'02" W	62.66'



HUEBNER RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

30' 0 30' 60'
SCALE: 1" = 60'

10' ELECTRIC, GAS, TELEPHONE
& CABLE T.V. EASEMENT
(VOL.9656 PG.198, D.P.R.B.C.T.)

RAHELA MARCELA RADU TRUST
(CALLED 1.012-ACRES)
DOC# 20250144716
O.P.R.B.C.T.

14' ELECTRIC, GAS,
TELEPHONE & CABLE T.V.
EASEMENT
(VOL.9656 PG.198,
D.P.R.B.C.T.)

MANUEL TEJADA SURVEY
No. 89 ABS. No. 471

DIRT
V-MURCHISON-HUEBNER
SUBDIVISION
VOL.9656 PG.198
P.R.B.C.T.

CITY OF LEON VALLEY
(CALLED 0.552-ACRES)
DOC. NO. 20180185551
O.P.R.B.C.T.

ARBOR URBAN
DEVELOPERS LLC
DOC#20230083185
O.P.R.B.C.T.

CITY OF
LEON VALLEY

CITY OF
LEON VALLEY

15' GAS, ELECTRIC,
TELEPHONE, CABLE T.V.
WATER &
INGRESS/EGRESS
EASEMENT
(VOL.5873 PG.49-52,
D.P.R.B.C.T.)

VARIABLE WIDTH GAS, ELECTRIC,
TELEPHONE, CABLE T.V. &
INGRESS/EGRESS EASEMENT
(VOL.9656 PG.198, D.P.R.B.C.T.)

I HEREBY CERTIFY THAT:

THIS SURVEY WAS PREPARED BASED
ON A SURVEY MADE ON THE
GROUND UNDER MY DIRECT
SUPERVISION.

THIS 14TH DAY OF MAY, 2026 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

EXHIBIT OF:

SHOWING A BOUNDARY OF A 0.048-ACRE TRACT (2,095 SQ. FT.) OF LAND SITUATED IN THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT 471, COUNTY BLOCK 4445, OUT OF A CALLED 0.552-ACRE TRACT OF LAND CONVEYED TO THE CITY OF LEON VALLEY, RECORDED IN DOCUMENT NO. 20180185551, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), WITH SAID 0.552-ACRE TRACT BEING ALL PORTION OF LOT 7, CB 4445, DIRT V-MURCHISON-HUEBNER SUBDIVISION, AS RECORDED IN VOLUME 9656, PAGE 198 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

DRAWN BY: JC

JOB #: 2026-00-0151200

SURVEYED: 5-14-2026

SHEET:

2 OF 2



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com
Engineering License #F-10053
Ardurra Group, Inc.
Surveying Firm 10194688

Exhibit B

Revitalization Plan

- **Painting of Silos:** Our current budget for mural work is approximately \$25,000 for both silos, and we are confident this will support a clean, meaningful design (such as Texas and U.S. flag concepts). If the City prefers a more detailed or complex design, we would be happy to collaborate and would appreciate the City's support for any costs exceeding this budget.
- **Roof Repairs:** We will address and repair the roof as needed as part of our agreement.
- **Ladder Restoration:** We will restore the ladder as needed to ensure it is safe and functional.
- **Patching Holes:** We will repair and patch any structural holes or damage as needed.
- **Iron Fence Installation:** We will install a 5–6 ft wrought iron fence around the site.
- **Plaque Installation:** This item was not previously included in our scope. We are happy to install a plaque; however, we would appreciate it if the City could provide the plaque to install.

FIELD NOTES
For a 0.048-acre (2,095 square feet)

BEING A 0.048-ACRE TRACT (2,095 SQ. FT) OF LAND SITUATED IN THE MANUEL TEJEDA SURVEY NO. 89, ABSTRACT 471, COUNTY BLOCK 4445, OUT OF A CALLED 0.552-ACRE TRACT OF LAND CONVEYED TO THE CITY OF LEON VALLEY, RECORDED IN DOCUMENT NO. 20180185551, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), WITH SAID 0.552-ACRE TRACT BEING ALL PORTION OF LOT 7, CB 4445, DIRT V-MURCHISON-HUEBNER SUBDIVISION, AS RECORDED IN VOLUME 9656, PAGE 198 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a point (N= 13,732,066.84 , E= 2,090,741.68) an the beginning of a curve to the left, on a common line being the southeast line of a called 1.012-acre tract conveyed to Rahela Marcela Radu Trust by deed recorded in Document # 20250144716 (O.P.R.B.C.T.) and the northwest line said 0.552-acre tract, for the most southwest corner of this herein described tract from which the southwest corner of said 0.552-acre and the southeast corner of said 1.012-acre tract bears S 40°31'16" W, 151.33-feet and from which a found 1/2-inch iron rod for a corner of said 1.012-acre tract from said west corner of 0.552-acre tract, bears N 61°28'02" W, 62.66-feet;

THENCE Southeasterly departing said common line, along and with said curve to the left, having a radius of 19.00-feet, an arc length of 42.82-feet and a delta angle of 129° 08'08" for the southeast corner of this herein described tract;

THENCE N 46°54'25" E, a distance of 28.32-feet for an angle corner of this herein described tract and the beginning a curve to the right;

THENCE Northwesterly, along and with said curve to the right, having a radius of 19.00-feet, an arc length of 54.54-feet and a delta angle of 164° 27'17" for an angle corner of this herein described tract;

THENCE S 40°28'01" W along said common line of said 1.012-acre tract and said 0.552-acre tract, a distance of 51.73-feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 0.048-acre (2,095sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150



OUTSTANDING CITY COUNCIL ITEMS

- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
 - Will be discussed at the 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex
 - Will be discussed at the council retreat on 7/13/2024
 - This item was briefly discussed and will be brought back to the city council. September 17, 2024, council meeting.
 - Add to the town hall meeting for 2024 discussion
 - It was discussed, but did not go anywhere
 - Will be bringing this back for the 2025 discussion
 - Added to the 2026 THM
 - Recap to City Council 3/17/2026
 - Reviewed CIP on 4/5/2026
 - Council will review the Budget Survey on 4/21/2026
 - CIP is also scheduled for the Coffee Agenda on 4/25/2026
 - Will Discuss Budget Survey 5-5-26
 - Budget survey release 5-7-2026 due 6-1-26
 - City Council discussing items next mtg 7/14/26
 - Discussion continued on 7/21 and 8/4
- **Recycled Waterline to the LC 17 Section of H & B – March 17, 2026**
 - City Council wants more information
 - Dimaline will bring it back in May. The council wanted a cost for the potable water.
 - It has been put into the budget FY 27
- **Updating the City Manager Evaluation Form, March 17, 2026 – Mayor moved to Retreat moved to July 14, 2026. Item moved to July 29, 2026. Council will approve final form 8/18/26**
- **Joint Mtg with P & Z on Permitted Use table – April 28, 2026 at 7p.m. Meeting with Russel Hernandez on June 11, 2026. Council will have first read on July 21, 2026. Legal Opinion was not back on time; scheduled for 8/4. Legal Opinion not scheduled on time; moved to 8/21.**
- **Silo design per request of the adjacent property owner**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda.
 - 5/16/2023 – Scheduled

- Council requested outreach to local universities.
- Melinda is working on quotes.
- Council removed from FY 26 budget.
- February 17, 2026, Silo request to purchase
- Discuss development Agreement – April 7, 2026
- Continue Discussion on -April 21, 2026
- Will bring back once we have a survey of the Silo area
- Coming back to Council 6-2-26, Development agreement approved by City Council.
- Do not feed the Deer Ordinance – In October
- Update from the Chief regarding the Flock cameras – In September.

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **Flooding**
 - Was addressed at the following Council Meetings.
 - 08/03/2021 – Flood damage prevention Ord. # 21-034.
 - 11/2/2021 – To discuss flood mitigation strategies.
 - 12/07/2021 – Short-Term options to address flooding.
 - Budget Adjustment – For funding floodway monitoring and software upgrades.
 - Upcoming Council presentation 1/18/2022.
 - Budget Adjustment – for creek cleanup.
 - Staff is proposing \$150,000 in ARP funds. Upcoming Council meeting TBD.
 - Segment one of Huebner Creek will be presented to the Council on 4/19/2022.
 - Council decided to look at the 50' wide, protected little league, the study will be brought back to the Council before we agree to do it.
 - Budget adjustment for creek cleanup.
 - 6/7/2022
 - Budget adjustment for flood gates and notification system.
 - 6/7/2022 postponed
- Huebner Creek Channel Improvement presentation 9/20/2022.
 - Council direction to bring back budget adjustment on \$633,000.
 - First Read 10/3/2022.
 - Second Read 10/18/2022.
 - 11/21/2023 – PW Director will provide an update and receive direction – Council decided to have a field trip to look at the creek layout TBD.
 - The Council decided to conduct a field trip in the Natural Area
 - 12/6/2023, the Council walked the staked-out creek realignment
 - 1/16/2023 – The Council will revisit the project.
 - 2/24/2023- the Council will have a workshop to discuss with the engineer.

- The council directed the engineer to look at a plan that leaves the creek alignment alone, a new tree survey, and build a retaining wall for erosion.
- 8/6/2024 – budget adjustment will be presented to the council in the amount of \$168,000
- Second Read on the Budget Adjustment is scheduled for 8/20/2024.
- After council approval, the following is the timeline:
 - Preliminary Design – 1.5 months (45 days) from NTP
 - Final Design – 3-4 months (90-120 days)
 - Environmental – TBD – 3-6 months and will be concurrent with design
 - Bidding and Construction – TBD based on funding – Not authorized at this time
 - Approved
- Channel Bank options 11/19
 - Council decided to proceed with Rip Rap option and have staff proceed with SAWS addressing the exposed recycled water line.
- The Mayor requested that an item be added to have the engineers mark the trees that would be removed with the projects; this item is on the 1/17/2024 council meeting to be added for approval
 - City Council did not approve the expending of these funds and also had no objection to continuing the project
- Mayor, City Manager, Mayor Pro Tem and Engineer met with SAWS on 1/30/2025. To see what they would be willing to assist with. The City Manager asked if they would be willing to participate in an alternative that they engineered.
 - On 3/18/25, the City Council was asked to choose between the original option, rip-rap option, retaining wall option, or erosion. The City Council voted to pause the project.
 - Joint meeting with LVHS on 10/18/25
 - A workshop will be given in November by the engineer
 - 11/18 council will discuss changing the date.
 - Council decided to have the engineer evaluate the drop wall and the purchase of property.
 - Meeting scheduled for November 2026

Completed

- **Update on LV development – February**
- **Planning and Zoning General Rules 11/18**
 - The council decided to add an Ord. at the 12/16 meeting to have the excused or unexcused be approved by the body.
 - Second read is 1/20/25 for approval final approval 2/3/26

- **Extending El Verde by 2025 to 2030 – February 17, 2026 – Completed**
- **Park Veteran Monument- February 17, 2026 -Completed**
- **Ordinance on Amending the PDD**
 - Scheduled to go to the zoning commission meeting on 4/23/2024
 - The zoning commission tabled the item. Will revisit 5/28/2024
 - Zoning Commission revisited on 6/5/2024
 - The Zoning Commission will revisit in September
 - New Planning Zoning Director is working with the City Attorney.
 - Will bring back for discussion on 8/19/25- moved by Mayor
 - Scheduled Discussion 9/2/2025
 - City Manager's draft presented on 10/21/25
 - City Council will provide recommendations and give to the City Manager. Expected to come back on 11/18/25, the item was moved to the 12/2/25 meeting by the Mayor
 - 12/2/2025 City Council decided on the criteria
 - 12/16/2025 more discussion on the ord.
 - Delete this section 2/3/2026 – First read
 - Delete this section 2/17/2026-Second read
- **STR Tax Ord. Amendment**
 - February 17, 2026, First read
 - March 3, 2026, Second Read
 - Postponed due to language change, March 17, 2026 – this was done and passed unanimously
- **Crime Stats for calendar year – March 17, 2026 - Done**
- **Police staffing Executive Session – March 17, 2026 – Done**
- **THM Meeting Update March 17, 2026- Done**
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021
 - This item was discussed during the budget process, and ultimately, the Council has decided not to spend the funds on this project at this time.
 - This will be discussed during the town hall meeting update with the council on 4/19/2022.
 - The council would like us to use our future land use map.
 - Establish neighborhood boundaries
 - The council has opted not to update the Master Plan.
 - P & Z Director investigating a university conducting the plan.
 - Boundaries of the neighborhood
 - This has been placed in the FY 2025 budget.
 - The Council has decided to move the \$250,000 to the city's emergency fund.

- Item was moved back in after there were savings in other areas.
- Rollover to FY 2026
- Reviewing RFPs
- March 17, 2026 – Council Selected Ardurra
- Kickoff Meeting on May 5th at 5:30 with the council
- **Water item added to Coffee Agenda to Discuss Water Capacity and Conservation: Current Status and Future Outlook**
Scheduled for the Coffee Agenda 4/25/26
Update on ED incentives – Moved from April to May- New ED Director starts on April 20, 2026. Scheduled for 7/21/26. Mayor Moved to 8/4. -Completed
- **City Council Timeline on Short-Term Rentals**
 - Short-term rentals have appeared on City Council agendas multiple times:
 - January 12, 2021 – Tabled
 - January 19, 2021 – Discussed
 - April 6, 2021 – Discussed
 - April 20, 2021 – Discussed
 - August 3, 2021 – Tabled
 - August 17, 2021 – Discussed
 - August 16, 2022 – Tabled
 - September 6, 2022 – Discussed
 - January 17, 2023 – Discussed
 - March 7, 2023 – Item added by Councilmembers Stevens and Orozco
 - Council directed the City Attorney to draft an ordinance based on the information provided.

Additional actions:

- July 22, 2023 – Draft ordinance discussed at Council retreat
- September 5, 2023 – First reading of ordinance amending regulations
- September 29, 2023 – Council feedback provided to the City Manager
- October 17, 2023 – City Manager presented Council feedback
 - Council directed staff to simplify the ordinance and bring it back for consideration
- November 7, 2023 – Second reading; ordinance passed unanimously establishing a registration process
- November 21, 2023 – Council adopted the Short-Term Rental Occupancy Tax remittance requirement
- July 15, 2025- Discussion and Possible Action on Revisions to the Short-Term Rentals
- August 5, 2025 -Council Executive session to discuss STR regulations
- August 19, 2025 – Council clarified the definition of “block face” and increased the registration fee
- February 17, 2026 – Discussion on the Occupancy Tax regulations
- March 3, 2026 -Discussion on the Occupancy Tax regulations -Tabled
- March 17, 2026 - Discussion on the Occupancy Tax regulations
- April 7, 2026 – Council will discuss regulations. City Council wants to discuss changes to the trash ordinance and increasing the regulations for STRs. Will be discussed at the Retreat on June 6, 2026

- New ordinance will be brought back to the City Council July 21, 2026
 - Second Read 8/4 – Passed Unanimously