



CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 17, 2024 at 6:00 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 Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 Deliberation regarding the Amendment to the Purchase contract between the City of Leon Valley and One Stop Group , LP.
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 and Discussion Over the Allocation of Personnel Services Shared from the Enterprise Fund Back to the General Fund for Fiscal Year 2026 - Dr. Crystal Caldera, City Manager
 2. Presentation, Discussion and Prioritization of Future City Infrastructure Needs - Dr. 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:**
 - Regular City Council Meeting, Tuesday, October 15, 2024, at 6:30 PM, in City Council Chambers.
 - Reminder: The Regular City Council Meeting of October 01, 2024 has been cancelled.
 - Leon Valley Night Out, Tuesday, October 01, 2024.
 - November 05, 2024 Joint General, Special and Charter Election for Early Voting and Election Day - Early voting begins Monday, October 21, 2024.
 - Coffee with the Mayor & City Council, Saturday, October 26, 2024, 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.
 - Trash & Treasure Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.
 - Arbor Day Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.
 - Miscellaneous other events and announcements
 2. Discussion and Possible Action Adding Topics to the October 26, 2024, Coffee with the Mayor & City Council Meeting - S. Passailaigue, City Secretary
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. 07-27-2024 Coffee with the Mayor & City Council Minutes
 - b. 09-03-2024 Regular City Council Meeting Minutes
 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 08-14-2024 Earthwise Living Committee Meeting Minutes
 3. Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment to the General Fund Budget for Fiscal Year of 2023-2024 on Behalf of the Earthwise Living Committee (1st Read was Held on 09/03/2024) - C. Miranda, Community Relations Director
 4. Presentation and Discussion of the Monthly Financial Report Ending August 31, 2024 - C. Goering, Finance Director

5. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table, Section 15.02.381 - Permitted Use Table, To Regulate the Location of CBD Retail Establishments (1st Read was Held on 09-03-2024) - M. Moritz, Public Works Director
6. Discussion and Possible Action on a Resolution Appointing Members to the Earthwise Living Committee – Mayor Chris Riley
7. Presentation, Discussion, and Possible Action on a Petition for Preliminary Acceptance of Public Improvements on a 9.180-Acre Tract in the 6300 Block of Evers Road, Being the Trilogy at Huebner Creek Planned Development District Subdivision - M. Moritz, Public Works Director

10. Regular Agenda

1. Discussion and Possible Action of a Request by CJC Life Church - Nextgen Learning Center for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Sec. 3.04.011 - On-premises Signs, (b).Building-mounted Signs, (2) Marquee signs, Located at 6401 Bandera Rd - R. Salinas, Economic Development Director
2. Discussion and Possible Action on a Request for a Variance to Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required, and Sec. 13.02.080 Heritage Tree Removal Prohibited; Penalties, (a) and (b), to Allow the Removal of 24 Medium, 21 Large, and 36 Heritage Trees, and Pay a Reduced Amount in Tree Mitigation Fees, Located in the Vicinity of Aids Drive, Being Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, on Approximately 32-Acres of Land - M. Moritz, Public Works Director
3. Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment in the Amount of \$696,758.00 from the Enterprise Fund Balance and \$320,000 from the General Fund Balance to Purchase 100 Acre Feet of Water Rights (1st Reading was Held on 09-03-2024) - M. Moritz, Public Works Director

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 the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about

gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To arrange for assistance, call (210) 684-1391, Extension 212.

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
September 12, 2024 1:45 PM



Salary Allocations									
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund
		Water	Sewer	Storm Water					
Court									
Deputy Court Clerk/Cashier	-	-	-	-	-	-	100%	-	-
Deputy Court Clerk/Cashier	-	-	-	-	-	-	100%	-	-
Sr. Court Clerk	40%	20%	20%	-	-	-	20%	-	-
Court Administrator	40%	20%	20%	-	-	-	20%	-	-
Finance									
Receptionist	30%	20%	20%	10%	-	-	20%	-	-
Assistant Finance Director	50%	10%	10%	10%	-	-	20%	-	-
Finance Director	50%	10%	10%	10%	-	-	20%	-	-
City Manager									
City Manager	45%	5%	5%	5%	40%	-	-	-	-
City Secretary	85%	5%	5%	5%	-	-	-	-	-
HR Manager	70%	10%	10%	10%	-	-	-	-	-
Exec. Asst. to CM/Payroll	70%	10%	10%	10%	-	-	-	-	-
Info. Technology									
IT Manager	50%	10%	10%	10%	-	-	20%	-	-
Police									
Officer/Animal/Code	100%	-	-	-	-	-	-	-	-
Animal/Code	100%	-	-	-	-	-	-	-	-
PD Admin	100%	-	-	-	-	-	-	-	-
Police Chief	75%	-	-	-	-	-	25%	-	-
Assistant Police Chief	25%	-	-	-	-	-	25%	50%	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Sergeant/Patrol	100%	-	-	-	-	-	-	-	-
Sergeant/Patrol	100%	-	-	-	-	-	-	-	-
Sergeant/Patrol	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/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%	-	-	-	-	-	-	-	-
Traffic Safety									
Patrol Officer	-	-	-	-	-	-	100%	-	-
Patrol Officer	-	-	-	-	-	-	100%	-	-

Salary Allocations									
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund
		Water	Sewer	Storm Water					
Fire									
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Assistant Fire Chief	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Captain/Deputy Fire Marshall	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Fire Chief	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Engineer	100%	-	-	-	-	-	-	-	-
Captain	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Fire/Engineer	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Firefighter/Paramedic	100%	-	-	-	-	-	-	-	-
Lieutenant	100%	-	-	-	-	-	-	-	-
FD Admin	100%	-	-	-	-	-	-	-	-
Engineer	100%	-	-	-	-	-	-	-	-
Public Works									
PW Director	60%	15%	15%	10%	-	-	-	-	-
Assistant PW Director	35%	25%	25%	15%	-	-	-	-	-
Foreman - Construction	50%	20%	20%	10%	-	-	-	-	-
Crew Leader - Construction	50%	20%	20%	10%	-	-	-	-	-
Laborer - Construction	50%	20%	20%	10%	-	-	-	-	-
Laborer - Construction	50%	20%	20%	10%	-	-	-	-	-
Foreman - Main	100%	-	-	-	-	-	-	-	-
Crew Leader - Main	100%	-	-	-	-	-	-	-	-
Laborer - Main	100%	-	-	-	-	-	-	-	-
Laborer - Main	100%	-	-	-	-	-	-	-	-
Crew Leader - Parks	80%	-	-	10%	-	10%	-	-	-
Laborer - Parks	85%	5%	-	-	-	10%	-	-	-
Laborer- Maint	80%	20%	-	-	-	-	-	-	-
Maintenance Crewman	50%	20%	20%	10%	-	-	-	-	-
Maintenance Crewman	50%	20%	20%	10%	-	-	-	-	-
Crew Leader - ROW	90%	-	-	10%	-	-	-	-	-
Laborer - ROW Parks	80%	-	-	10%	-	10%	-	-	-
Laborer - ROW	90%	-	-	10%	-	-	-	-	-
Laborer - ROW	90%	-	-	10%	-	-	-	-	-
Shop Mechanic	50%	20%	20%	10%	-	-	-	-	-
Custodian	80%	-	-	-	-	-	20%	-	-
Planning & Zoning									
PLANNER I	100%	-	-	-	-	-	-	-	-
Planning Director	85%	5%	5%	5%	-	-	-	-	-

Salary Allocations									
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund
		Water	Sewer	Storm Water					
Library (7 Employees)									
Asst. Library Director	100%	-	-	-	-	-	-	-	-
Aid - FT	100%	-	-	-	-	-	-	-	-
Aid - PT	100%	-	-	-	-	-	-	-	-
Library Director	100%	-	-	-	-	-	-	-	-
Library Assistant PT	100%	-	-	-	-	-	-	-	-
Technician	100%	-	-	-	-	-	-	-	-
Clerk -PT	100%	-	-	-	-	-	-	-	-
Water System									
Water Utility Billing	-	80%	20%	-	-	-	-	-	-
Foreman - Utilities	-	80%	20%	-	-	-	-	-	-
Crew Leader - W/S	-	80%	20%	-	-	-	-	-	-
Laborer - W/S	-	80%	20%	-	-	-	-	-	-
Laborer - W/S	-	80%	20%	-	-	-	-	-	-
OVERTIME	-	100%	-	-	-	-	-	-	-
OVERTIME	-	-	100%	-	-	-	-	-	-
OVERTIME	-	-	-	100%	-	-	-	-	-
OVERTIME	-	100%	-	-	-	-	-	-	-
OVERTIME	-	-	100%	-	-	-	-	-	-
Red Light Camera									
Detective -TS	-	-	-	-	-	-	100%	-	-
Admin Officer	-	-	-	-	-	-	100%	-	-
Officer - RLC	-	-	-	-	-	-	100%	-	-
Sergeant/RLC	-	-	-	-	-	-	100%	-	-
Lieutenant	-	-	-	-	-	-	100%	-	-
Officer - RLC	-	-	-	-	-	-	100%	-	-
Impound Lot									
Detective/Impound Lot	100%	-	-	-	-	-	-	-	-
Economic Development									
ED Manager	100%	-	-	-	-	-	-	-	-
Crime Control									
Patrol Officer/CCD	-	-	-	-	-	-	-	100%	-
Sergeant/CID	-	-	-	-	-	-	-	100%	-
Child Safety									
Crossing Guard	-	-	-	-	-	-	-	-	100%
Community Center									
Community Relations Dir	25%	-	-	-	-	75%	-	-	-
Forfeiture									
Patrol Officer	100%	-	-	-	-	-	-	-	-

Presentation and Discussion Over the Reallocation of Personnel Percentages

Crystal Caldera, PhD
City Manager
City Council Meeting
September 17, 2024

BEFORE

Salary Allocations										
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund	
		Water	Sewer	Storm Water						
Finance										
Assistant Finance Director	30%	20%	20%	10%	-	-	20%	-	-	
Finance Director	30%	20%	20%	10%	-	-	20%	-	-	
City Manager										
City Manager	35%	10%	10%	5%	40%	-	-	-	-	
City Secretary	60%	15%	15%	10%	-	-	-	-	-	
HR Manager	50%	20%	20%	10%	-	-	-	-	-	
Exec. Asst. to CM/Payroll	50%	20%	20%	10%	-	-	-	-	-	
Public Works										
PW Director	35%	25%	25%	15%	-	-	-	-	-	
Foreman - Main	90%	-	-	10%	-	-	-	-	-	
Crew Leader - Main	90%	-	-	10%	-	-	-	-	-	
Laborer - Main	90%	-	-	10%	-	-	-	-	-	
Laborer - Main	90%	-	-	10%	-	-	-	-	-	
Planning & Zoning										
Planning Director	75%	10%	10%	5%	-	-	-	-	-	

{Section}.61.

AFTER

Salary Allocations										
Department	General Fund	Enterprise Fund			Economic Dev.	Community Center Fund	RLC Fund	Crime Control Fund	Child Safety Fund	
		Water	Sewer	Storm Water						
Finance										
Assistant Finance Director	50%	10%	10%	10%	-	-	20%	-	-	
Finance Director	50%	10%	10%	10%	-	-	20%	-	-	
City Manager										
City Manager	45%	5%	5%	5%	40%	-	-	-	-	
City Secretary	85%	5%	5%	5%	-	-	-	-	-	
HR Manager	70%	10%	10%	10%	-	-	-	-	-	
Exec. Asst. to CM/Payroll	70%	10%	10%	10%	-	-	-	-	-	
Public Works										
PW Director	60%	15%	15%	10%	-	-	-	-	-	
Foreman - Main	100%	-	-	-	-	-	-	-	-	
Crew Leader - Main	100%	-	-	-	-	-	-	-	-	
Laborer - Main	100%	-	-	-	-	-	-	-	-	
Laborer - Main	100%	-	-	-	-	-	-	-	-	
Planning & Zoning										
Planning Director	85%	5%	5%	5%	-	-	-	-	-	



Fiscal Impact

	TOTAL REALLOCATION PERFY	ARP INTEREST (One time transaction)	
FY25	244,880	95,161	149,719
FY26	263,017		

Included on FY25 tax rate

95,161	ARP Interest
75	Small difference between the FY25 budget net income and reallocation
263,017	FY26 Reallocation
<hr/>	
358,253	Total Fiscal Impact

\$ 0.358 Increase on Tax Rate



Future Municipal Needs Assessment

Crystal Caldera, PhD
City Manager
City Council Meeting
September 17, 2024

Purpose



It is the City Manager's responsibility:

To inform the City Council and Community of future needs
Provide recommendations on how to meet those needs



The PPT includes improvements and/or replacement of existing city facilities or infrastructure



Taking a look at the next 3 years of future costs of over \$100,000

General Fund - Infrastructure

<p>PW Building \$2,500,000 est.</p>	<p>Facility built in 1984 for 10-15 employees, with related equipment and vehicles</p>
<p>Forest Oaks Pool \$1,110,000 est. no building</p>	<p>Add a building \$847,000 Cost for complete overhaul ranges from \$2.9 to \$3.6 million, depending on configuration</p>
<p>Community Pool unknown</p>	<p>At City Council discretion</p>
<p>Library Annex \$311,000 est.</p>	<p>Not ADA compliant – should move it closer to the Library Donated in the 70's</p>

General Fund - Infrastructure

<p>Sidewalks Unknown</p>	<p>Needs assessment plan Currently budget \$25,000 a year Created in 1930's -2010</p>
<p>Streets Unknown</p>	<p>City of Leon Valley has 42 miles of asphalt, 40 miles of sidewalks, and trails. The City also owns two bridges, the Huebner Bridge and the Evers Road Bridge. The Department recently completed its five-year Pavement Condition Index Study (PCI). The study scores roads and rank the roads on the need for repairs. Streets that need reconstruction Evening Sun – Setting Sun to Cul-de-sac, Grass Hill – William Rancher to Samaritan, Linkmeadow, Aids, Samaritan, William Rancher, Kinman Alley</p>
<p>Park restrooms \$150,000 est.</p>	<p>Commitment to be ADA compliant</p>
<p>H & B III Est. \$1,000,000</p>	<p>Evers to Bally to connect with COSA trail and complete our system.</p>

General Fund - Infrastructure

Crystal Hills
Parking lot
\$800,000 est.

This is at the Shadow Mist Park at the end of Shadow Mist Drive.
We have the pavers.

Crystal Hills Skate
Park
\$250,000 est.

Commitment to COSA for a shared Crystal Hills Park

Conference
Center restrooms
\$160,000 est.

Outdated
Commitment to be ADA Compliant and to attract new customers

Enterprise Fund - Infrastructure

Water
Infrastructure
\$30 million est.

For mains & water valves - currently budget \$50,000 each year for new fire hydrants

Natural Area
Erosion
\$3,624,182 est.

To stop the erosion in Huebner Creek along the Huebner-Onion Natural Area Park
Protect the Huebner-Onion Homestead and barn from flood damage

Sewer
Infrastructure
\$41,000,000 est.

For mains & manholes

General Fund - Equipment

Ambulance - \$350,000 est.

- FY26 -2014 replacement

Fire Brush truck - \$220,000

- New addition that is needed for natural areas

Police Radios - \$1,200,000 -1,600,000

- Required replacement

Fire Department Assessment Report - \$34,000

- Depends on what council would like to do

C1 Chevy C8500 - \$100,000

- FY 26 – 2000 replacement

General Fund - Equipment

M9 Case JX55 Farm Tractor - \$150,000

- FY 27 – 2003 replacement

ST01 – Onan Generator – \$115,000

- FY 26 2017 replacement

C21 International Water Truck -\$100,000

- * FY 27 2010 replacement

Enterprise Fund - Equipment

WA - S136 Leeboy Asphalt Distributor -
\$100,000

- FY 27 2017 replacement

Staffing

- Staff utilization Report recommendations
 - Police
 - Two Police officers
 - Make the impound lot detective full-time detective
 - Fire
 - Three Firefighter/Paramedics
 - Public Works
 - One fleet person
 - One park person
 - Other
 - Succession planning

Funding

- Bonds
- Increase taxes
- Grants
 - Can apply for grants from Texas Department of Parks & Wildlife, Bexar County CDBG, Bipartisan Infrastructure Law, Texas Water Development Board, AAMPO, Texas Development Water Board, WIFIA EPA grant, etc.
 - Grants need projects that are shovel-ready therefore we need plans
- Low interest loans for water improvements
- Don't fund

Bond Information



Local governments issue two main types of debt: tax (general obligation or GO) and revenue.



GO debt is secured by the full faith and credit of the issuer's ad valorem taxing power while revenue debt is secured by a specified revenue source.



Tax-supported debt includes debt secured by a combination of ad valorem taxes and other revenue sources, even though the debt may be paid in whole or in part from non-tax revenue.



Tax-supported debt generally must be voter approved (with the exception of Certificates of Obligation, tax notes, school district maintenance tax notes, certain time warrants, and certain other obligations).

Prioritize Pick Your Top 3

- PW Building
- Library Annex
- Pools
- Sidewalks
- Streets
- Park Restrooms
- H & B III
- Crystal Hills Parking Lot
- Crystal Hills Skate Park
- Conference Center Restrooms
- Water Infrastructure
- Sewer Infrastructure
- Natural Area Erosion
- Equipment

Next steps

- City Council's Discretion
 - Wait to present at the townhall
 - Hold a separate workshop



**CITY OF LEON VALLEY
COFFEE WITH THE MAYOR AND CITY COUNCIL**

Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78240
Saturday, July 27, 2024 at 9:00 AM

MINUTES

1. Call to Order; Determine a Quorum is Present

PRESENT

- Mayor Chris Riley (left early at 10:00 AM)
- Council Place 1 Benny Martinez
- Council Place 2 Betty Heyl
- Mayor Pro-Tem, Council Place 3 Philip Campos
- Council Place 4 Rey Orozco
- Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 9:00 AM and welcomed everyone.

2. Leon Valley City Council Will Host a Citizens' Communication Meeting to Hear Citizen Issues and Provide General Policy and Factual Information as To Issues Brought Up by Citizens. No Action Will Be Taken Except to Place an Item on A Future Agenda as Appropriate

Mayor Chris Riley read the Coffee Guidelines aloud for all to hear.

3. Citizens to be Heard

See attachment.

4. Adjournment

Mayor Riley announced that the meeting adjourned at 11:00 AM.

These minutes were approved by the Leon Valley City Council on the 17th of September, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

DRAFT

July 29, 2024

Items from the coffee with the Mayor and Council that needed additional clarification.

See information below.

Ms. Crawford complained about shots fired at her next-door neighbor's house. Nothing was done, and there was no follow-up with her.

We do not follow up with 911 callers unless it directly involves the caller ie. shots being fired into her home. In this case, hearing shots fired would not result in any follow-up with her, especially since there were many calls regarding this incident.

Explanation of the incident. On 7/15/2024, the first call came in at 23:32:09 from Lisa. She was located at the Forest Oaks apartments, stating guns were going off **across the street**. During Lisa's call, several other calls came in, which were recognized immediately as duplicate calls. No name, phone number ending 6027, shots coming from the **apartment complex**. Duplicate call, shots coming from **Poss from Forest Haven**. Nancy, shots fired **Forest Mill area**.

The next logged call is from Gene at 23:32:31. Gene states that guns are going off **across the street**. Across the street from him would be homes on Forest Bend and Forest Timber. During Gene's call, several other calls came in, which were immediately recognized as duplicate calls. Mary lives on Forest Mont, stating shots are coming from the **southeast**. Andrea, no address shots came from the **main entrance off Evers Rd near the drainage ditch**.

The next logged call is at 23:33:56 from Joe hearing loud bang. I'm not sure what is happening, possibly trying to break into **his side fence**.

The next call logged is at 23:34:05 from Kim, 6 shots, then two additional, sounds like **next door**. During Kim's call duplicate caller phone number ending in 1383 shots fired **6313 Evers**.

The next call that is logged is at 23:36:17 from Anonymous. Heard 3 to five shots **Forest Meadow**.

As you can see, many calls were coming in simultaneously, dictating different locations. Officers are not going to go to a home and break down a door of a house or make unauthorized entry to someone's property when they do not know where the shots are actually coming from. As you all may know, officers have done this in other forces, and the results are not good. None of the calls illustrate anyone injured, bullets in homes, or near misses. This call happened during shift change, and everyone stayed to respond to this one call.

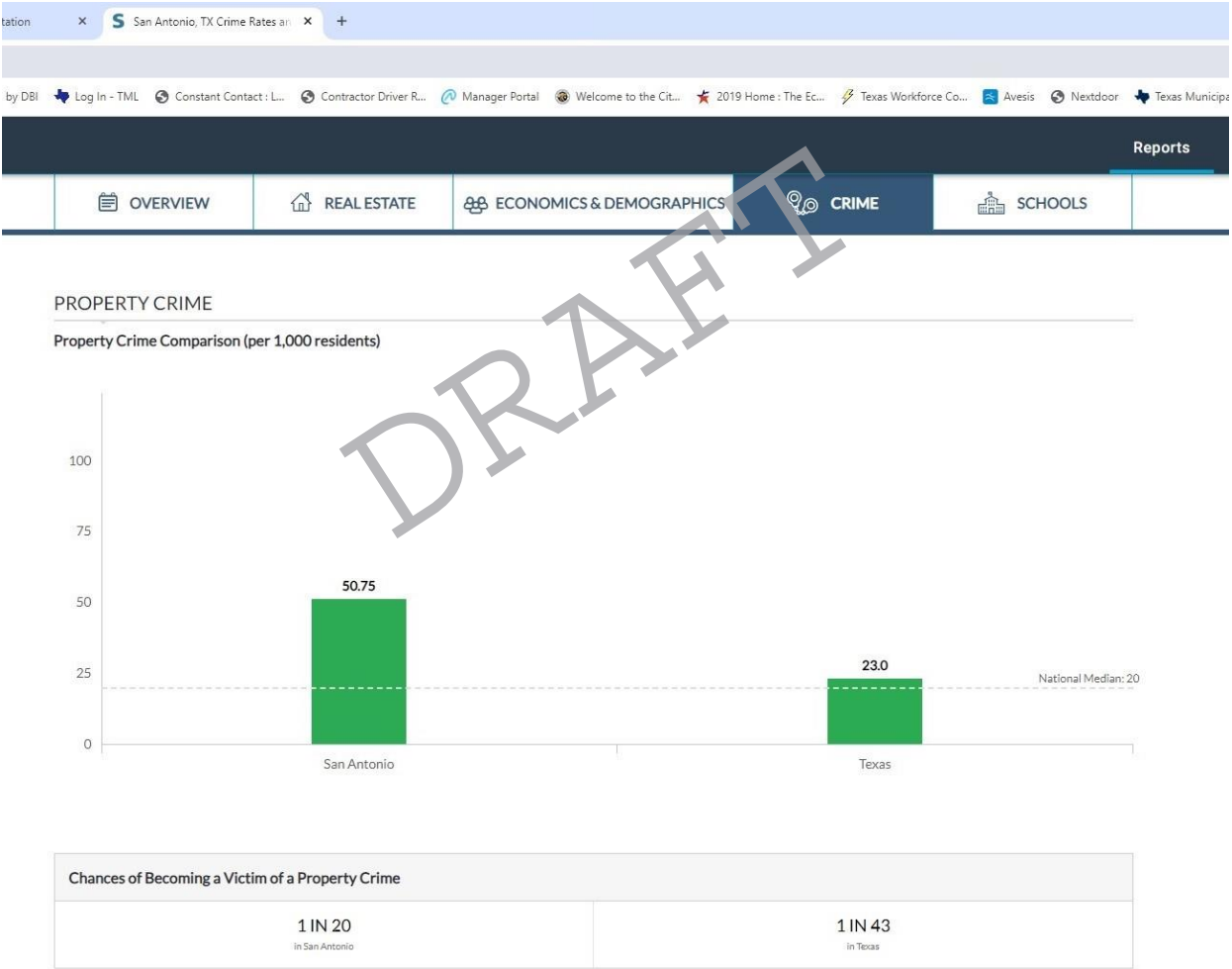
As part of this call, officers went to investigate the Forest Oaks Apartment, Forest Meadow, Forest Haven, Forest Mont, Forest Bend. As part of investigating this call, two 7.62 shell casings were located by two different officers in two different locations but in the same general area; casing were processed as evidence. Witnesses reported seeing a golden Cadillac driving away at a high rate of speed. It so happened that earlier that day, another officer stopped a golden Cadillac after reports of juveniles driving around popping off fireworks. They were able to trace down the vehicle and noted that the vehicle hood was still warm. They made contact with a juvenile at the door who refused to talk and closed the front door. This case is open, but not currently being actively worked on.

The only crime that exists is the illegal discharge of a firearm. No one has claimed bullet entry, injury, or near misses. No witnesses actually saw who fired the shots or if the shots even came from the golden Cadillac. You have 3 detectives that have higher priority crimes that are currently taking a front seat, ie. Assaults, sexual assault, drug offenses, larger thefts.

Before someone ask, yes, we can dust the casing for fingerprints, but it only proves who loaded the gun, not who fired it.

Ms. Crawford had concerns about property crimes being higher in Leon Valley than in Texas and the nation based on a staff utilization report given to the City Council.

The staff utilization report wasn't a crime report. It was a report on whether we have enough police personnel and whether our organizational structure is adequate. They used various trends to justify their recommendations. With that being said, property crimes in Leon Valley may be higher than the national and state trends but are not higher than in the area; see below.



Mr. Moran had concerns about the statements made on NextDoor about the development on Seneca West. Why staff does not stop the misinformation from occurring? The video shown on social media did not explain this development very well, and the number of homes in the

video was not close to what is being discussed on NextDoor. Some commented on the lack of trees on the properties some stated that the video just showed the traffic on Bandera Rd.

Here is the link to the video if you have not seen it.

<https://youtu.be/-AoHb83RUPY?si=SCD6jB7pKE2Rvt79>

This is a development video created by the Economic Development Director, whose goal is to entice new businesses to come to Leon Valley; new businesses want to see a major thoroughfare with traffic, and new housing developments are a plus. This video only showcases Senna 1 and clearly states its location off of Huebner and the Trilogy property and clearly states its location off of Evers rd. This video does not discuss the Seneca West development. The reason is that the City Council has not decided on the Seneca West project. I spoke to Mr. Moran after the meeting and clarified the video; he had been confused about the Senna and Seneca West projects. He mentioned that putting a map in the video could have prevented the confusion. I agree, and next time, we will make sure the locations are highlighted. As for the tree clearing, Senna One is anticipating 25 permits by the end of August. The interest has been high.

I also mentioned that I do not know what is being said on Nexdoor because the city does not have access to that information. I did agree to put together a fact sheet on Seneca West, which will be forthcoming.

Lastly, there were concerns about Animal Control on the weekends and in general.

As explained at the coffee, animal control will resume on the weekends when everyone is trained to handle both animal and code complaints on their own. When we run out of space, there is not much we can do. Animals sometimes have to stay roaming unless they are vicious. The city is hoping to work something out with Bexar County for a long-term solution. I agree that we could do better with our public service announcements on low-cost vet clinics, vaccinations, and other pet ownership information.



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 03, 2024 at 6:30 PM

MINUTES

The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.

Citizens May E-Mail Public Comments To citizenstobeheard@leonvalleytexas.gov. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

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

PRESENT

- Mayor Chris Riley
- Council Place 1 Benny Martinez
- Council Place 2 Betty Heyl
- Mayor Pro-Tem, Council Place 3 Philip Campos
- Council Place 4 Rey Orozco
- Council Place 5 Will Bradshaw

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

Mayor Riley asked Councilor 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 Drew Power

3. Presentations

1. Presentation of a Certificate of Congratulations to Kim E. Webster, Founder and Director of A Place For Kids Learning Center - Mayor Chris Riley

Mayor Chris Riley presented a Certificate of Congratulations to Kim E. Webster, Founder and Director of A Place For Kids Learning Center for twenty-nine years of service.

2. Presentation of an Administrative Conformity of the Statement of the Appointed Officer and the Oath of Office to Presiding Municipal Court Judge Lawrence G. Morales and Municipal Court Judge Leslie C. Kassahn.

Dr. Crystal Caldera, City Manager, requested that this item be immediately followed by Agenda Item 7.6. Mayor Chris Riley obliged.

Mayor Chris Riley administered the Oath of Office to Presiding Municipal Court Judge Lawrence G. Morales and Municipal Court Judge Leslie C. Kassahn.

3. Discussion and Possible Action on a Resolution as Required by City Ordinance Section 7.01.003 (c) that Requires Judges Compensation be Established by a Contract as Approved by the City Council - T. Arizola, Municipal Court Administrator

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

The motion was made by Mayor Pro-Tem, Council Place 3 Campos, seconded by Council Place 4 Orozco.

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

4. Presentation and Discussion Over the Allocation of Personnel Share Back to the General Fund - Dr. Crystal Caldera, City Manager

Dr. Crystal Caldera, City Manager, gave a brief presentation on the allocation of \$244,000 of personnel shared services from the Enterprise Fund back to the General Fund. This item was at the direction of the City Council from the August 20, 2024, City Council meeting.

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 made announcements.

5. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. Dr. Caldera, City Manager, added that there would be a Special City Council meeting on Saturday, October 19th at 9:00 AM to discuss water and sewer rates; and that Mindy Teague, Planning & Zoning Commission Director, has resigned and that we are advertising for the position, two members of City Council are able to participate in the interviews for this position - please email if interested in doing so.

1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, September 17, 2024, at 6:30 PM, in City Council Chambers.**
- **November 05, 2024 Joint General, Special and Charter Election for Early Voting and Election Day - Early voting begins Monday, October 21, 2024.**
- **Coffee with the Mayor & City Council, Saturday, October 26, 2024, 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**
- **Trash & Treasure Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**
- **Arbor Day Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**
- **Leon Valley Night Out, Tuesday, October 01, 2024.**
- **Miscellaneous other events and announcements**

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.

The motion was made by Council Place 4 Orozco and seconded by Mayor Pro-Tem, Council Place 3 Campos.

Voting Yea: Council Place 1 Martinez, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **08-20-2024 Regular City Council Meeting Minutes**
2. **Presentation, Discussion and Possible Action a Resolution Giving the City of Leon Valley's Eight (8) Votes to NISD for the Bexar Appraisal District Board of Directors for the 2025 Term - Chris Riley, Mayor**
3. **Discussion and Possible Action of a Resolution of the City of Leon Valley, TX., City Council Appointing Members to the Board of Adjustment - S. Passailaigue, City Secretary**

4. **Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 6 Health and Sanitation, Article 6.03 Weeds, High Grass, and Debris, Section 6.03.002 Prohibited Conditions, (a) to Mandate the Removal of Dead Trees (1st Read was Held 08-06-2024) - M. Moritz, Public Works Director**

7. Regular Agenda

1. **Presentation, Public Hearing, and Possible Action to Consider Approval of a Plat of Approximately 2.238-Acres of Land, Being P-8, Abstract 317, CB 4431 to Lots 12 & 13, Block 11, CB 4431, Leon Valley Addition Subdivision, Located at 6301 Sawyer Rd, With a Variance Request to Not Build a Sidewalk - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item.

Mayor Chris Riley opened the Public Hearing at 7:08 PM.

Those who spoke were Erick Matta and Drew Power.

There being no further public comment, Mayor Riley closed the Public Hearing at 7:10 PM.

The motion was made by Council Place 1 Martinez and seconded by Council Place 5 Bradshaw.

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

2. **Presentation, Discussion, and Possible Action of a Request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.011 On-Premises Signs, (3) Sign height, (D) 60 feet on Expressway Frontage Roads, to Allow a 75-Foot-High Sign, Located at 5920 Bandera Rd - R. Salinas, Economic Development Director**

Roque Salinas, Economic Development Director, presented the item.

Applicant Beau Burkett was present to answer questions.

The motion was made by Mayor Pro-Tem, Council Place 3 Campos, and seconded by Council Place 1 Martinez.

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

3. **Presentation, Discussion and Possible Action - Preliminary Acceptance of Public Improvements at Poss Landing Subdivision, Located at 7213 Huebner - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item.

The motion was made by Council Place 4 Orozco and seconded by Mayor Pro-Tem, Council Place 3 Campos.

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

4. Presentation and Discussion on an Ordinance Authorizing a Budget Adjustment to the General Fund Budget for Fiscal Year of 2023-2024 on Behalf of the Earthwise Living Committee (1st Read as Required by City Charter) - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director, presented the item.

Those who spoke were Erick Matta.

There was a consensus to change the requested amount to \$2,500.00 instead of the requested amount of \$5,000.00.

There was a consensus among members of the City Council to place this on September 17, 2024, on the Consent Agenda.

5. Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment in the Amount of \$696,758.00 from the Enterprise Fund Balance and \$320,000 from the General Fund Balance to Purchase 100 Acre Feet of Water Rights (1st Read as Required by City Charter) - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, presented the item.

There was a consensus among members of the City Council to place this on September 17, 2024, on the Regular Agenda.

6. Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table, Section 15.02.381 - Permitted Use Table, To Regulate the Location of CBD Retail Establishments (1st Read as Required by City Charter) - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, presented the item.

There was a consensus among members of the City Council to place this on September 17, 2024, on the Consent Agenda.

8. Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.

Councilor Rey Orozco asked Dr. Crystal Caldera, City Manager, to send an update on the Veteran's Memorial to members of the City Council but added that he did not want it on the agenda just yet.

9. Adjournment

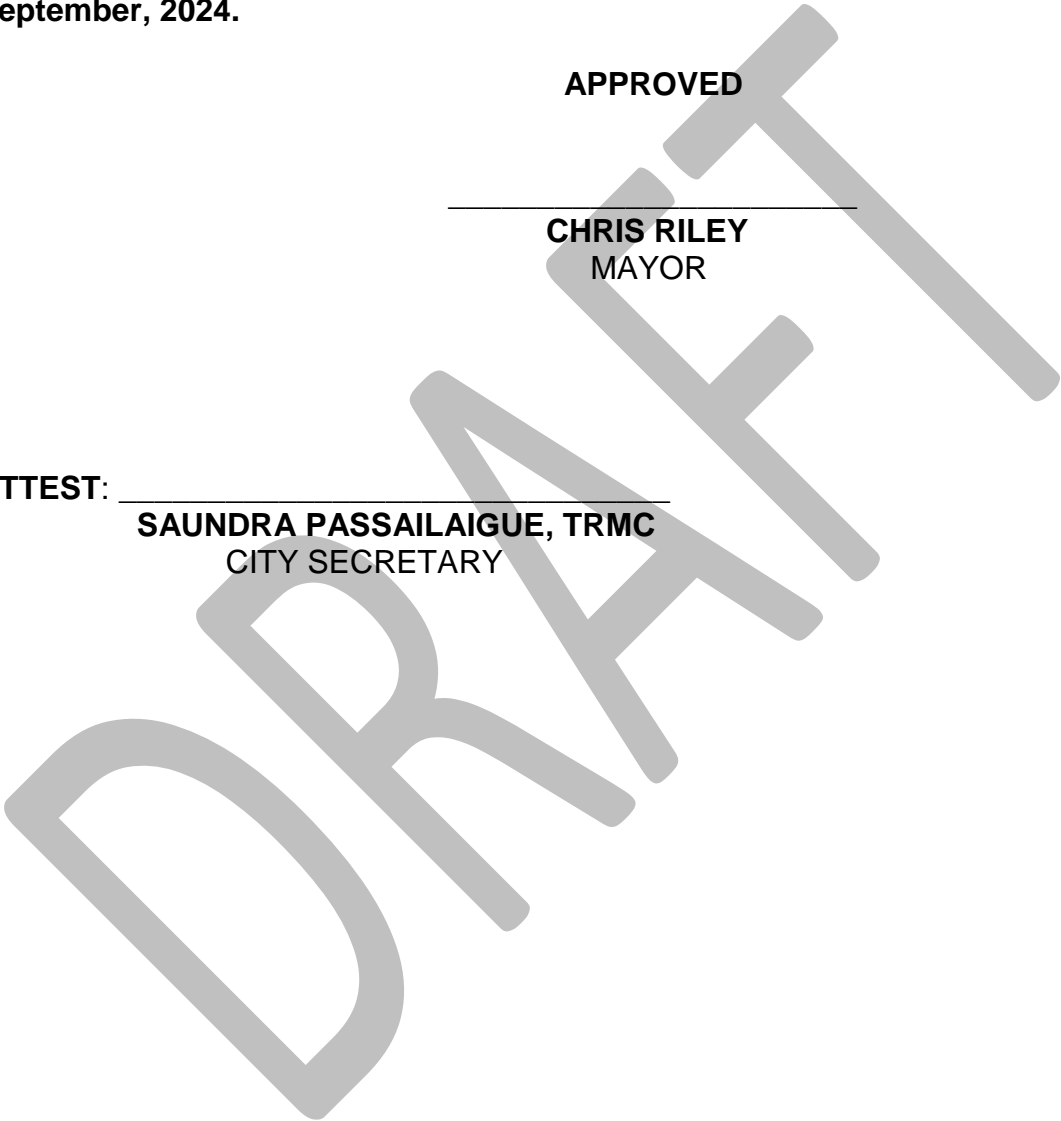
Mayor Riley announced that the meeting adjourned at 8:19 PM

These minutes were approved by the Leon Valley City Council on the 17th of September, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
August 14, 2024**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 8th day of May at 5:30 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,
5:35 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 5:35 pm. Members present were Castillo, Marcotte, Vice-Chair Burnside, and Castillo. Also present were City Manager Dr. Caldera, Staff liaison Miranda and Council liaison Mayor Riley. Absent were members Mursch, Zannaras, Meffert, Key.

2. Review and Consider Approval of the 2024 Regular Earthwise Living Committee Meeting minutes

The meeting minutes from May 8, 2024, were reviewed and a motion to approve was made by Castillo and second by Burnside.

3. Election and Installation of Committee Members

- A. Chair**
- B. Vice Chair**
- C. Secretary**

A consensus to wait until all members were present to vote on the election and installation of members was made.

4. Discussion and Possible Action on Earthwise Living Day 2025.

A presentation of the fiscal impact was provided to the committee by Staff liaison Miranda. The committee motioned to have Staff liaison Miranda request a budget adjustment in the amount of \$5,947.88 at the next City Council meeting to purchase promotional items for the 2025 EWL Day event.

5. Discussion and Possible Action on Committee Initiatives and Concerns.
General discussions were made by members on concerns with no action.

6. Discussion and Possible Action on the Committee Members Submitting Promotional Materials for E-News Publication.

Members discussed designating one person to create content on behalf of the EWL Committee and send to the City for E-News Publication. Vice Chair Burnside stated she would get with Secretary Meffert for that assignment.

7. Discussion and Possible Action on Committee Interest in Texas Recycles Day in November.

A general discussion was held with Vice Chair Burnside requesting a Proclamation be made by the Mayor recognizing Texas Recycles Day with the members in agreement. No further initiatives or requests were made.

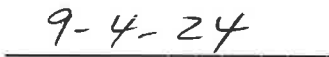
8. Announcements, Updates, and Other Business.

Vice Chair Burnside made a request for the City to draft and send a letter to businesses to consider sustainable and eco friendly materials. Dr. Caldera informed Vice Chair Burnside the City is not allowed to delegate to businesses how to purchase, provide, or conduct their business, but is welcome to have the Mayor bring up to City Council for a policy recommendation. Mayor Riley suggested the committee discuss with all members present and vote on at the next EWL Committee meeting. Members discussed and agreed to move the next EWL Committee meeting to September 4 instead of the normal 2nd Wednesday date of the month due to it being September 11.

9. Adjourn.

The meeting was adjourned without objection at 7:01 pm.


Chair


Date

MAYOR AND COUNCIL COMMUNICATION

{Section}.93.

DATE: September 16, 2024

TO: Mayor and Council

FROM: Crystal Miranda, Community Relations Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on an Ordinance Authorizing the Amendment of the General Fund Budget for Fiscal Year 2023-2024 in the Amount of \$2,500 on behalf of the Earthwise Living Day Committee (1st Read was Held on 09/03/2024) - C. Miranda, Community Relations Director

SPONSOR(S): N/A

PURPOSE

Request approval for a budget adjustment in the amount of \$2,500, to purchase supplies for the 2025 Earthwise Living Day event to continue their efforts to promote a healthier and sustainable living environment.

At the November 8 Earthwise Living Day Committee meeting the committee voted to have the City organize, solicit sponsorships, recruit vendors, and host the 2024 EWL Day Event.

FISCAL IMPACT

An adjustment in the amount of \$2,500.

RECOMMENDATION

City Council approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX., CITY COUNCIL AUTHORIZING THE AMENDMENT OF THE GENERAL FUND BUDGET FOR FISCAL YEAR OF 2023-2024 IN THE AMOUNT OF \$2,500 TO PROVIDE PROPER FUNDING; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2024 Earthwise Living Day event resulted in a profit of \$2,500 in sponsorships and vendor fees; and

WHEREAS, to continue its efforts to promote a healthier and sustainable environment, the Committee would like to make some purchases with the profits that would educate and promote sustainable living; and

WHEREAS, it is a City Council goal to promote sustainability and to reduce the City's carbon footprint; and

WHEREAS, funds from the General Fund Budget are available for the purchases from revenues generated by the event and from previously budgeted funds; and

WHEREAS, the City of Leon Valley passed their FY2023-2024 Budget on August 20, 2024; and

WHEREAS, in order to fund the purchases, a budget adjustment in the amount of \$2,500 from the General Fund is necessary; and

WHEREAS, Texas Local Government Code Section 102.010 provides that a municipality is not prohibited from making changes to a budget for municipal purposes: and

WHEREAS, the Leon Valley City Council hereby finds and determines that the amendments adopted under this ordinance are for a municipal purpose;

WHEREAS, the Leon Valley City Council now desires to amend the General Fund Budget in the amount of \$2,500 to provide proper funding for such purchases;

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

SECTION 1. The FY 2023-2024 General Fund of the City of Leon Valley is hereby amended to increase the budget by the amount of \$2,500 to fund the purchases of supplies for future Earthwise Living Day events. The funds for the increase will come from the Earthwise Living Day revenues.

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 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 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 ___ day of ____, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

City Attorney

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
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}.94.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	8/06/2024	CHECK	103550	ADVANCE AUTO PARTS INC	112.55CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103551	ALAMO CITY INTERPRETERS, LLC	260.00CR	OUTSTND	A	0/00/0000
112010	8/06/2024	CHECK	103552	ALAMO TRUCK GEAR	2,579.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103553	AT&T	648.28CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103554	AT&T MOBILITY	1,613.57CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103555	AUTOZONE STORES LLC	43.75CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103556	STEPHEN J BARSCEWSKI	1,770.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103557	BB INSPECTION SERVICES, LLC	9,620.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103558	BIBLIONIX LLC	2,530.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103559	BOUND TREE MEDICAL, LLC	1,696.32CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103560	CHARTER COMMUNICATIONS	120.61CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103561	CITY OF SAN ANTONIO	1,890.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103562	CULLIGAN WATER CONDITIONING OF	84.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103563	DAVID K YOUNG CONSULTING, LLC	176.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103564	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103565	DE LA GARZA FENCE CO INC	6,950.50CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103566	DEWINNE EQUIPMENT CO, INC	65.99CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103567	GALLS, LLC	1,927.89CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103568	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103569	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103570	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103571	GRAINGER INC	10.62CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103572	GULF COAST PAPER CO INC	274.46CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103573	HACH COMPANY	1,366.50CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103574	HEARST MEDIA-SAN ANTONIO	161.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103575	HERITAGE-CRYSTAL CLEAN, INC	167.50CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103576	INGRAM LIBRARY SERVICES LLC	1,980.56CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103577	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103578	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103579	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103580	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103581	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103582	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103583	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103584	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103585	INTERNATIONAL INSTITUTE OF MUN	185.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103586	INTERSTATE ALL BATTERY CENTER	92.70CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103587	LEON VALLEY WATER SYSTEM	41.41CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103588	LEON VALLEY WATER SYSTEM	23.05CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103589	MANSFIELD OIL COMPANY	1,793.15CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103590	MARIA ISABEL GARCIA	400.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103591	MARTIN MARIETTA MATERIALS	1,882.05CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103592	MEDINA VALLEY SECURITY, INC.	164.85CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103593	METRO FIRE	27,862.25CR	CLEARED	A	8/31/2024

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
CLEAR DATE: 0/00/0000 THRU 0/00/0000
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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	8/06/2024	CHECK	103594	NAPA SAN ANTONIO AUTO & TRUCK	611.56CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103595	ODP BUSINESS SOLUTIONS, LLC	344.10CR	OUTSTND	A	0/00/0000
112010	8/06/2024	CHECK	103596	ON DUTY HEALTH, PLLC	14,475.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103597	QLC-PLUS LANDSCAPING & CONSTRU	20,500.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103598	SAFESITE, INC	313.20CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103599	SAM'S CLUB/SYNCHRONY BANK	715.74CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103600	SAN ANTONIO POOL MANAGEMENT, I	5,293.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103601	SERVICE UNIFORM RENTAL	757.87CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103602	SHARP ELECTRONICS	46.59CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103603	SOUTH CENTRAL PLANNING AND DEV	500.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103604	MOVIE LICENSING USA	30.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103605	TCL ENTERPRISES, LLC	49,930.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103606	TECHLEAD PROFESSIONAL SERVICES	4,000.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103607	TELLUS EQUIPMENT SOLUTIONS, LL	64.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103608	TMC PROVIDER GROUP, PLLC	566.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103609	TxDOT	22,573.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103610	VICTOR INSURANCE MANAGERS INC.	1,300.00CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103611	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103612	VULCAN CONSTRUCTION MATERIALS,	552.09CR	CLEARED	A	8/31/2024
112010	8/06/2024	CHECK	103613	WELDERS SUPPLY CO INC	97.50CR	CLEARED	A	8/31/2024
112010	8/09/2024	CHECK	103614	LONGORIA, AARON O	1,874.71CR	CLEARED	P	8/31/2024
112010	8/09/2024	CHECK	103615	LEON VALLEY FD HOUSE FUND	180.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103616	ACE MART RESTAURANT SUPPL	2,859.99CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103617	ACTIVE NETWORK	1,400.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103618	ADIOS PEST CONTROL, LLC	815.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103619	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103620	ALTAWORX, LLC	2,218.57CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103621	AMAZON.COM LLC	2,445.75CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103622	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103623	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103624	AMERICAN TRAFFIC SOLUTIONS, IN	66,500.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103625	ANGEL FIRE & SAFETY, LLC	65.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103626	ARDURRA GROUP	12,606.25CR	OUTSTND	A	0/00/0000
112010	8/14/2024	CHECK	103627	ARIADNA LEANOS	75.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103628	ASCAP	445.53CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103629	AT&T	637.03CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103630	AXON ENTERPRISE, INC.	73,247.15CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103631	BANIS TOWING SERVICE	5,635.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103632	BOUND TREE MEDICAL, LLC	1,273.61CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103633	CHARTER COMMUNICATIONS	125.64CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103634	CITIBANK	16,244.16CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103635	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103636	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103637	VOID CHECK	0.00	CLEARED	A	8/31/2024

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

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CHECK:								
112010	8/14/2024	CHECK	103638	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103639	CORE & MAIN LP	1,723.68CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103640	DEARBORN NATIONAL LIFE INSURAN	3,583.60CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103641	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103642	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103643	DEWINNE EQUIPMENT CO, INC	54.49CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103644	DPC INDUSTRIES, INC	110.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103645	EDID ALVARADO	75.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103646	EXPRESS EMPLOYMENT PROFESSIONA	3,975.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103647	GRAINGER INC	72.76CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103648	HENRY LOPEZ	440.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103649	HOME DEPOT CREDIT SERVICES	2,707.29CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103650	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103651	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103652	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103653	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103654	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103655	INGRAM LIBRARY SERVICES LLC	187.58CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103656	JOE SOMMERS	51.75CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103657	LESLIE ANN KASSAHN	600.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103658	LONESTAR PROTECTIVE SECURITY A	900.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103659	MARSHALL DISTRIBUTING	2,238.99CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103660	MIRACLE AUTOMOTIVE, INC	4,404.60CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103661	LAWRENCE G MORALES	1,350.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103662	ODP BUSINESS SOLUTIONS, LLC	233.14CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103663	PATTERSON EQUIPMENT COMPANY	618.00CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103664	SAN ANTONIO POOL MANAGEMENT, I	142.65CR	OUTSTND	A	0/00/0000
112010	8/14/2024	CHECK	103665	SAWS	133,911.42CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103666	SITEONE LANDSCAPE SUPPLY, LLC	774.90CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103667	WELDERS SUPPLY CO INC	41.76CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103668	WRIGHT EXPRESS FSC	8,012.38CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103669	WEX HEALTH	66.75CR	CLEARED	A	8/31/2024
112010	8/14/2024	CHECK	103670	REFUND: RIVAS, JOHANNA N	35.86CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103671	ADVANCE AUTO PARTS INC	150.06CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103672	ALAMO COMFORT HEATING & AIR CO	2,030.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103673	AMAZON.COM LLC	981.08CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103674	ARDURRA GROUP	10,275.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103675	ARDURRA GROUP	2,385.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103676	ARDURRA GROUP	7,915.50CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103677	ARDURRA GROUP	6,175.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103678	ARDURRA GROUP	8,504.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103679	ASCO	760.50CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103680	AT&T	59.31CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103681	AUTO DATA DIRECT FINANCIAL SER	1,000.00CR	OUTSTND	A	0/00/0000

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
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112010	8/20/2024	CHECK	103682	BENT SERVICES, INC	430.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103683	BLACKHAWK SHOOTING RANGE	18.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103684	BOUND TREE MEDICAL, LLC	3,073.31CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103685	BRADLEY FRANTZMAN	25.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103686	CANDICE MENDOZA	400.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103687	CANON FINANCIAL SERVICES	390.25CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103688	CAPITAL ONE, N.A.	1,589.97CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103689	CHAD MANDRY	427.26CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103690	CHARLES KAMARA	25.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103691	CITY PUBLIC SERVICE BOARD	27,457.24CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103692	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103693	CULLIGAN WATER CONDITIONING OF	118.70CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103694	DE LA GARZA FENCE CO INC	39,097.95CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103695	DEWINNE EQUIPMENT CO, INC	444.89CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103696	EXPRESS EMPLOYMENT PROFESSIONA	1,400.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103697	FRONTIER TECHNOLOGY, LLC	1,147.80CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103698	GALLS, LLC	4,115.35CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103699	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103700	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103701	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103702	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103703	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103704	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103705	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103706	GULF COAST PAPER CO INC	1,116.73CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103707	HELOTES ECHO	2,667.60CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103708	INGRAM LIBRARY SERVICES LLC	3,664.64CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103709	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103710	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103711	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103712	VOID CHECK	0.00	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103713	JASON'S DELI	240.95CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103714	JENNIFER MORRISON	75.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103715	LEE CONSTRUCTION & MAINTENANCE	2,213.91CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103716	METRO FIRE	505.81CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103717	MUNICIPAL EMERGENCY SERIVCES,	37,466.60CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103718	MY-LOR, INC.	35.95CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103719	NAPA SAN ANTONIO AUTO & TRUCK	50.76CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103720	NARDIS PUBLIC SAFETY	940.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103721	NATASHA JAMES	50.00CR	OUTSTND	A	0/00/0000
112010	8/20/2024	CHECK	103722	NEW PIG CORPORATION	454.62CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103723	ODP BUSINESS SOLUTIONS, LLC	55.65CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103724	OVERDRIVE, INC.	1,269.60CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103725	POLLUTION CONTROL SERVICES	360.00CR	CLEARED	A	8/31/2024

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	8/20/2024	CHECK	103726	QUADIENT INC	1,729.55CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103727	SAWS	187.28CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103728	SERVICE UNIFORM RENTAL	396.73CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103729	SHARP ELECTRONICS	84.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103730	SIRCHIE ACQUISITION CO, LLC	1,697.44CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103731	SITEONE LANDSCAPE SUPPLY, LLC	224.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103732	SOUTHWEST PUBLIC SAFETY	42,416.58CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103733	WASHED AND SHINE, LLC	75.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103734	SURE-LOCK AND SAFE	2,040.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103735	TEXAS CORRUGATORS SOUTH TEXAS	814.00CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103736	THOMSON REUTERS WEST	533.96CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103737	VALLANCE SECURITY SYSTEMS, INC	31.50CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103738	WHITE CAP, L.P.	405.36CR	CLEARED	A	8/31/2024
112010	8/20/2024	CHECK	103739	REFUND: BOLSTAD, COURTNEY	30.21CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103740	REFUND: LIU, JEANNE	33.03CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103741	REFUND: ALVEREZ, LUIGI BORTONI	18.97CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103742	REFUND: AGUINAGA, JOEL	25.62CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103743	REFUND: NEOMER PROPERTIES	33.49CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103744	REFUND: MERRITT-BROWN, LESKA	34.78CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103745	REFUND: NINO, NANETTE	28.48CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103746	REFUND: AITKEN, BROOKE	53.84CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103747	REFUND: NRT PROPERTY MGMT TX L	36.85CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103748	REFUND: CAPITAL INVESTMENT GRO	56.46CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103749	REFUND: BATTERSBY, TYLER	28.92CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103750	REFUND: CHAMPION, ROBERT E	37.27CR	CLEARED	U	8/31/2024
112010	8/20/2024	CHECK	103751	REFUND: SOLIS, EMMANUEL	27.46CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103752	REFUND: GARCIA, FRANCISCO J	37.27CR	OUTSTND	U	0/00/0000
112010	8/20/2024	CHECK	103753	REFUND: FERGUSON, ELLA	9.91CR	OUTSTND	U	0/00/0000
112010	8/23/2024	CHECK	103754	LOPEZ, AYDE E	1,263.35CR	CLEARED	P	8/31/2024
112010	8/23/2024	CHECK	103755	MALDONADO, FRANCISCO J	1,065.78CR	CLEARED	P	8/31/2024
112010	8/23/2024	CHECK	103756	LEON VALLEY FD HOUSE FUND	180.00CR	OUTSTND	A	0/00/0000
112010	8/23/2024	CHECK	103757	Leon Valley Professional Fire	420.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103758	ADRIENA RODRIGUEZ	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103759	AMELIA GARCIA	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103760	ARDURRA GROUP	15,491.53CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103761	GERALD KUYKENDALL	6,900.00CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103762	AT&T UVERSE	144.50CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103763	AT&T UVERSE	160.35CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103764	AT&T UVERSE	367.43CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103765	AUTOZONE STORES LLC	54.96CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103766	BATTERIES + BULBS SA	6.45CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103767	BOUND TREE MEDICAL, LLC	503.51CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103768	CAPITAL ONE, N.A.	595.95CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103769	CENTRAL ELECTRIC ENT. & CO.	15,556.00CR	OUTSTND	A	0/00/0000

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
 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}.94.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT----	STATUS	FOLIO	CLEAR DATE
CHECK:								
112010	8/27/2024	CHECK	103770	CHARLES MAGEE	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103771	CHARTER COMMUNICATIONS	315.73CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103772	DEWINNE EQUIPMENT CO, INC	195.27CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103773	EXPRESS EMPLOYMENT PROFESSIONA	1,000.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103774	FREEDOM FOREVER LLC	165.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103775	WALTER J GERAGHTY, JR	21,750.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103776	JACOB MATHAI	75.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103777	JESSICA M. RENTERIA	4.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103778	LEON VALLEY WATER SYSTEM	275.72CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103779	LEON VALLEY WATER SYSTEM	154.81CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103780	LEON VALLEY WATER SYSTEM	1,658.90CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103781	LEON VALLEY WATER SYSTEM	246.93CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103782	LONESTAR PROTECTIVE SECURITY A	3,536.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103783	LUCIA GUERRERO	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103784	MARIA ELENA ELIZONDO	4,500.00CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103785	MARSHALL DISTRIBUTING	3,644.60CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103786	MARTIN MARIETTA MATERIALS	1,736.10CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103787	DRAGO INVESTMENTS LTD	18.20CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103788	LAWRENCE G MORALES	1,200.00CR	CLEARED	A	8/31/2024
112010	8/27/2024	CHECK	103789	NANCY RICO	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103790	OLINDA PAZ	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103791	OMOTAYO IREWOLE	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103792	PJ'S AUTOMOTIVE DETAILING	125.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103793	QLC-PLUS LANDSCAPING & CONSTRU	838.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103794	QUADIENT INC	2,396.22CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103795	RAY RAMIREZ	400.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103796	RON PERRIN WATER TECHNOLO	12,286.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103797	RUDY MARTINEZ	223.23CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103798	SAN ANTONIO WATER SYSTEM	385.19CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103799	SAN ANTONIO WATER SYSTEM	1,377.24CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103800	SAN ANTONIO WATER SYSTEM	525.12CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103801	SAMANTHA LUTZENBERGER	75.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103802	SAN ANTONIO POOL MANAGEMENT, I	246.27CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103803	SAWS	141,388.82CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103804	SERVICE UNIFORM RENTAL	818.52CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103805	T-MOBILE USA	507.50CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103806	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103807	TAYLOR MADE HOSE INC	132.91CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103808	TELLUS EQUIPMENT SOLUTIONS, LL	534.99CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103809	TIMOTHY SALISBURY	25.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103810	AGENCY 405	9.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103811	MASCARENO, FRANCISCO	231.00CR	OUTSTND	A	0/00/0000
112010	8/27/2024	CHECK	103812	SHARP ELECTRONICS	28.00CR	OUTSTND	A	0/00/0000

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

CHECK DATE: 8/01/2024 THRU 8/31/2024
 CLEAR DATE: 0/00/0000 THRU
 STATEMENT: 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

{Section}.94.

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
TOTALS FOR ACCOUNT 112010				CHECK	TOTAL: 1,017,354.23CR			
				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: 1,017,354.23CR			
				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 August 2024 Financial Report

Carol Goering

Finance Director

City Council Meeting

September 17, 2024

City of Leon Valley Monthly Financial August 2024

{Section}.94.

General Fund

Target Percentage 91.66%

REVENUE	FY 2024 BUDGET	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D ACTUAL	
Ad Valorem	\$ 5,470,447	\$ 5,455,746	99.7%	\$ 5,425,688	99.1%
Sales Taxes	3,789,946	2,827,735	74.6%	2,843,424	85.6%
Franchise Taxes	1,001,820	741,862	74.1%	966,224	107.1%
Licenses, Permits, Fees & Fines	1,237,800	1,118,343	90.3%	1,168,807	71.1%
Interest Income	316,000	440,789	139.5%	334,113	632.9%
Miscellaneous Revenue	1,772,504	491,436	27.7%	529,942	134.2%
Transfers In	2,133,856	2,133,856	100.0%	2,267,183	109.2%
Total Revenue	\$ 15,722,373	\$ 13,209,766	84.0%	\$ 13,535,381	96.2%

EXPENDITURES

Municipal Court	\$ 426,289	\$ 347,738	81.6%	\$ 348,566	83.2%
Finance	465,686	404,956	87.0%	376,003	92.2%
Council & Manager	1,194,194	877,277	73.5%	1,165,249	87.6%
Information Technology	315,718	297,882	94.4%	227,301	72.1%
Police	3,542,439	2,934,649	82.8%	2,871,292	86.7%
Impound Lot	201,505	159,048	78.9%	112,586	0.0%
Fire	3,900,408	3,171,148	81.3%	3,023,762	83.5%
Public Works	2,772,751	2,069,857	74.6%	1,771,783	79.4%
Planning and Zoning	649,790	467,765	72.0%	329,090	63.8%
Economic Development	514,605	270,329	52.5%	260,143	0.0%
Special Events	144,606	141,616	97.9%	126,838	90.4%
Parks & Recreation	3,154,343	467,675	14.8%	215,724	76.7%
Library	590,472	443,901	75.2%	393,283	68.7%
Transfers Out	-	-	-	659,000	103.1%
Total Expenditures	\$ 17,872,806	\$ 12,053,840	67.4%	\$ 11,880,621	86.1%

City of Leon Valley Monthly Financial August 2024

General Fund

MISC REVENUE BREAKDOWN:	2024 BUDGET	YTD ACTUALS	
Miscellaneous	\$ 303,582	\$ 370,020	121.9%
ASPP Grant	\$ 30,000	\$ -	0.0%
Hike and Bike Grant	\$ 1,260,312	\$ 36,977	2.9%
DEA Reimbursement	\$ 50,000	\$ -	0.0%
Insurance Proceeds	\$ 50,000	\$ 48,926	97.9%
Library Grant	\$ 3,610	\$ 3,610	100.0%
Fire Grant	\$ 50,000	\$ 11,001	22.0%
PD Grants	\$ 25,000	\$ 20,902	83.6%
Total Miscellaneous	\$ 1,772,504	\$ 491,436	27.7%

City of Leon Valley Monthly Financial August 2024

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Water/Sewer/Storm Water Fund

Target Percentage 91.66%

REVENUE	FY 2024 BUDGET	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D ACTUAL	
Water Sales	\$ 2,084,115	\$ 1,651,675	79.3%	\$ 1,823,994	92%
Sewer Sales	2,516,542	2,245,870	89.2%	2,255,289	91%
Storm Water	580,444	462,683	79.7%	417,165	88%
Connection & Platting	350	1,500	428.6%	-	-
Customer Fees	68,921	65,152	94.5%	67,596	119%
Tapping Fees	10,000	21,371	213.7%	-	-
Interest Income	50,000	190,419	380.8%	129,432	472%
Miscellaneous Revenue	10,500	363,437	915.5%	83,076	570.8%
Total Revenue	\$ 5,320,872	\$ 5,002,107	94.0%	\$ 4,776,551	95.7%

EXPENDITURES

Water System	1,844,795	856,946	46.5%	784,696	84.0%
Sewer System	3,274,892	2,165,321	66.1%	1,510,265	71.9%
Storm Water	1,346,355	508,432	37.8%	173,002	194.4%
Other Sources/Uses	1,354,109	1,169,147	86.3%	2,295,147	0.0%
Total Expenditures	\$ 7,820,151	\$ 4,699,845	60.1%	\$ 4,763,110	78.9%

City of Leon Valley Monthly Financial August 2024

{Section}.94.

Community Center Fund

Target Percentage 91.66%

REVENUE	FY 2024 BUDGET	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D ACTUAL	
Hotel/Motel Taxes	\$ 84,000	\$ 44,928	72.2%	\$ 51,612	73.7%
Short Term - Rentals	\$ -	\$ 15,699	-	\$ -	-
RENTAL FEES					
Community Center	47,900	34,503	72.0%	44,762	89.5%
Conference Center	16,354	23,159	141.6%	15,088	0.0%
Interest Income	7,200	11,634	161.6%	9,258	257.9%
Transfers in	-	-	-	-	-
Total Revenue	\$ 155,454	\$ 129,922	83.6%	\$ 120,720	83.5%

EXPENDITURES

Personnel	\$ 89,338	\$ 81,441	91.2%	\$ 70,798	96.2%
Supplies	8,000	5,238	65.5%	669	8.9%
Contractual	59,350	37,226	62.7%	31,749	61.6%
Capital Outlay	72,000	11,287	15.7%	-	-
Total Expenditures	\$ 228,688	\$ 135,192	59.1%	\$ 103,217	71.4%

City of Leon Valley Monthly Financial August 2024

{Section}.94.

Economic/Community Development

Target Percentage 91.66%

REVENUE	FY 2024 Budget	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D Actual	
Sales Tax Revenues	\$ 409,000	\$ 308,161	75.3%	\$ 313,216	0.0%
Interest Income	11,000	22,170	201.5%	17,642	0.0%
Total Revenues	\$ 420,000	\$ 330,331	78.7%	\$ 330,858	0.0%

EXPENDITURES

Personnel	\$ 172,139	\$ 134,687	78.2%	\$ 103,857	0.0%
Supplies	11,475	10,339	90.1%	8,505	0.0%
Contractual	324,656	125,302	38.6%	147,781	0.0%
Capital Outlay	6,335	-	-	-	-
Total Expenditures	\$ 514,605	\$ 270,329	52.5%	\$ 260,143	0.0%

City of Leon Valley Monthly Financial August 2024

{Section}.94.

Impound Lot

Target Percentage 91.66%

REVENUE	FY 2024 Budget	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D Actual	
Impound Lot Fees	\$ 100,000	\$ 89,385	89.4%	\$ 99,645	0.0%
Auctions	65,000	80,574	124.0%	68,749	0.0%
Total Revenues	\$ 165,000	\$ 169,959	103.0%	\$ 168,394	0.0%

EXPENDITURES

Personnel	\$ 122,502	\$ 110,652	90.3%	\$ 103,206	0.0%
Supplies	1,900	634	33.3%	2,340	0.0%
Contractual	10,000	9,856	98.6%	7,041	0.0%
Capital	67,103.00	37,906	-	-	-
Total Expenditures	\$ 201,505	\$ 159,048	78.9%	\$ 112,586	0.0%

**City of Leon Valley
Monthly Financial
August 2024**

{Section}.94.

Red Light Cameras (RLC)

Target Percentage 91.66%

REVENUE	FY 2024 Budget	FY 2024 Y-T-D ACTUAL		FY 2023 Y-T-D Actual	
Red Light Camera Fines	\$ 1,895,872	\$ 2,243,555	118.3%	\$ 2,170,971	97.2%
Late Fees/Court Costs	200,000	171,383	85.7%	171,174	0.0%
Interest Income	25,000	38,497	154.0%	42,672	422.4%
Miscellaneous Revenue	-	22,500	0.0%	-	-
Transfers in	-	-	-	-	-
Total Revenues	\$ 2,120,872	\$ 2,475,934	116.7%	\$ 2,384,817	106.5%

EXPENDITURES

Red Light Cameras (Tier 1)

Personnel (6 employees)	\$ 642,258	\$ 553,981	86.3%	\$ 539,804	88.3%
Supplies	3,150	1,781	56.6%	3,346	83.7%
Contractual	887,000	641,268	72.3%	734,357	81.5%
Transfers	342,558	342,558	100.0%	326,574	100%
Total Tier One	\$ 1,874,966	\$ 1,539,588	82.1%	\$ 1,604,081	81.5%

Traffic Safety (Tier 2)

Personnel (2 out of 3 employees)	\$ 298,227	\$ 186,978	62.7%	\$ 197,881	0.0%
Supplies	9,800	7,279	74.3%	2,047	0.0%
Contractual	53,997	35,270	65.3%	-	-
Capital Outlay	592,568	433,625	73.2%	126,000	0.0%
Total Tier Two	\$ 954,592	\$ 663,152	69.5%	\$ 325,928	0.0%

UNAUDITED

RLC Fines Revenue	2,243,555	
RLC Expenditures	(1,197,030)	
RLC Personnel Transfers YTD	(314,012)	Estimated for the YTD FY
	732,513	Of this 50% goes to the city the other 50% goes to the state
City 50% Revenue (Loss)	366,256	This is the 50% that comes to the city
Late Fees Revenue	171,383	City keeps 100%
Interest Income Revenue	60,997	City keeps 100%
Traffic Safety Expenditures	(663,152)	
Total Net Fund Revenue (Loss)	(64,516)	

City of Leon Valley August 2024 Financial Report

Carol Goering

Finance Director

City Council Meeting

September 17, 2024

MAYOR AND COUNCIL COMMUNICATION

DATE: September 17, 2024

TO: Mayor and City Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table, Section 15.02.381 - Permitted use table, to Regulate the Location of CBD Retail Establishments

SPONSOR(S): N/A

PURPOSE

The purpose of this item is to consider approval of an amendment to the Leon Valley Code of Ordinance, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table, Section 15.02.381 - Permitted use table, to regulate the location of CBD retail establishments.

The proliferation of the retail establishments that sell CBD oils, Delta 8, vape pens, medical marijuana, cannabis, THCa flower, etc. is becoming concerning. The City of Leon Valley wishes to provide a very diverse business community to assure consistent and thriving economic development.

Thriving and diverse communities drive economic growth through increased business opportunities and increased consumer spending power. A diverse business community may also contribute significantly to a community’s quality of life.

The Permitted Use Table would be amended to add the following language:

“Zoning District	O-1	B-1	B-2	B-3	I-1
CBD, Hemp, Medical Marijuana, Cannabis, THCa Flower and/or Vape Businesses	X	P	P	P	P

Notes: ***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.

***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners, or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.”

FISCAL IMPACT

None.

RECOMMENDATION

At their August 27, 2024 meeting, the Planning and Zoning Commission recommended approval of the amendment.

APPROVED : _____

DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TEXAS, CITY COUNCIL, AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 15 ZONING, ARTICLE 15.02 ZONING ORDINANCE, DIVISION 7 PERMITTED USE TABLE TO ADD CBD, VAPE, MEDICAL MARIJUANA, CANNABIS, THCA FLOWER, AND/OR VAPE BUSINESS; PROVIDING AN EFFECTIVE DATE OF THE REVISION WITH PUBLICATION, AS REQUIRED BY LAW, PROVIDING A SAVINGS CLAUSE; AND PROVIDING A CONFLICTS PROVISION.

WHEREAS, the City of Leon Valley wishes to provide a diverse business community to assure consistent economic development and a thriving community; and

WHEREAS, diverse communities drive economic growth through increased business opportunities and increased consumer spending power; and

WHEREAS, diverse companies can contribute significantly to their community’s quality of life;

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

SECTION 1. That the Leon Valley Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table be amended to add the use “CBD, Hemp, and/or Vape Business as follows:

Division 7 Permitted Use Table

“Zoning District	O-1	B-1	B-2	B-3	I-1
CBD, Hemp, Medical Marijuana, Cannabis, THCa Flower and/or Vape Businesses	X	P	P	P	P

Notes: ***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.

***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners, or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.”

SECTION 1. This ordinance shall become effective on and after its passage, approval and the meeting of all publication requirements as provided by law.

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. All provisions, sections and sub-sections set forth in the Leon Valley Code of Ordinances, Chapter 15 Zoning not revised or amended herein shall remain in effect.

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APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Consider Amending Chapter 15 Zoning Regulate Location CBD Retail Establishments

Melinda Moritz

Public Works Director

09/17/24

Summary

- Question
 - Should the City amend Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table to further regulate CBD/vape retail establishments?
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - This measure will promote a diverse business community to encourage economic growth and provide some protections for schools and religious institutions

Purpose

- Consider approval of an amendment to the Leon Valley Code of Ordinance, Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table, Section 15.02.381 - Permitted use table, to regulate the location of CBD retail establishments

Background

- The proliferation of the retail establishments that sell CBD oils, Delta 8, vape pens, medical marijuana, cannabis, THCa flower, etc. is becoming concerning
- City wishes to provide a very diverse business community to assure consistent and thriving economic development
- Thriving and diverse communities drive economic growth through increased business opportunities and increased consumer spending power
- A diverse business community may also contribute significantly to a community's quality of life

Permitted Use Table Amendment

Zoning District	O-1	B-1	B-2	B-3	I-1
CBD, Hemp, Medical Marijuana, Cannabis, THCa Flower and/or Vape Businesses	X	P	P	P	P

Notes: ***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.

***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.

Fiscal Impact

- These retail establishments do collect sales tax

Strategic Goals

Economic Development is a strategic goal outlined in Leon Valley's Strategic Plan.

- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development

Recommendation

- At their 8-27-24 meeting, the Planning & Zoning Commission recommended approval of this amendment

MAYOR AND COUNCIL COMMUNICATION

DATE: September 17, 2024

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on a Resolution Appointing Members to the Earthwise Living Committee

SPONSOR(S): (N/A)

PURPOSE

The purpose of this item is to present to City Council all City of Leon Valley applications to serve on the Earthwise Living Committee.

THE FOLLOWING APPLICATIONS WERE SUBMITTED:

Martha Cobos - Received on 09/11/2024
 Leticia Carreon - Received on 09/11/2024

FISCAL IMPACT

None

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

RESOLUTION NO. 24-0__R

A RESOLUTION OF THE CITY OF LEON VALLEY, TX., CITY COUNCIL APPOINTING MEMBERS TO THE EARTHWISE LIVING COMMITTEE

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

The following individual(s) are hereby appointed as Members to the **Earthwise Living Committee**:

Martha Cobos Leticia Carreon

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

That the appointment of the aforementioned individual(s) to the Leon Valley Board of Adjustment and that the term become effective September 17, 2024.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley on this the 17th day of September, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAGUE, TRMC, City Secretary

Approved as to Form: _____
ARTURO D. "ART" RODRIGUEZ, City Attorney

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 17, 2024
TO: Mayor and City Council
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT: Presentation, Discussion, and Possible Action to Consider Approval of a Petition for Preliminary Acceptance of Public Improvements on a 9.180-Acre Tract, Being the Trilogy at Huebner Creek Planned Development District Subdivision in the 6300 Block of Evers Road

SPONSOR(S): N/A

PURPOSE & BACKGROUND

To approve the Developer’s Petition for Preliminary Acceptance of Public Improvements (water, sanitary sewer) at Trilogy at Huebner Creek Subdivision.

On November 21, 2023, the City Council approved the plat of Trilogy at Huebner Creek Subdivision. The applicant constructed all public improvements, and they have been satisfactorily inspected. They are lacking a Plan of Record and shapefiles of the water and sewer improvements.

FISCAL IMPACT

The applicant has posted a Maintenance Bond in the amount of \$71,050.70 (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

The City Engineer and Staff recommend approval of the petition, conditional on receipt of a Plan of Record and the shapefiles.

APPROVED : _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC

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, McM Texas Development, LLC, hereinafter called Owner, the owner of the land described as Trilogy at Huebner Creek, PDD 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: McM Texas Development, 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 and 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 Yantis Company (Name) at a total cost of \$ 710,507.00.
- 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 McM Texas Development, LLC respectfully requests that this, Petition, be in all things accepted.

Executed on this the 23 day of August, A.D. 2024.

McM Texas Development, LLC, a Texas limited liability company

By: **McM Texas Management Services, LLC**, a Texas Limited liability company, its Manager

By: *[Signature]*

Printed Name: DRAKE THOMPSON

Title: PRESIDENT/COO

ATTEST: By: *[Signature]*

BEFORE ME, the undersigned authority on this day personally appeared Drake Thompson, President/COO of McM Texas Management Services, LLC, a Texas Limited Liability Company, Manager of McM Texas Development, LLC, a Texas Limited Liability Company, on behalf of said Limited Liability Company known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged 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 Limited Liability Company).

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of August, A.D. 2024.

(Seal)



Notary Public in and for Bexar County, Texas

My Commission expires: 11/10/2025

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), McM Texas Development, LLC, the undersigned subdivider, as Principal, and SureTec Insurance Company, 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 \$71,050.70 (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:

BEING A 9.180-ACRE TRACT OUT OF THE MINTER, ADDICKS AND HOWARD SURVEY NO. 89-1/2, ABSTRACT NO. 530, BEXAR COUNTY, TEXAS, AND BEING SITUATED WITHIN THE CITY LIMITS OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING THAT SAME AND IDENTICAL TRACT OF LAND CONVEYED AS A 9.194-ACRE TRACT IN A DEED RECORDED IN VOLUME 2896, PAGE 151, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

which is shown on a subdivision plat, entitled Trilogy at Huebner Creek, PDD Subdivision, heretofore conditionally approved by the City of Leon Valley on January 8, 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: (list)

Sanitary Sewer
Water

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 27th [day] of August, A.D. 2024.

SUBDIVIDER and PRINCIPAL

SURETY

McM Texas Development, LLC, a Texas limited liability company

SureTec Insurance Company

By: McM Texas Management Services, LLC, a Texas Limited liability company, its Manager

By: 

By: 
Attorney-in-fact

Printed Name: DRAKE THOMPSON

Printed Name: Betty J. Reeh

Title: PRESIDENT/COO

Title: Attorney-in-Fact

Date: 8/28/24

Date: August 27, 2024

APPROVED AND ACCEPTED, this the _____ day of _____, A.D. 20__.

CITY OF LEON VALLEY

By: _____

Title: _____

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Debra Lee Moon, Sandra Lee Roney, Andrea Rose Crawford, Troy Russell Key, John R. Ward, Monica Ruby Veazey, Thomas Douglas Moore, Emily Allison Mikeska, Allyson W Dean, Colin E. Conly, Bryan Kelly Moore, Betty J. Reeh, Michael Donald Hendrickson, Andrew Gareth Addison, Elizabeth Ortiz, Patrick Thomas Coyle, Ana Owens, Faith Ann Hilty, Christopher Chase Carlisle, Frances Hartung, Stephanie Navarro

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 15th day of August, 2024.

SureTec Insurance Company

By: [Signature]
Michael C. Keimig, President



Markel Insurance Company

By: [Signature]
Lindsey Jennings, Vice President

State of Texas
County of Harris:

On this 15th day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal to the County of Harris, the day and year first above written.



By: [Signature]
Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 27th day of August, 2024.

SureTec Insurance Company

By: [Signature]
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: [Signature]
Andrew Marquis, Assistant Secretary

IMPORTANT NOTICE

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9500 Arboretum Blvd., Suite
400
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-
9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Petition for Preliminary Acceptance
6300 Blk Evers Road
Trilogy at Huebner Creek PDD
Subdivision

Melinda Moritz
Public Works Director
City Council Meeting
September 17, 2024

Summary

- Question
 - City Council is being asked to consider approval of the Developer's Petition for Preliminary Acceptance of Public Improvements (water, sanitary sewer) at Trilogy at Huebner Creek Subdivision
- Options
 - Recommended:
 - Approve, conditional upon receipt of final documents
 - Deny
 - Other
- Declaration
 - All public improvements were satisfactorily inspected

Purpose

- To consider approval of a Petition for Preliminary Acceptance of Public Improvements at the Trilogy at Huebner Creek Planned Development District Subdivision

Purpose/Background

- 11/21/23 – City Council approved plat of Trilogy at Huebner Creek PDD Subdivision
- The public improvements have been inspected and found to be satisfactorily constructed according to city specifications codes
- Owner will be submitting Plan of Record & shapefiles shortly
- Owner is now petitioning the city to accept the public improvements, conditional upon receipt of final documents

Fiscal Impact

- Applicant posted a Maintenance Bond in the amount of \$71,050.70 (10% of actual costs) in compliance with the 1-year maintenance guarantee
- Correction of any deficiencies to be performed by owner prior to Final Acceptance by City Council
- Once accepted, public improvements belong to City

Recommendation

- Staff and City Engineer recommend approval of the Petition for Preliminary Acceptance For Trilogy at Huebner Creek PDD Subdivision, conditional upon receipt of final required documents

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 17, 2024
TO: Mayor and City Council
FROM: Roque Salinas, MPA, Economic Development Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action of a Request by CJC Life Church - Nextgen Learning Center for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Sec. 3.04.011 - On-premises Signs, (b).Building-mounted Signs, (2) Marquee signs, Located at 6401 Bandera Rd - R. Salinas, Economic Development Director.

SPONSOR(S): N/A

PURPOSE

The purpose of this item is to consider approval of a variance request by CJC Life Church – Nextgen Learning Center to be allowed to install a marquee type sign that will not be anchored to the wall of a building, to be located at 6401 Bandera Rd.

The Leon Valley Code of Ordinances, Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.002 - Definitions defines marquee signs as follows:

“Marquee. Any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.”

This sign does not meet the definition of a marquee sign, nor any other sign-type category in the code, as the sign is attached to a pergola type structure at the entrance to the building. The Code also states:

“Sec. 3.04.008 - Variances and appeals

(a) Persons wishing to erect signs not in conformance with this article or any person aggrieved by any decision of the city in the administration of this article may appeal such decision to the city council. The city council shall only hear and decide the following:

(1) An appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this article; or

(2) A request for variance(s) from the strict enforcement of the requirements of this article due to special conditions wherein a literal enforcement of this article would

result in unnecessary hardship, and so that the spirit of this article is observed, and substantial justice is done.

FISCAL IMPACT:

The applicant has paid all fees associated with this request. The applicant will be able to entice more customers with a large visual sign advertising their services, which may increase sales tax from caregivers shopping at nearby stores.

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, staff recommends approval of this request

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



1 (210) 281-8888 | 13130 Lookout Run, San Antonio, Texas 78259 | prcustomsigns@gmail.com

July 25, 2024

Planning & Zoning
Leon Valley
City Hall
6400 El Verde, Texas 78238

Who may concern:

Per City of Leon Valley request; we want to provide the detail of why is important to install a signage in the main entrance of our building. We are CJC Life Church, and our main purpose is help people to life-changing experience with God.

The Signage on our building will be displayed the name of our Christian School “Next Gen Learning Center”; which is very important not only for the Church to display who we are, and where we are located. **This signage serves as an effective way of communicating with our visitors inside/outside the area.** This School helps the community to understand what we do and how we serve to this community. Spread how we can help people is the way that allow a real improvement in their lives; and this intrinsic value is what makes a person can improve their human being. In addition, it allow them at the same time they can have a great experience with God.

This main purpose offered support to people-lives through an education in a early stage of live. We would like to get the approval of this signage to announce our services to the community and allow the community and frequently visitors to have a guide were we are located. We use this signage to help guide people and encourage people to visit our christian school. Without a signage is hard people can find our location and they can know how we serve them with what they need.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Pedro Ramos'.

Pedro Ramos
Company Director
PR Custom Signs, LLC
(210) 281-8888



**CITY OF LEON VALLEY
A SIGN VARIANCE**

BCJC Life Church – Nexgen Learning Center, applicant, Project Number PZ-2024-20, is hereby granted a variance to the Leon Valley Code of Ordinances, Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.011 On-Premises Signs, (b).Building-mounted Signs, (2) Marquee signs, Located at 6401 Bandera Rd, being Lot 4, CB 4429J, Seneca Estates Subdivision Unit 7, in the City of Leon Valley, Texas, to allow a free-standing marquee type sign.

The City Council of the City of Leon Valley voted approval of the above variance on the 17th day of September, 2024.

Chris Riley
Mayor

Attest:

Saundra Passailaigue, TMRC
City Secretary

Sign Variance Request
CJC Life Church
Nextgen Learning Center
6401 Bandera Road

Roque Salinas, MPA
Economic Development Director
City Council Meeting
September 17, 2024

Purpose

- To consider approval of a request for a variance by applicant CJC Life Church, located at 6401 Bandera Rd
- Variance is to Chapter 3 Building Regulations, Article 3.04 Signs, Sec. 3.04.011 - On-premises Signs, (b).Building-mounted Signs, (2) Marquee signs, Located at 6401 Bandera Rd
- To allow the installation of a free-standing marquee type sign that will advertise their Nextgen Learning Center

Purpose

- LVCC, Ch. 3 Building Regulations, Art. 3.04 Signs, Sec. 3.04.002 - Definitions defines marquee signs as follows:
 - “Marquee. Any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.”
- Sign does not meet the definition of a marquee sign, nor any other sign-type category in the code
 - Sign is attached to a pergola type structure at the entrance to the building

Proposed Sign

{Section}.101.

Technical drawing of a sign for "NextGen Learning Center". The sign features the word "NextGen" in large, multi-colored letters (N: orange, e: green, x: purple, t: blue, G: orange, e: green, n: purple) with a 1/2" white outline and a 3" contour cut backerpanel. Below it, "LEARNING CENTER" is written in orange on a white rectangular background. Dimensions include a total width of 10', a height of 28.5" for the letters, and a 14" height for the lower section. A 13.5" dimension is shown for the top part of the letters.

Color specifications:

- 2930 Blue
- 2119 Orange
- 2586 Green
- 2856 Purple

Material and construction details:

- 040" ALUMINUM 3" RETURN
- 1" TRIMCAP
- 3/16" ACRYLIC
- LED
- LISTED BUSHING
- 1/4" DRAIN HOLES (LETTERS AND RACEWAY)
- 263" ALUMINUM BACKER PANEL
- .060" ALUMINUM
- 4.25" X 1" EXTRUDED ALUMINUM WIREWAY
- FASTENERS AS RECD. BY LOCAL JURISDICTION
- LISTED DISCONNECT SWITCH (NEC 600-8) WITHIN SIGHT OF SIGN
- PRIMARY ELECTRICAL (NEC 600-9) SEE ELEC. NOTES
- LED POWER SUPPLY

Photograph of the sign installed on a building entrance.

R CUSTOM SIGNS

Final arlon

Bobby Bozarth
Cell: 210-872-1175

Proposed Sign

{Section}.101.



City Code

- Code addresses variances:
- Persons wishing to erect signs not in conformance with this article or any person aggrieved by any decision of the city in the administration of this article may appeal such decision to the city council. The city council shall only hear and decide the following:
 - (1) An appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this article; or
 - (2) A request for variance(s) from the strict enforcement of the requirements of this article due to special conditions wherein a literal enforcement of this article would result in unnecessary hardship, and so that the spirit of this article is observed, and substantial justice is done

Fiscal Impact

{Section}.101.

- The applicant has paid all fees associated with this request
- Applicant will be able to entice more customers with a large visual sign advertising their services, which may increase sales tax from caregivers shopping at nearby stores

Recommendation

{Section}.101.

- Staff has no objection to the request

MAYOR AND COUNCIL COMMUNICATION

DATE: September 17, 2024

TO: Mayor and Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Consider Approval of a Request for a Variance to Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Small, Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required, and Sec. 13.02.080 Heritage Tree Removal Prohibited; Penalties, (a) and (b), to Allow the Removal of 24 Medium, 21 Large, and 36 Heritage trees, and Pay a Reduced Amount in Tree Mitigation Fees, Located in the Vicinity of Aids Drive, Being Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, on Approximately 32 Acres of Land

SPONSOR(S): None

PURPOSE

**Applicant/
Property Owner:** One Stop Group

Site: The property is located in the vicinity of Aids Drive, being Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, on approximately 32 acres of land. The site is being developed as a residential subdivision.

Staff Comments:

- The site plan indicated the removal of 24 medium, 21 large, 36 heritage trees, and nine dead trees from the site to provide for construction, adequate circulation, and fire protection on the approved PDD site plan. They will be keeping one 45” diameter Live Oak heritage tree.
- The applicant will be planting 410 1-1/2” trees that are native to the area, at two trees per lot and additional trees in the planned open space areas.
- Tree mitigation fees in the amount of \$92,400 would be due to the city; however, the applicant is requesting the tree mitigation fees be capped at \$25,000, reasoning that most of the trees being removed are not native to the area and are considered invasive. He also states that the cost for the removal and disposal of

the trees should be taken into consideration by the City Council.

- City Code mandates that for each medium tree removed, one tree of 6” or more in diameter be planted and for each large tree, one tree of 8” or more in diameter be planted.
- City Code prohibits the removal of any heritage trees, regardless of species.
- The Code further states that up to 25% of all required trees may be mitigated rather than preserved, unless insufficient land area exists on which to plant the required total caliper width of replacement trees, then the “cash in lieu of” amount may be increased up to 50% of the required replacement tree amount.
- City Code states that variances may be granted after consideration and recommendation by the City Council where literal enforcement of the provision of this article will result in unnecessary hardship. No variance may be granted unless:

- (1) Such variance will not be contrary to the public interest;
- (2) Such variance will be in harmony with the spirit and purposes of the article;
- (3) The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
- (4) The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.

FISCAL IMPACT

The mitigation plan will result in the planting of appropriate tree species and an increase of \$92,400 in the Tree Mitigation Fund, or, if the reduction in fees is granted, \$25,000, which supports additional tree planting at approved sites in Leon Valley. The increase in residential homes will increase the City’s sales and property tax base.

RECOMMENDATION

At the City Council’s discretion. The property has already been rezoned and the applicant is ready to move forward with clearing the land.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

**LAUBACH AND CITY-OWNED
SENECA WEST PROPERTIES**

TREE INVENTORY



1995 AERIAL

THIS 1995 AERIAL MAP SHOWS THESE PROPERTIES AS FARMLAND NO TREES EXCEPT FOR THOSE TREES ARE WERE REMOVED WHEN CONSTRUCTING THE DRAINAGE CANAL



2005
AERIAL MAP

This aerial shows that, just like Trilogy, different portions of these Seneca West properties were used as a dumping area for the neighboring construction sites. Invasive trees grew on top.



CURRENT AERIAL MAP

The City-owned and Laubach properties have a substantially lesser concentration of trees as compared to the Samaritan property

{Section}.102.



THE VAST MAJORITY OF THESE TREES WERE CLEARED BY THE CITY WHEN CONSTRUCTING THE DRAINAGE CANAL

DEFINITION OF “INVASIVE SPECIES” (ACCORDING TO NATIONAL GEOGRAPHIC)

Invasive Species

An invasive specie is an organism that is not indigenous, or native, to a particular area. Invasive species can cause great economic and environmental harm to the new area.

DEFINITION OF “TREE PRESERVATION”

A “TREE PRESERVATION PLAN”, ALSO REFERRED TO AS “TREE CONSERVATION PLAN”
GENERALLY INCLUDES THREE COMMON STRATEGIES:

1. **CONSERVATION** OF NATIVE TREE SPECIES
2. **PROTECTING** NATIVE TREES SPECIES BY REMOVING DISEASED OR DEAD TREES, AS WELL AS INVASIVE TREE SPECIES IN THEIR VICINITY.
3. **PLANTING** NEW NATIVE TREES

TREE SPECIES NATIVE TO SAN ANTONIO

Common Name	Scientific Name	Foliage	Mature Height*	Mature Spread	Setback	Comments
Anaqua	Ehretia anacua	Semi-evergreen	Medium	35 feet +	20 feet	Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also know as Sandpaper Tree.
Ebony, Texas	Pithecellobium flexicaule	Evergreen	Medium	35 feet +	20 feet	Moderate growing native; very drought tolerant. Showy, fragrant white flower; attractive seeds of fruit eaten by wildlife.
Cypress, Arizona	Cupressus arizonica	Evergreen	Medium	15 feet +	15 feet	Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions.
Cypress, Montezuma	Taxodium mucronatum	Semi-evergreen	Large	40 feet +	25 feet	Fast growing; conical form as young; feathery foliage.
Elm, Cedar	Ulmus crassifolia	Deciduous	Large	30 feet +	20 feet	Moderate growing; bright green new foliage in spring, yellow fall color; adaptable to a wide range of sites.
Maple, Uvalde Bigtooth	Acer grandidentatum	Deciduous	Medium	30 feet +	20 feet	Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch.
Oak, Bur	Quercus macrocarpa	Deciduous	Large	45 feet +	25 feet	Prefers deep and well-drained soil; golf ball sized acorns may be of concern.
Oak, Chinkapin	Quercus muehlenbergi	Deciduous	Medium	45 feet +	25 feet	Prefers well drained soils; round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns.
Oak, Lacey	Quercus laceyi	Deciduous	Medium	30 feet	10-15 feet	Moderate growing, blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service.
Oak, Live	Quercus virginiana var. fusiformis	Semi-evergreen	Large	45 feet +	25 feet	Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease.
Oak, Mexican White Live	Quercus polymorpha	Semi-evergreen	Large	35 feet +	25 feet	Fast growing with appropriate care, moderate acorn producer. Few, if any, pest problems.
Oak, Texas Red	Quercus buckleyi	Deciduous	Large	35 feet +	25 feet	Fast growing; "oak leaf" characteristic; fall color; good shade tree; requires minimal pruning.
Palm, Texas Sabal	Sabal texana	Evergreen	Medium	15 feet	15 feet	Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves.
Pecan	Carya illinoensis	Deciduous	Large	45 feet +	25 feet	State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations.
Sycamore, Mexican	Platanus mexicana	Deciduous	Large	45 feet +	25 feet	Fast growing; resistant to insects; attractive foliage and minimal pruning.
Walnut, Texas	Juglans microcarpa	Deciduous	Medium	30 feet	15 feet	Moderate growing, small version of Black Walnut.
Anacacho Orchid Tree	Bauhinia congesta	Deciduous	Small	10 feet	5 feet	Does best in full sun; fragrant white flower clusters in spring.
Anacahuita/Wild Olive	Cordia boissieri	Evergreen	Small	10 feet	5 feet	Large white flowers most of summer; pale yellow fruit; cold sensitive but will re-sprout quickly. Also known as Mexican Olive
Buckeye, Mexican	Ungnadia speciosa	Deciduous	Small	10 feet	5 feet	Understory or full sun; pink spring flowers; yellow fall foliage.
Condalia, Bluewood	Condalia hookeri	Evergreen	Small	10 feet	5 feet	Very drought tolerant; sun-shade; fruit well-liked by wildlife.
Crape/Crepe Myrtle	Lagerstroemia indica	Deciduous	Small	5-20 feet	5 feet	Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range.
Desert Willow	Chilopsis linearis	Deciduous	Small	15 feet	5 feet	Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees.
Eve's Necklace	Sophora affinis	Deciduous	Small	18 feet	5 feet	Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (necklace appearance) in late summer and fall.
Holly, Possumhaw	Ilex decidua	Deciduous	Small	10 feet	5 feet	Sun or shade; loses foliage in winter to expose red berries (females only).
Holly, Yaupon	Ilex vomitoria	Evergreen	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Jerusalem Thorn/Retama	Parkinsonia aculeata	Deciduous	Small	15 feet	10 feet	Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches.
Persimmon, Texas	Diospyrus mexicana	Deciduous	Small	12 feet	5 feet	Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem.
Plum, Mexican	Prunus mexicana	Deciduous	Small	25 feet	5 feet	Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife.
Redbud, Mexican or Texas	Cercis canadensis var. mexicana or texensis	Deciduous	Small	12 feet	5 feet	Pink-red blossoms in early spring; yellow fall foliage; glossy and wavy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species.
Texas Mountain Laurel	Sophora secundiflora	Evergreen	Small	18 feet	5 feet	Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed.
Viburnum, Rusty Blackhaw	Viburnum rufidulum	Deciduous	Small	18 feet	5 feet	Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color.

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TREE INVENTORY: 93% OF TREES ARE INVASIVE – ONLY 7% NATIVE TREES (22)

SPECIE	OVERALL					HERITAGE		LARGE		MEDIUM	
	TOTAL / SPECIE	HEALTHY	EXEMPT	Invasive	% of total	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Arizona Ash	3	0	1	Y	1%	1		2	1	0	0
Ashe Juniper	142	138	4	Y	39%	1	1	90	2	51	1
Cedar	18	14	4	Y	5%	8	1	4	0	5	1
Chinaberry	7	4	3	Y	2%	2		7	2	3	1
Live Oak	13	12	1		4%	2		9	1	2	0
Elm	3	3			1%	0		3		0	
Hackberry	83	79	4	Y	23%	4		47	2	32	2
Ligustrum	41	39	2	Y	11%	5		33	1	3	1
Mesquite	49	47	2	Y	14%	5	1	36	2	7	0
Pecan	6	6			2%	4		2		0	
TOTAL	365	342	21		100%	32	3	233	11	103	6
NATIVE	7%										
INVASIVE	93%										

* EXEMPT = Diseased, Dead, or Hazardous

KEY STATISTICS

TREE INVENTORY SUMMARY		
SIZE	# HEALTHY	# EXEMPT
HERITAGE	32	3
LARGE	233	11
MEDIUM	103	6
TOTAL	342	21

NATIVE	INVASIVE
22	343

* EXEMPT = Diseased, Dead, or Hazardous

HERITAGE TREES			
Specie	DBH	Health	INVA
Arizona Ash	24		Y
Ashe Juniper	66		Y
Ashe Juniper	22	Dead	Y
Cedar	48		Y
Cedar	48		Y
Cedar	43		Y
Cedar	42		Y
Cedar	36		Y
Cedar	30		Y
Cedar	28		Y
Cedar	24	Dead	Y
Cedar	24		Y
Chinaberry	27		Y
Chinaberry	24		Y
Hackberry	31		Y
Hackberry	28		Y
Hackberry	24		Y
Hackberry	24		Y
Ligustrum	35		Y
Ligustrum	27		Y
Ligustrum	27		Y
Ligustrum	25		Y
Ligustrum	24		Y
Live oak	45		
Live oak	24		
Mesquite	27		Y
Mesquite	34		Y
Mesquite	34	Dead	Y
Mesquite	30		Y
Mesquite	28		Y
Mesquite	24		Y
Pecan	45		
Pecan	30		
Pecan	28		
Pecan	25		

{Section}.102.

PRESERVING AND DEDICATING 4+ ACRES OF OUR LAND TO BE ADDED TO ADJACENT
NATURAL AREA BORDERING HUEBNER, TOTAL 6+ ACRES OF BEAUTIFULLY TREED NATURAL
PARKLAND BY THE CREEK

{Section}.102.



TREE PRESERVATION FEES

**WE RESPECTFULLY CHALLENGE THE IDEA OF CHARGING AN “IN-LIEU”
TREE PRESERVATION FEE FOR THE REMOVAL OF INVASIVE TREES!**

**TO THE CONTRARY, WE CONTEND THAT THE REMOVAL OF THESE
INVASIVE TREES IS INDEED AN ACTION TOWARDS TREE PRESERVATION
THAT WOULD NORMALLY BE PAID FOR FROM TREE PRESERVATION
FUNDS.**

OUR PROPOSED TREE MITIGATION PLAN

1. Dedicate 4+ acres of treed park space
2. Remove all diseased and invasive trees
3. Plant over 410 x 1.5” native trees

TWO new 1.5” native trees per lot

4. Cap the “in-lieu tree preservation fees” at \$25,000 instead of \$92,400.

(This fee, added to the \$112K+ currently calculated by the City for the Samaritan property, and our Group’s sales commission refund of \$60,000 to the City as part of the purchase of the property, makes for a very significant contribution to the fund = \$ 197,000



**CITY OF LEON VALLEY
A TREE MITIGATION VARIANCE**

One Stop Group, applicant, Project Number PZ-2024-24, is hereby granted a variance to the Leon Valley Code of Ordinances, Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Small, Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required, and Sec. 13.02.080 Heritage Tree Removal Prohibited; Penalties, (a) and (b), to Allow the Removal of 24 Medium, 21 Large, and 36 Heritage trees, and Pay the Amount of \$92,400 in Tree Mitigation Fees, Located in the Vicinity of Aids Drive, Being Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, on Approximately 32 Acres of Land. Applicant to Plant 410 1-1/2” Trees on Said Property.

The City Council of the City of Leon Valley voted approval of the above Variance on the 17th day of September, 2024.

Chris Riley
Mayor

Attest:

Saundra Passailaigue, TMRC
City Secretary



Tree Mitigation Variance Request Grass Hill Estates Subdivision Aids Drive

Melinda Moritz
Director of Public Works
City Council Meeting
September 17, 2024

Summary

- Question

- Should, the Council grant a Tree Mitigation Variance, to allow the removal of 24 medium, 21 large, and 36 heritage trees, and reduce the fee in lieu, from \$92,400 to \$25,000 at Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, approx. 32 acres of land

- Options

- Grant the variance
- Deny
- Other

- Declaration

- At Council's discretion - tree removal will accommodate orderly development of area & encourage planting of native/non-invasive trees

Purpose

- To consider a request for a Tree Mitigation Variance
- To allow the removal of 24 medium, 21 large, & 36 heritage trees
- At Grass Hill Estates Subdivision and P-13, ABS 432, CB 4430, on approximately 32 acres of land

Background

- 8/20/24 – City Council approved rezoning property to Planned Development District with R-6 Garden Home based zoning
- Replacement Plan is to plant two 1-1/2” trees per lot (410 new trees)
- Tree Mitigation fees are \$92,400
- Applicant would like the fee capped at \$25,000
 - States most of the trees are non-native and invasive
 - Also states that the removal/disposal is expensive

Mitigation Summary

TREE INVENTORY: 93% OF TREES ARE INVASIVE – ONLY 7% NATIVE TREES (22)

SPECIE	OVERALL					HERITAGE		LARGE		MEDIUM	
	TOTAL / SPECIE	HEALTHY	EXEMPT	Invasive	% of total	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Arizona Ash	3	0	1	Y	1%	1		2	1	0	0
Ashe Juniper	142	138	4	Y	39%	1	1	90	2	51	1
Cedar	18	14	4	Y	5%	8	1	4	0	5	1
Chinaberry	7	4	3	Y	2%	2		7	2	3	1
Live Oak	13	12	1		4%	2		9	1	2	0
Elm	3	3			1%	0		3		0	
Hackberry	83	79	4	Y	23%	4		47	2	32	2
Ligustrum	41	39	2	Y	11%	5		33	1	3	1
Mesquite	49	47	2	Y	14%	5	1	36	2	7	0
Pecan	6	6			2%	4		2		0	
TOTAL	365	342	21		100%	32	3	233	11	103	6
NATIVE	7%										
INVASIVE	93%										

* EXEMPT = Diseased, Dead, or Hazardous

Code Requirements

- City Code mandates that for each medium tree removed, 1 tree of 6” or more in diameter be planted and for each large tree, 1 tree of 8” or more in diameter be planted
- City Code prohibits the removal of any heritage trees, regardless of species
- Per Code up to 25% of required trees may be mitigated rather than preserved, unless insufficient land area exists to plant the required total caliper width of replacement trees, then “cash in lieu of” amount may be increased up to 50% of the required replacement tree amount
- Applicant is keeping one 45” diameter Live Oak heritage tree

Tree Inventory

Species	Medium	Large	Heritage	Total
Arizona Ash	0	0	1	1
Ashe Juniper	0	1	1	2
Cedar	7	3	10	20
Cedar Elm	1	2	0	3
Chinaberry	0	0	2	2
Hackberry	9	3	4	16
Hackberry & Mesquite Cluster	0	0	1	1
Ligustrum	0	1	5	6
Live Oak	2	9	2	13
Mesquite	5	1	6	12
Pecan	0	1	4	5
Grand Total	24	21	36	81

Code Requirements

- City Code states:
 - Variances may be granted after consideration and approval of the City Council, where a literal enforcement of the provision of the Article will result in unnecessary hardship
 - No variance may be granted unless:
 - Such variance will not be contrary to the public interest;
 - Such variance will be in harmony with the spirit and purposes of the article;
 - The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
 - The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.

Fiscal Impact

- Tree mitigation fees in the amount of \$92,400 or, if the request is granted, \$25,000 will be paid into the Tree Mitigation Fund
- This fund is restricted to supporting additional tree planting at approved sites in Leon Valley
- The granting of this variance would facilitate the development of new housing, which will increase the city's sales and property tax base

Recommendation

- At the discretion of the City Council

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 17, 2024

TO: Mayor and City Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment in the Amount of \$696,758.00 from the Enterprise Fund Balance and \$233,242.00 from the General Fund Balance to Purchase 100 Acre Feet of Water Rights

SPONSOR(S): N/A

PURPOSE

This M & C is to approve additional funding for the purchase of 100-acre feet of water rights. To prepare for future development and current critical period drought management, the city should acquire approximately 300 additional acre feet of water rights.

Currently, the city owns 1758.38-acre feet of water rights, and this will increase our amount to 1858.38-acre feet. The City budgeted \$280,000 for the purchase of 40-acre feet of water rights in this fiscal year, but we have an opportunity to purchase 100-acre feet. The seller is not willing to sell off a portion of these rights.

New subdivisions are being developed with a total of 583 new homes expected within the next 2-5 years and this purchase will help to ensure we are able to serve all Leon Valley water customers during times of critical period drought management. Developers pay impact fees into the Enterprise Fund account and the funds may only be used to pay for water rights and new infrastructure due to the new developments. Over \$60,000 has been collected so far this year.

FISCAL IMPACT

Cost per acre foot	\$ 12,000	
Total acre feet	<u>x 100</u>	
Cost for 100-Acre Feet	\$1,200,000	
Closing costs	<u>\$10,000 +/-</u>	
<i>Total Amount Needed</i>	<i>\$1,210,000 +/-</i>	
Amt Funded in FY 24	\$ 280,000	
Enterprise Fund (Impact Fees)	\$ 696,758	(budget adjustment)
General Fund Reserve	<u>\$ 233,242</u>	(budget adjustment)
Total	\$1,210,000	

Total Budget Adjustment Needed: \$ 930,000

Impact Fee Balance \$ 696,758

General Fund balance \$5,919,097 (as of 09/30/23)

RECOMMENDATION

It is recommended the City Council approve the request for a budget adjustment to purchase 100-acre feet of water rights.

APPROVED : _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE ENTERPRISE FUND BUDGET OF THE CITY OF LEON VALLEY, TEXAS MUNICIPAL BUDGET FOR THE FISCAL YEAR 2023-2024 IN A TOTAL AMOUNT OF \$930,000.00, TO PROVIDE ADDITIONAL FUNDING FOR THE PURCHASE OF 100-ACRE FEET OF WATER RIGHTS; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city has several vacant tracts of land that are due to be developed as new homes; and

WHEREAS, in order to ensure the city has enough water to provide adequate service to these new areas of development, additional water rights must be obtained; and

WHEREAS, it is necessary to amend the FY 2023-24 Enterprise Fund budget to provide the additional funding for the purchase of water rights;

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

SECTION 1. The FY 2023-2024 Enterprise Fund Budget of the City of Leon Valley is amended to increase the budget by the amount of \$930,000.00 to provide additional funding for the purchase of water rights.

SECTION 2. A portion of the increase in the amount of \$696,758.00 is to be taken from the Enterprise Fund Impact Fee Balance and a portion of the increase in the amount of \$233,242.00 is to be taken from the General Fund Reserve.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Finance Director. The Finance Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations 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 immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 17th day of September, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. "ART" RODRIGUEZ
City Attorney

Budget Adjustment Water Rights

Melinda Moritz
Public Works Director
City Council Meeting
September 17, 2024

Summary

- Question
 - City Council is being asked to approve an Ordinance authorizing budget adjustments to purchase 100-acre feet of water rights
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - This purchase will increase the amount of water rights owned to better provide for future development

Purpose

- To consider approving an Ordinance authorizing a budget adjustment to purchase 100-acre feet of water rights

Background

- To prepare for future development, city needs approximately 300 additional acre feet of water rights
- City currently owns 1758.38-acre feet of water rights
- City budgeted \$280,000 for the purchase of 40-acre feet of water rights this fiscal year, but we have an opportunity to purchase 100-acre feet
 - Seller is not willing to sell off a 40-acre portion of these rights

Background

- New subdivisions are being developed with a total of 583 new homes expected within the next 2-5 years
 - More vacant areas will be developed in the next ten years
- This purchase will ensure city is able to provide adequate water supplies to all LV customers during times of critical period drought management
- Developers pay impact fees & funds may only be used to pay for water rights & larger facilities due to development
 - \$60,000 collected so far this year

Fiscal Impact

• Cost per acre foot	\$ 12,000
• Total acre feet	x 100
• Closing costs	<u>+ \$10,000 +/-</u>
• Total Amount Needed	\$1,210,000 +/-
• Enterprise Fund (Impact Fees)	\$ 696,758 (budget adj)
• General Fund Reserve	\$ 233,242 (Budget adj)
• Amt Funded in FY 24	<u>\$ 280,000</u>
• Total	\$1,210,000
– <i>Budget Adjustment Needed</i>	<i>\$ 930,000</i>
– Impact Fee Balance	\$ 696,758
– General Fund balance (09/30/23)	\$ 5,919,097

Recommendation

- Staff recommends the City Council approve the request for a budget adjustment to purchase 100-acre feet of water rights

OUTSTANDING CITY COUNCIL ITEMS

- **Review of the Water Rates**
 - 6/20/2023 Postpone council requested this be a retreat item for 7/22/23.
 - Council will be looking at a 1% increase at a future meeting.
 - This will be discussed at the Town Hall meeting- on 11/21/2023, the Council decided on a workshop.
 - 12/5/2023 City Council reviewed the presentation from Waterworth. The next workshop is scheduled for 2/20/2023 (the date has been moved). We were waiting on the audited numbers. We just received them. We will be setting a new date for review.
 - 7/16/2024, the council will hear a new presentation
 - Some Councilmembers expressed concern that the water rate does not match SAWS. Some Councilmembers expressed concern that that by not increasing water rates the water infrastructure will not get addressed.
 - Everyone agreed on the surcharge and looking at the affordability rate
 - Staff will bring back the Surcharge on 8/6/2024.
 - New rates will be brought back to the council in September 2024.
 - Second Read on the Surcharge 8/20/2024.
 - Council passed unanimously
 - Water workshop on Saturday in October 19, 2024.
- **Impact Fees**
 - The council directed staff to have Ardurra recalculate the impact fees
 - They have recalculated the fees, and the staff has to take it back to the zoning commission and advertise for 30 days. So it will brought back in November
- **Salary allocations from the enterprise fund**
 - Presentation September 17, 2024, City Council Meeting
 - City allocated \$244,000 back to the General fund as part of the FY 25 budget.
- **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 steaked-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
- **Tiger brush and bulk issues- Contract ends January 1, 2025 (Item Remaining from Retreat)**
 - Discussed at the following City Council Meetings
 - 02/22/2021
 - Council addressed complaints and Tiger Sanitation responded.
 - 09/7/2021
 - Considered a resolution on how to manage bulk pick-up. Resolution # 21-031-R, the direction was given to CM to come back with a plan.

- Considered and Ordinance Amending the Ord 14.02 Solid Waste First reading.
 - 11/2/2021
 - Considered and Ordinance Amending the Ord 14.02 Solid Waste Second Reading Passes Ord. # 21-053.
 - 1/11/2022
 - The Council considered two options to manage the overflow of Brush. The Council decided to have PW pick up the overage after Tiger Sanitation picked up their 8 CY.
 - There were 11 homes with oversized brush. The City had the item picked on 3/4/22-3/8/22.
- 05/17/2022 Council meeting discussing rate increase.
 - Council allowed the 2.5% increase for July and another in January but did not approve the 7.5 % increase.
 - Council was willing to renegotiate terms.
 - On 8/23/2022, the Council decided to leave terms as is.
- On 9/19/2023, the staff took a draft survey to the Council. Staff will amend it and bring it back to the Council at a later time.
- Will ask for input at the Town Hall meeting. The council decided on the final survey on 12/19/2023.
- The Council presented the Survey at the Town Hall meeting. The majority of Participants are satisfied with their trash service
- 02/20/2024- The Council will discuss the distribution of the survey.
 - The council decided to mail the survey out to the businesses and residents. The survey was mailed out on 3/19/24. RFP should go out May.
- RFP closes July 18, 2024
- Council will elect a committee on 7/16/2024
 - Council elected the committee
- Staff only received two RFPs
 - Extended the submittal deadline to August 29, 2024, the committee has been contacted, and a meeting will be scheduled after that date.
- Committee met on September 4, 2024
- **Discussion of updating the Strategic Plan, Mission, & Vision Statement**
 - Will be placed on the Town Hall meeting for discussion decided at the 11/21/23 Council meeting to hold a workshop.
 - February 3, 2024, workshop scheduled. At the council chambers. The Council changed the date to 2/24/24 to coincide with another workshop.
 - The Council decided to amend the mission and vision statements. Holding another workshop for the goals and objectives and core values.
 - Core values will be discussed at 3/19/2024. Goals will return after the council retreat.

- This item is still pending. The council did not get this item at the retreat.
- **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.
- **Sustainability Overlay**
 - 6/6/2023 Staff is not ready and has been postponed until September.
 - 725/2023 – Zoning Commission started to review. The item is with the Attorney.
- **Stray Animal Ordinance**
 - Currently being reviewed by the City Attorney – we cannot require private industry to take in and adopt our stray animals.
 - Looking at a possible interlocal agreement.
 - Staff has met with the county for a long-term solution.
- **Neighborhood/Citizen Survey**
 - Will be tied to the solid waste survey. The council decided to keep these two separate items.
- **Looking at an amendment to Section 15.02 Appendix C (I), D Structural Nonconformity to add a matching percentage from Economic Community Development funds.**
 - **After the sustainability review.**
- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
 - Will be discussed on 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Speed hump policy changes- (Item Remaining from Retreat)**
 - This was added by Mr. Campos, who wants to review the policy before adding.
- **Review of the Personnel Manual**
- **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 city council. September 17, 2024, council meeting.
- **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
- **Veterans Monument**
 - **Waiting for two council members to add this item.**
 - **Price quote was \$24,000**

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **Red-light Cameras' first available contract end term is May 2037**
 - City Council adopted a Resolution declaring the intent to phase out redlight cameras 4/6/2021 – Resolution # 21-009R.
 - The RLC Contract would be difficult to terminate without financial obligation from the City.
 - City Council supports HB 1209 and physically delivers letters in support to Cortez, Biederman, Canales, Menendez
 - Funds – Eligible projects – CR
 - Will be discussed at the Town Hall Meeting on January 22, 2022.
 - Discussed at the retreat Council has decided not to spend funds until we know what the legislature is doing.
 - Resolution supporting SB 446-2/21/2023.
 - The item was not approved during the legislation process the Council will try again in 2025.
 - The Council decided at the retreat not to address this issue.
- **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.
- **Sewer Service Charge Adjustments**
 - Council meeting 2/15/22.
 - Impact Fees Removed.
 - Sewer Charges will be brought back at a later time.

- Impact fees were discussed on 6/4/2024, first read
- Second read scheduled for 7/16/2024
- Council passed the impact fees but wants the engineer to reevaluate the fee to include the new water rights purchase amount.
- **Apartments Finley And Sierra Royale, Forest Oaks, Vista Del Rey- BM**
 - Update on one of the Apartment Complexes at the CC mtg 3/15.
 - Presentation was given on Vista Del Rey.
 - The next apartment review is on 5/3/2022.
 - Staff received legal advice in the executive session.
 - Executive session 8/2/2022
 - Council decided to file a Chapter 54 lawsuit against Vista Del Rey, filed on 8/5/2022.
 - TRO was granted on 8/8/2022.
 - Administrative warrant executed on 8/17/2022.
 - Temporary Injunction was granted on 8/22/2022.
 - They have 6 months to comply.
 - 8/31/2022 Vista got new attorneys.
 - 9/9/2022 Vista filed a motion to dissolve the temporary injunction.
 - C of Os issued Shed, Maintenance Shop, Laundry 1-3, Vista, Gym.
 - 9/19/2022 hearing set and canceled.
 - Executive Session 9/20/2022
 - Vista Del Rey is 50% compliant. Council agreed to settle on 4/18/2023.
 - Vista has completed all inspections and received their C of Os.
- **AV equipment for the Conference Center - Budget Adjustment from ARP Funds**
 - Council meeting 2/1/22 first read.
 - Item amended to get the direction of the scope of work.
 - Will bring the item back after the BID process.
 - Discuss alternatives 5/3/2022.
 - This item could not be purchased out of ARP funds.

COMPLETED

- **Consumer protection mandate on refunds**
 - Sent request to attorney. The attorney feels that we have the laws in place.
 - Sent reminders to the animal sales businesses.
- **Interlocal Agreement with the County regarding an Outreach Coordinator.**
 - Bexar County is asking the City to sign a separate agreement with Haven for Hope. They will be completing a draft and sending it over for council approval in March 5, 2024.

- Council approved
 - Budget adjustment 3/19/24 Approved
- **Legal review of the Sign Code**
 - Councilor Orozco and Bradshaw will work on this item.
 - Look into sign flippers in the median on Bandera
 - The council requested this item go to the Economic Development Advisory Committee. The Economic Development Advisory Committee completed its review, and a recommended version will be presented to the council in April.
 - First read was held 4/16/24
 - Second Read 5/7/2024 passed unanimously
- **John Marshall Traffic Plan – CR, JH**
 - Discussed at the following Council meeting.
 - 12/14/2022 Next steps
 - NISD engineers are still working on the plan, collecting traffic counts, and coordinating with the CoSA Traffic Department.
 - Once complete, additional meetings will be held with the City to determine the feasibility and appropriateness.
 - Once plans are final, the proposal will be presented to City Council for approval.
 - John Marshal Update on 3/15 based on 2/14 meeting.
 - The City received feedback on possible neighborhood suggestions on 5/09/2022. Joint meeting to be determined.
 - This was heard by the City Council to possible street closures on 8/23/20. Engineers will develop a report, and PD and Fire will review it.
 - Taking to Council on 10/3/2022.
 - On 2/7/2023, the council will review speed pads and school zones.
 - Council decided to move forward with the speed pads and wait on the school zone. The delineators will also be left alone.
 - Speed pads have been installed and school zone on Huebner is being addressed.
 - Interlocal agreement with San Antonio is complete. A budget adjustment of \$74,000 was approved by the Council for the mast traffic arms.
 - We met with the contractor, The Levy Company, and they informed us that the mast arms will take 16-24 weeks for delivery, so work will not start until December or January.
 - 1/10/2023- installation has begun
 - School Zone operable and seems to be working
- **Ordinance Amendment to allow lots with ½ Acre or more to have a septic system.**
 - Discussion 5/7/2024,
 - first read 5/21/2024

- Second Read 6/4/24 – approved as presented.
- **Seneca West R6 Zone change**
 - 3/7/2023
 - Council requested some prices to replat as larger lots, not in favor of R6.
 - Staff will be getting prices to plat larger lots and bring them back to the Council.
 - Staff has received the plans and probable cost and will review them with the Council at the retreat.
 - 08/10/2023 Discuss at the retreat. The Council would just like to plat and sell as is.
 - 11/7/2023 Executive session on four options.
 - 11/21/2023 Executive session on two options.
 - This Will be discussed at the town hall meeting.
 - Executive session on 2/6/24
 - Executive Session 3/19/2024
 - Executive Session 4/2/2024
 - Executive Session 5/21/2024
 - On 6/4/2024, the council voted to enter into a contract with one stop to purchase the property.
 - 6/25/24, Zoning Commission heard the preliminary hearing for the PDD
 - 7/23/2024, Zoning Commission will have a public hearing on the PDD
 - The zoning commission is sending this to the council with a denial recommendation
 - First read by council 8/6/2024
 - Second Read by council 8/20/24 -Approved