



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, February 06, 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. **Citizens to be Heard**
3. **Presentations**
 1. Discussion, Presentation, and Possible Action on 2024 Fourth of July Celebration - C. Miranda, Community Relations Director
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.
5. **City Manager's Report**
 1. **Upcoming Important Events:**

Regular City Council Meeting, Tuesday, February 20, 2024, at 6:30 PM, in City Council Chambers.

Special City Council Meeting, Saturday, February 03, 2024, 9:00 AM, in City Council Chambers.

Special City Council Meeting, Saturday, February 24, 2024, 9:00 AM, in City Council Chambers.

Filing for a Place on the May 04, 2024 City of Leon Valley, General Election for Council Place 2, Council Place 4, and Mayor begins Wednesday, January 17, 2024 through 5:00 PM on Friday, February 16, 2024.

Basura Bash, Saturday, February 17, 2024, from 9:00 AM to 12:00 PM

Earthwise Living Day, Saturday, March 02, 2024, from 9:30 AM to 1:30 PM, at the Leon Valley Events Center.

Trash & Treasure Event, Saturday, March 09, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.

Miscellaneous other events and announcements.

6. Consent Agenda

1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 01-16-2024 Regular City Council Meeting Minutes

2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 11-16-2023 Board of Adjustment Minutes
 - b. 01-11-2024 Board of Adjustment Minutes
 - c. 10-12-2023 Park Commission Meeting Minutes

3. Presentation and Discussion to Consider Approving a Request to Postpone Specific Use Permit Case # 2023-30, a Request for a Specific Use Permit to Construct and Operate a "Carwash (automatic)", on an Approximately 2.32-Acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433 Block 102, Timberhill Apartments Subdivision - M. Teague, Planning and Zoning Director

7. Regular Agenda

1. Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley Ordering and Establishing Procedures for a General Election in the City of Leon Valley, Texas to Elect Three Council Members: (Places 2, 4 and for the Office of the Mayor) by the Qualified Voters of the City of Leon Valley; Authorizing the City Manager to Sign a Joint Election Agreement with the Bexar County Elections Administrator for the Conduct of Said Elections, and Providing Details Relating to the Conduct of Holding the Election, Authorizing the Use of the Leon Valley City Council Chambers and the Leon Valley Conference Center on the 4th Day of May, 2024, for Election Day Voting, and the Use of the Leon Valley Conference Center, located at 6421 Evers Road, Leon Valley, Texas, 78238, for Early Voting (April 22, 2024 Through April 30, 2024)

Discusión y posible acción sobre una Resolución del Consejo Municipal de la Ciudad de Leon Valley ordenando y estableciendo procedimientos para una Elección General

en la Ciudad de Leon Valley, Texas, para elegir tres miembros del Consejo: (Posiciones 2, 4 y el cargo de Alcalde) por parte de los votantes habilitados de la Ciudad de Leon Valley; autorizando al Administrador de la Ciudad a firmar un Acuerdo de Elección Conjunto con el Administrador de Elecciones del Condado de Bexar para la celebración de dichas elecciones, y proporcionando detalles relativos a la celebración de la elección, autorizando el uso de las Cámaras del Consejo Municipal de la Ciudad de Leon Valley y el Centro de Conferencias de Leon Valley el cuatro de día mayo de 2024 para la votación del día de elección y el uso del Centro de Conferencias de Leon Valley, ubicado en 6421 Evers Road, Leon Valley, Texas, 78238, para la votación anticipada (del 22 de abril de 2024 hasta el 30 de abril de 2024, inclusive)

2. Presentation, Discussion, and Possible Action to Purchase a 1 Year Subscription to Placer.Ai Software for the Economic Development Department - R. Salinas, Director of Economic Development
 3. Presentation and Discussion on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$5,000 for the Purpose of Increasing the City Manager & Council Department Budget to Settle the Lawsuit Between Frederick vs. City of Leon Valley (1st Read as Required by City Charter) - C. Goering, Finance Director
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.**
9. **The City Council Shall Meet in Executive Session to Discuss the Following:**
1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.’s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840,217843 (21 Acres)
 2. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding a Legal Matter Regarding Personnel Matters
10. **Reconvene into Regular Session**
11. **Possible Action on Issues Discussed in Executive Session If Necessary**
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 make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
February 1, 2024 3:00 PM



MAYOR AND COUNCIL COMMUNICATION

DATE: February 6, 2024

TO: Mayor and Council

FROM: Crystal Miranda, Community Relations Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Present, Discuss, and Receive Direction on the City of Leon Valley’s 2024 Fourth of July Celebration.

SPONSOR(S): N/A

PURPOSE

Staff is requesting direction on the logistics including but not limited to the type of fireworks display for the annual Fourth of July Celebration, entertainment, and theme.

On November 14, staff conducted a test of high aerial (3” and 4” shells) fireworks at three site locations, Samaritan Dr., El Verde, and Raymond Rimkus Park. Based upon the results of the test it was determined that each site was capable of providing each shell size. Staff does recommend higher shell sizes at the Samaritan Drive location, but no larger than 4” shells at Raymond Rimkus Park.

Staff is requesting consideration of adding a laser show along with the fireworks display.

During the recap of 2023 Fourth of July Council recommended to staff to reach out to ‘Finding Friday’ for the 2024 entertainment. Staff is requesting approval or direction on entertainment.

FISCAL IMPACT

Fireworks
10 minute display
 3"- 4" shells and asst. 1.3 cakes. \$13,000

12 minute display
 3"- 4" shells and asst. 1.3 cakes. \$15,000

15 minute display
 3"- 4" shells and asst. 1.3 cakes. \$16,500

Laser Show \$6,000 (up to 15 min display)
 Finding Friday \$6,000 (2-hour show)

STRATEGIC GOALS

This request most closely relates to Strategic Goal 7, "Parks, Recreational Green Space and Cultural Opportunities" which promotes the enhancement of quality of life and cultural activities in the community.

This event also promotes Leon Valley as part of Strategic Goal 1, "Economic Development".

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Discussion, Consideration & Possible Action on 2024 July 4th Celebration

City Council Meeting
February 6, 2024
Crystal Miranda
Community Relations Director

Purpose

- To present, discuss and take action on options for 4th of July Celebration
 - Fireworks – Type, location, add-ons
 - Entertainment
 - Theme
 - Grand Marshall

Fireworks

Option 1

- High aerial with laser show option
 - Site 1 – Samaritan
 - Site 2 – El Verde
 - Site 3 – Raymond Rimkus Park

Option 2

- Low aerial
 - With laser show option

Background

- Testing of high aerial fireworks
 - Site 1 – Samaritan
 - Range of 4 – 8 inch shells required
 - Site 2 – El Verde
 - Range of 3 – 6 inch shells required
 - Site 3 – Raymond Rimkus Park
 - Range of 3 & 4 inch shells with assorted cakes



Fiscal Impact

- Fireworks
 - 10 minute display
 - 3"- 4" shells and asst. 1.3 cakes. \$13,000
 - 12 minute display
 - 3"- 4" shells and asst. 1.3 cakes. \$15,000
 - 15 minute display
 - 3"- 4" shells and asst. 1.3 cakes. \$16,500
- Laser Show \$6,000* (up to 15 min display)
- Finding Friday \$6,000 (2-hour show)

Recommendation

- City Council Discretion

Discussion, Consideration & Possible Action on 2024 July 4th Celebration

City Council Meeting
February 6, 2024
Crystal Miranda
Community Relations Director



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, January 16, 2024 at 6:00 PM

MINUTES

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

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

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

PRESENT

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

Mayor Chris Riley called the meeting to order at 6:04 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked Councilor Benny Martinez to lead the Pledge of Allegiance.

2. Citizens to be Heard

None

3. Presentations

1. Presentation of a Proclamation Recognizing January 13-28, 2024 as "Health For Humanity = Yogathon Days" - Mayor Chris Riley

Mayor Chris Riley spoke briefly about the proclamation and stated she would give the Yoga person the proclamation if and when they showed up tonight; or mail it to them.

2. **Presentation and Discussion of the Monthly Financial Report Ending December 31, 2023 - C. Goering, Finance Director**

Carol Goering, Finance Director presented the Monthly Financial Report which end December 31, 2023.

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 Riley and members of 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 added.

1. **Upcoming Important Events:**

Regular City Council Meeting, Tuesday, February 06, 2024, at 6:30 PM, in City Council Chambers.

City Offices and Municipal Court will be closed Monday, January 15, 2024 in observance of Martin Luther King Day. All will re-open on Tuesday, January 16, 2024.

Filing for a Place on the May 04, 2024 City of Leon Valley, General Election for Council Place 2, Council Place 4, and Mayor begins Wednesday, January 17, 2024 through 5:00 PM on Friday, February 16, 2024.

Annual Town Hall Meeting, Saturday, January 27, 2024, at the Leon Valley Conference Center.

Miscellaneous other events and announcements.

6. **Consent Agenda**

Councilor Benny Martinez requested that Item 6.4 be pulled from the agenda.

Councilor Rey Orozco motioned to approve the remaining Consent Agenda items as presented. Councilor Philip Campos seconded the motion.

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

The motion passed.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **12-19-2023 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **02-28-2023 Bandera Road Groundwater Plume Superfund Site Community Advisory Group (CAG) Meeting Minutes**
 - b. **11-08-2023 Earthwise Living Committee Meeting Minutes**
3. **Discussion and Possible Action on an Ordinance Granting a Zone Change From B-2 Retail with Sustainability Overlay (SO) Zoning District to B-2 Retail on an Approximately 2.32-acre Tract of Land Located off Grissom Rd, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision (1st Read was Held 12-19-2023) - M. Teague, Planning and Zoning Director**
4. **Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended December 31, 2023 - C. Goering, Finance Director**

Councilor Benny Martinez motioned to approve Agenda Item 6.4 as presented. Councilor Will Bradshaw seconded the motion.

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

The motion passed.

5. **Presentation, Discussion, and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas, Granting the City Manager the Authority to Waive Open Record Charges for Requests for Waivers \$200 or Less - S. Passailaigue, City Secretary**

Saundra Passailaigue, City Secretary presented the proposed resolution authorizing the City Manager to waive open record request for fee waivers of up to \$200.

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

Councilor Benny Martinez motioned to approve as presented. Councilor Will Bradshaw seconded the motion.

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

7. Regular Agenda

1. **Discussion and Possible Action to Authorize the City Manager to Approve a Proposal for Design Services to Renovate the Forest Oaks Community Swimming Pool Facility - Melinda Moritz, Public Works Director**

David Dimaline, Assistant Public Works Director presented the item that if approved, would authorize the City Manager to approve a proposal for Design Services to renovate the Forest Oaks Community Swimming Pool Facility.

Councilor Rey Orozco motioned to approve as presented. Councilor Josh Stevens seconded the motion.

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

The motion passed.

2. Presentation, Discussion, and Possible Action to Give Staff Direction on the Scope of Work for the Huebner Creek Channel Improvement Project - M. Moritz, Public Works Director

David Dimaline, Assistant Public Works Director presented this item seeking direction for staff, on the scope of work for the Huebner Creek Channel Improvement Project.

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

Councilor Will Bradshaw motioned to have the City Manager schedule a hydrologist at a future date. Councilor Philip Campos seconded the motion.

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

The motion passed.

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 Benny Martinez requested an item be added to a future agenda to have UPS, FedEx, and Amazon to give a presentation on their procedures. There was not a second so the item will not be added per City policy.

1. 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.

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

Mayor Riley read aloud the agenda caption for Item 9.1 and 9.2.

The City Council went into Executive Session at 7:30 PM

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.071: Consultation with the Attorney Regarding Pending or Contemplated Litigation, or Settlement Offer, or on a Matter in which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with the Texas Open Meetings Act, Re: City of Leon Valley v. Civil Action No. 5:21-cv-00381-OLG, Vitra D. Frederick v. City of Leon Valley. In the United States District Court or the Western District of Texas San Antonio Division
- 2. Pursuant to Texas Government Code, Chapter 551, Section 551.074 Personnel Matters: Regarding the Annual Review of the City Manager as Outlined in the Employment Agreement

10. Reconvene into Regular Session

The City Council reconvened into Open Session at 9:27 PM

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

Councilor Will Bradshaw motioned to increase Dr. Caldera's salary by 8% and to increase her retirement to \$23,000. Councilor Rey Orozco seconded the motion.

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

The motion passed.

There was no action taken on agenda Item 9.1

12. Adjournment

Mayor Riley announced that the meeting adjourned at 9:28 PM

These minutes approved by the Leon Valley City Council on the 6th of February, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**City of Leon Valley
Board of Adjustment Training
MEETING MINUTES
6:00 PM – NOVEMBER 6, 2023
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Vice-Chair Yvonne Orozco called the Board of Adjustment meeting to order at 6:01 PM.

PRESENT

Vice-Chair	Yvonne Orozco	
Board Member	Betty Heyl	
Board Member	Danielle Bolton	Tardy
Board Member	Stephen Parker	
Board Member	Bryan Sawyer	Tardy
1st Alternate	David Siege	

ABSENT

Council Liaison	Will Bradshaw	Unexcused
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Also in attendance were City Attorney Art Rodriguez, Planning & Zoning Director Mindy Teague, and Permit Technician Elizabeth Aguilar

2. APPROVAL OF MINUTES

Board Member Heyl made a motion to approve the minutes as presented, which was seconded by Vice-Chair Orozco. The motion carried unanimously.

3. NEW BUSINESS

City Attorney Rodriguez gave a presentation of the duties and legal obligations of the Board of Adjustment. A brief question and answer discussion was held between the Board Members and Mr. Rodriguez.

4. ANNOUNCEMENTS BY MEMBERS AND CITY STAFF

Vice-Chair Yvonne Orozco thanked Mr. Rodriguez for the training.

Mindy Teague asked the members if they wanted more training or to possibly meet again to hold some mock cases. The members stated that they would like to hold a mock case meeting and would like to have the City Attorney present at each meeting.

Mrs. Teague showed all members how to access the Code of Ordinances on the website.

Vice-Chair Yvonne Orozco wished everyone a Happy Veteran's Day.

5. ADJOURNMENT

Vice-Chair Yvonne Orozco announced the meeting adjourned at 7:20 PM.

These minutes were approved by the Leon Valley Board of Adjustment on the 11th of January 2024.

APPROVED

Yvonne Orozco
YVONNE OROZCO
VICE-CHAIR

ATTEST:

E Aguilar

ELIZABETH AGUILAR
PERMIT TECHNICIAN





CITY OF LEON VALLEY NOTICE OF MEETING

Board of Adjustment

6:30 PM – January 11, 2024

Leon Valley City Council Chambers

6400 El Verde Road, Leon Valley, TX 78238

MINUTES

1. CALL TO ORDER AND ROLL CALL

Vice-Chair Yvonne Orozco called the Board of Adjustment meeting to order at 6:32 PM

PRESENT

Vice Chair	Yvonne Orozco
Board Member	Betty Heyl
Board Member	Stephen Parker
Board Member	Bryan Sawyer

ABSENT

Board Member	Danielle Bolton - Excused
1st Alternate	David Siege - Unexcused
Council Liaison	Will Bradshaw – Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, Permit Technician Elizabeth Aguilar, and City Council Member Rey Orozco

2. APPROVAL OF MINUTES

1. Board of Adjustment – Regular Meeting – November 8, 2023

Board Member Heyl made a motion to approve the minutes as presented, which was seconded by Board Member Parker. The motion carried unanimously.

3. NEW BUSINESS

1. Nomination and Election of Chair, Vice-Chair, and Second Vice-Chair

Board Member Heyl nominated Vice-Chair Orozco for the Chair position, which was seconded by Board Member Parker. A vote was conducted, with all Board Members in favor and none opposed. Vice-Chair Orozco was selected for the Chair position.

Vice-Chair Orozco nominated Board Member Heyl for the Vice-Chair position, which was seconded by Board Member Parker. A vote was conducted, with all Board

Members in favor and none opposed. Board Member Heyl was selected for the Vice-Chair position.

Board Member Heyl nominated Board Member Parker for the 2nd Vice-Chair position, which was seconded by Vice-Chair Orozco. A vote was conducted, with all Board Members in favor and none opposed. Board Member Parker was selected for the 2nd Vice-Chair position.

2. Member Training Exercises

Planning and Zoning Director Mindy Teague gave a presentation of examples of cases for the members. A brief question and answer discussion was held between the Board Members and Mrs. Mindy Teague.

3. ANNOUNCEMENTS

Vice-Chair Orozco reminded the Board Members that terms will be expiring in May and will need to reapply.

Planning and Zoning Director Mindy Teague announced that she had privacy notices if anyone wanted to fill those out. She also reminded the Board Members that the next meeting will be Wednesday, January 17, 2024, at 6:30 PM.

4. ADJOURNMENT

Vice-Chair Yvonne Orozco announced the meeting adjourned at 7:31 PM.

These minutes were approved by the Leon Valley Board of Adjustment on the 17th of January 2024.

APPROVED

Yvonne Orozco
YVONNE OROZCO
CHAIR

ATTEST: *E. Aguilar*
ELIZABETH AGUILAR
PERMIT TECHNICIAN



PARK COMMISSION OF THE CITY OF LEON VALLEY, TEXAS
October 12, 2023 MEETING MINUTES

{Section}.62.

The Park Commission of the City of Leon Valley, Texas met on the 12th day of October, 2023, at 6:30 p.m., at the Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

LEON VALLEY PARK COMMISSION MEETING, 6:30 P.M.

1. Call to Order, Pledge of Allegiance, and Determine if Quorum is Present.

Chair Roger Christensen called the Park Commission meeting to order at 6:35 p.m., with the following Park Commissioners in attendance: Roger Christensen, Elaine Valdez, Thomas Benavides, Nancy Marrufo, Joyce Trent, and Ann Sawyer. Also present was City Staff member David Dimaline.

2. Review and Approval of the September 14, 2023 Regular Park Commission Meeting Minutes.

Commissioner Valdez made a motion to approve the minutes from the September 14, 2023 Regular Park Commission meeting. Commissioner Sawyer seconded the motion and the motion carried unanimously.

3. Citizens to be Heard.

There were no Citizens to be Heard.

4. Old Business

a. Discussion and Action – Arbor Day Poster Contest Awards

Commissioner Tom Benavides explained the Arbor Day Poster Contest and reported that a total of 56 posters were received from Leon Valley Elementary and that the students participating ranged from 1st grade to 5th grade. He then stated that a total of 23 posters were received from Pat Neff Middle School, and students participating were from the 6th, 7th, and 8th grades. Commissioner Benavides also reported that teachers from both schools expressed their appreciation in being included in the Arbor Day Poster contest and that the students really enjoyed working on their artwork. Commissioner Benavides explained that all the posters were set up on the back tables and were ready to be evaluated by each of the Park Commissioners and that there was a total of 3 categories to be judged. He explained that Category 1 included grades 1, 2 and 3, that Category 2 included grades 3, 4, and 5, and that Category 3 included grades 6,7, and 8. He stated the categories were set up on separate tables. Commissioner Benavides also explained the importance of Arbor Day as an opportunity for community outreach, in addition to giving out two free trees per person.

The Park Commissioners spent the next 30-45 minutes evaluating and scoring the posters. Commissioner Benavides then reported that each of the posters would be displayed at the Leon Valley Public Library, that certificates would be signed by Mayor Riley, and an age-appropriate prize book about trees would be provided to each of the participating students.

Staff member Dimaline stated that he would notify the Park Commission as soon as the certificates and books were ready to be delivered to the schools. He noted that in the previous year, there had been a delay in receiving the books, but the goal would be to try and deliver the prizes to the students before the Thanksgiving holiday.

b. Discussion – 2023 Swimming Pool Seasonal Report

Mr. Dimaline stated that he did not have a report to provide to the Park Commission, as the Forest Oaks pool wasn't closed until October 1st and the data was still being collected. He explained that he would provide the report for the Park Commissioners at their November meeting.

5. New Business

A. Discussion and Action – Holiday Meeting Schedule (Commissioner Roger Christensen)

Chair Christensen asked the Commissioners if they wanted to meet in December or cancel the meeting due to Holiday schedules. Chair Christensen called for a vote to cancel the December meeting, and the item passed unanimously.

B. Commissioner's and Staff Comments

Commissioner Trent mentioned a homeless person was found in the Huebner Onion House and asked if the homelessness has been an issue in the parks.

Commissioner Sawyer said that she was excited to be a part of the Arbor Day Poster Contest. She also asked if there was any work being done with school zones. David Dimaline noted she may have heard about the school zone project that is going in on Huebner Rd. between Hoofs and Redbird and that a contractor had been selected to perform the work; however, there had been a delay receiving the hardware and the mast arms. He noted the anticipated end date for the project would be in early 2024.

PARK COMMISSION OF THE CITY OF LEON VALLEY, TEXAS
October 12, 2023 MEETING MINUTES

{Section}.62.

Commissioner Valdez said she really liked the completed Linkwood Trail, and that it looked nice. She requested more park benches and more trees for this trail.

Commissioner Marrufo thanked Commissioner Benavides for his work on the Arbor Day poster contest, and that she was glad to participate.

Commissioner Benavides said he received an email from the Mayor regarding the November 3rd tree planting event at Driggers Elementary. He noted the event would be held at 8:00 a.m. and would involve the planting of 120 trees. He explained that the Bexar Branches Alliance was the sponsor of the tree planting event. He mentioned he would add the total trees to the goal of 10,000 trees planted by 2025 and noted that the city was currently at 7,095 trees, if the 120 trees to be planted were included in the total.

A general discussion followed, and it was mentioned that the city could place an article in the Lion's Roar newsletter to impart the information to the public about the goal of 10,000 trees planted by 2025. Commissioner Benavides said that Bexar Branches Alliance was a good resource to help us reach our goal.


Chair Christensen requested that a presentation be provided on the Parks Bucks program to include a current balance.

6. Adjourn.

Commissioner Valdez made a motion to adjourn the meeting. Commissioner Marrufo seconded the motion and the motion carried unanimously. The meeting was adjourned at 7:35 p.m.



Roger Christensen - Chair



Date

MAYOR AND COUNCIL COMMUNICATION

DATE: February 6, 2024

TO: Mayor and Council

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider Approving a Request to Postpone Specific Use Permit (SUP) Case #2023-30, a Request to Operate a “Carwash (automatic)” on an Approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433 Block 102, Timberhill Apartments Subdivision.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The property owner is proposing the construction of an automatic carwash on the two vacant lots along Grissom Road adjacent to the U-Haul facility located at 5420 Grissom Road. LVCC Chapter 15, Division 12, Section 15.02.662 requires that a Specific Use Permit be obtained prior to the issuance of a building permit. The property must also be replatted, as they intend to build over a lot line.

Due to site elevation conflicts, the applicant is requesting a postponement to his case in order to reconfigure the layout of the proposed structures.

LVCC Chapter 15 Zoning, Division 3, Section 15.02.114 Withdrawal of application states:

“Prior to the issuance of the notice of a public hearing before the planning and zoning commission and city council, the applicant may, by written notice to the zoning officer(s), withdraw the application or request rescheduling of the public hearing to a later regular meeting date. Once public notice is given, the applicant may withdraw the application or **request for rescheduling only with the approval of the city council.** The city council may reject a request to withdraw an application or request to reschedule and conduct the public hearing as stated in the notification and take action as appropriate within the context of the public notice provided. Not less than 15 days before the public hearing, notice of the hearing shall be published in an official newspaper or a newspaper of general circulation in the city.”

FISCAL IMPACT

Revenue from the operation of the facility would increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request. The case will be heard at the February 27, 2024 Planning and Zoning Commission meeting.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Specific Use Permit Request
Postponement
PZ-2023-30
5400 Block of Grissom Rd

Mindy Teague
Planning & Zoning Director
City Council Meeting
February 6, 2024

Purpose

- The applicant has requested postponement of Specific Use Permit #2023-30, a Request for an SUP to construct and operate a “Carwash(automatic)”, in the 5400 block of Grissom Road
- The request is to allow the owner to reconfigure the proposed structures on the site, due to elevation conflicts
- Chapter 15 allows the postponement only with approval from the Planning and Zoning Commission and the City Council

Recommendation

- At their January 23, 2024 meeting, the Planning and Zoning Commission recommended approval of the postponement request

MAYOR AND COUNCIL COMMUNICATION

DATE: February 06, 2024

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: A Resolution Of The City Council Of The City Of Leon Valley Ordering And Establishing Procedures For A General Election In The City Of Leon Valley, Texas To Elect Three Council Members: (Places 2, 4, And Mayor) By The Qualified Voters Of The City Of Leon Valley; Authorizing The City Manager To Sign A Joint Election Agreement With The Bexar County Elections Administrator For The Conduct Of Said Elections, And Providing Details Relating To The Conduct Of Holding The Election, Authorizing The Use Of The Leon Valley Conference Center On The 4th Day Of May, 2024, For Election Day Voting, And The Use Of The Leon Valley Conference Center, Located At 6421 Evers Road, Leon Valley, Texas, 78238, For Early Voting (April 22, 2024 Through April 30, 2024).

SPONSOR(S): N/A

PURPOSE & BACKGROUND

A resolution ordering a General Election in the City of Leon Valley, Texas, to Elect Three Council Members: (Places 2, 4, and Mayor) by the Qualified Voters of the City of Leon Valley; to authorize the City Manager to enter into a Joint Election Agreement; and to designate Jacquelyn F. Callanen, Bexar County Elections Administrator, as the Election Administrator to conduct such election.

BACKGROUND

The City may contract with Bexar County to participate in the Joint Election, which will make the voting process more convenient for the citizens of Leon Valley and also significantly reduce the cost to the City for conducting the election.

In a Joint Election situation, the City will appoint Jacquelyn F. Callanen, Bexar County Elections Administrator, as the Election Administrator of the election in the resolution ordering the Election. The County will conduct both Early Voting and Election Day operations. During the Early Voting period, citizens of Leon Valley will be able to vote at any designated Bexar County polling place for the elections of the City. The election staff, voting forms, and equipment will be provided by the Bexar County Elections Division. The City will still be

responsible for producing the required documents, notifications and reporting and canvassing of the election results.

Participating members of the Joint Election are charged for Bexar County Elections Division services and equipment on a pro-rata basis. The process to determine the cost per city is as follows:

- The total number of voting precincts for the participating entities is determined.
- The number of voting precincts for each participant is divided by the total number of voting precincts.
- The number obtained is the percentage of the total cost of the election that the entity pays.

The City Secretary will be responsible for posting all public notices in connection with the Joint Election. The Bexar County Elections Administrator shall be responsible for publishing a Notice of Election in a newspaper of general circulation in the territory as required of all the Entities under § 4.003 of the Election Code.

FISCAL IMPACT

The City will see cost savings by participating in the Joint Election. Cost of this election is authorized in the current Fiscal Year Budget.

RECOMMENDATION

City staff recommends approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

JOINT ELECTION AGREEMENT

This Agreement is entered into by and between Bexar County Elections Administrator (“ADMINISTRATOR”), acting on behalf of Bexar County; with Bexar County (“BC”); Bexar County Appraisal District (BCAD”); Alamo Community Colleges (“ACCD”); Alamo Heights Independent School District (“AHISD”); Comal Independent School District (“CISD”); Harlandale Independent School District (“HISD”); Medina Valley Independent School District (“MVISD”); North East Independent School District (“NEISD”); Northside Independent School District (“NISD”);San Antonio Independent School District (“SAISD”); Southside Independent School District (“SSISD”); the City of Alamo Heights (“COAH”); the City of Balcones Heights (“COBH”); the City of Castle Hills (“COCH”); the City of Converse (“COC”); the City of Elmendorf (“COE”); the City of Fair Oaks Ranch (“FOR”); the City of Grey Forest (“COGF”); the City of Helotes (“COH”); the City of Hill Country Village (“COHV”); the City of Kirby (“COK”); the City of Leon Valley (“COLV”); the City of Live Oak (“COLO”); the City of Lytle (“COL”); the City of Olmos Park (“COOP”); the City of Shavano Park (“COSP”); the City of Somerset (“COS”); the City of Universal City (“COUC”); the City of Von Ormy (“COVO”); and the Town of Hollywood Park (“TOHP”) and they may also be referred to, individually, as an “Entity” or, collectively, as the “Entities,” acting by and through their duly appointed and qualified representatives, pursuant to Texas Election Code Section 271.002(a), for the May 4, 2024 election.

WHEREAS, BC will conduct an amendment election on Saturday, May 4, 2024; and

WHEREAS, BCAD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, ACCD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, AHISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, CISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, HISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, MVISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, NEISD will conduct a general election and Special on Saturday, May 4, 2024; and

WHEREAS, NISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, SAISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, SSISD will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COAH will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COBH will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COC will conduct 2 special elections on Saturday, May 4, 2024; and

WHEREAS, COCH will conduct a general elections on Saturday, May 4, 2024; and

WHEREAS, COE will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COFOR will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COGF will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COH will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COHCV will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COK will conduct a general elections on Saturday, May 4, 2024; and

WHEREAS, COLV will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COL will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COLO will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COOP will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COSP will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COS will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COUC will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, COVO will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, TOHP will conduct a general election on Saturday, May 4, 2024; and

WHEREAS, Section 271.002(a) of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common Vote Centers; and

WHEREAS, the Entities desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the Entities desire to enter into an agreement setting out their respective duties and responsibilities for the May 4, 2024 election;

NOW THEREFORE, it is agreed that the Entities will hold a joint election on Saturday, May 4, 2024 (the "Joint Election") under the following terms and conditions:

I.

The Entities are each required to enter into their own separate contract with ADMINISTRATOR for election services and will hold elections jointly with other Entities in the election precincts that can be served by common polling places, using joint election officer and clerks as ADMINISTRATOR determines is necessary and appropriate.

II.

The Entities agree to conduct early voting jointly. ADMINISTRATOR will arrange for and handle early voting in person and by mail for the Joint Election in accordance with her contracts with those Entities.

III.

The Entities agree that a single ballot, containing all the measures and offices to be voted on at a particular polling place, shall be used in this Joint Election.

IV.

Each Entity is responsible for its own posting of public notices in connection with the Joint Election. ADMINISTRATOR shall be responsible for publishing a Notice of Election in a newspaper of general circulation in the territory as required of all the Entities under Section 4.003 of the Election Code, and each Entity shall pay ADMINISTRATOR its proportionate share of the publishing cost.

V.

Each Entity is responsible for paying ADMINISTRATOR for any and all other election costs, as applicable to the specific Entity and agreed upon by separate contract for election services between each Entity and ADMINISTRATOR.

VI.

ADMINISTRATOR will tabulate the ballots and provide a set of copies of the affidavit page of each return along with the returns of the election, as agreed upon by separate contract between each Entity and ADMINISTRATOR.

VII.

Each Entity will be responsible for canvassing its respective precinct returns for the Joint Election.

VIII.

The Entities agree to comply with any and all applicable state and federal record retention statutes. Each Entity shall be the custodian of its respective election records.

IX.

If an Entity determines not to participate in the Joint Election to be held on Saturday, May 4, 2024, because it has no contested positions, the nonparticipating Entity shall promptly notify ADMINISTRATOR and the other Entities, and this Agreement shall be automatically amended to delete the nonparticipating Entity as a party to the Agreement.

X.

The undersigned persons are the duly authorized signatories of their Entities, and their signatures represent acceptance of the terms and conditions of this Agreement, as passed and approved by their respective governing bodies.

XI.

This Agreement may be executed in two or more counterparts. Together the counterparts shall be deemed an executed original instrument. The Entities may execute this Agreement and exchange counterparts of the signature pages by means of facsimile transmission, and the receipt of executed counterparts by facsimile transmission shall be binding on the Entities. Following a facsimile exchange, the Entities shall promptly exchange original signature pages.

SIGNED and AGREED this _____ day of _____, 2024.

BEXAR COUNTY ELECTIONS ADMINISTRATOR



Jacquelyn F. Callanen

ENTITY: _____

BY: _____

TITLE: _____

ENTITY: _____

BY: _____

TITLE: _____

ENTITY: _____

BY: _____

TITLE: _____

**JOINT GENERAL, SPECIAL, CHARTER ELECTION
(ELECCIÓN CONJUNTA GENERAL, ESPECIAL Y CARTA)**

**May 4, 2024
(4 de mayo de 2024)**

The hours of early voting will be: *(Las horas y fechas de votacion adelantada seran:)*

Monday, Apr. 22 thru Thursday, Apr. 25, 2024.....8:00 a.m. to 6:00 p.m.
(Lunes 22 de abril hasta el jueves 25 de abril de 2024..... 8:00 a.m. to 6:00 p.m.)
Friday, Apr. 26,2024 CLOSED
(Viernes 26 de abril de 2024CERRADO
Saturday, Apr. 27, 2024.....8:00 a.m. to 8:00 p.m.
(Sabado 27 de abril de 2024..... 8:00 a.m. to 8:00 p.m.)
Sunday, Apr. 28, 2024.....12:00 noon – 6:00 p.m.
(Domingo 28 de abril de 2024..... 12:00 noon – 6:00 p.m.)
Monday, Apr. 29 thru Tuesday, Apr.30, 2024.....8:00 a.m. to 8:00 p.m.
(Lunes 29 de abril hasta el martes 30 de abril de 2024.....8:00 a.m. to 8:00 p.m.)

April 22, 2024 thru April 30, 2024

SUN	MON	TUES	WED	THURS	FRI	SAT
21	22 *****	23 *****	24 *****	25 *****	26 CLOSED	27 ***** **
28 *****	29 *****	30 *****	1	2	3	4 ELECTION DAY

Legend: *** Indicates dates open for early voting
(Leyenda: ***** Indica fechas abiertas para votación adelantada)**

Main Early Voting Location: *(Localidad Principal de Votacion Adelantada:)*

**BEXAR COUNTY ELECTIONS DEPARTMENT 1103 S. Frio
(DEAFLINK available for the hearing impaired)**

**In addition to the main early polling place, early voting will be conducted at
the following locations: *(Ademas de la localidad principal, votacion adelantada se
llevara a cabo en las siguiente localidades:)***

**BEXAR COUNTY JUSTICE CENTER (Basement).....300 Dolorosa
BROOK HOLLOW BRANCH LIBRARY.....530 Heimer Rd.
CASTLE HILLS CITY HALL... (Community Room)209 Lemonwood Dr.
CHRISTIAN FAMILY BAPTIST CHURCH.....1589 Grosenbacher Rd.
CLAUDE BLACK CENTER2805 East Commerce
CODY BRANCH LIBRARY11441 Vance Jackson
CONVERSE CITY HALL (OLD)..... 407 S. Seguin Rd.
COPERNICUS COMMUNITY CENTER..... 5003 Lord Rd.
CORTEZ BRANCH LIBRARY.....2803 Hunter Blvd.
EAST CENTRAL ISD ADMIN BLDG.....6634 New Sulphur Springs Rd.
ENCINO BRANCH LIBRARY..... 2515 E. Evans Rd.**

FAIR OAKS RANCH CITY HALL.....	..7286 Dietz Elkhorn
GREAT NORTHWEST BRANCH LIBRARY.....	9050 Wellwood
IGO BRANCH LIBRARY.....	13330 Kyle Seale Parkway
KIRBY CITY HALL	112 Bauman
LEON VALLEY CONFERENCE CENTER.....	.6421 Evers Rd.
LION’S FIELD.....	2809 Broadway
MAVERICK BRANCH LIBRARY.....	.8700 Mystic Park
MCAULIFFE MIDDLE SCHOOL.....	9390 S.W. Loop 410
McCRELESS BRANCH LIBRARY.....	1023 Ada St.
MEMORIAL BRANCH LIBRARY.....	3222 Culebra
MISSION BRANCH LIBRARY.....	3134 Roosevelt Ave.
NORTHSIDE ACTIVITY CENTER.....	7001 Culebra
NORTHWEST VISTA COLLEGE...(Mountain Laurel Rm. 132).....	3535 N. Ellison Dr.
OUR LADY OF THE LAKE UNIVERSITY...(Sueltenfuss Library).....	411 S.W. 24 TH St.
PALO ALTO COLLEGE...(Ozuna Library Rm. 102).....	1400 W. Villaret Blvd.
PARMAN BRANCH LIBRARY @ Stone Oak.....	20735 Wilderness Oak
PRECINCT 1 SATELLITE OFFICE.....	3505 Pleasanton Rd.
PRECINCT 3 SATELLITE OFFICE.....	320 Interpark Blvd.
SCHAEFER BRANCH LIBRARY.....	6322 US Hwy 87 E.
SEMMES BRANCH LIBRARY @ Comanche Lookout Park.....	15060 Judson Rd.
SHAVANO PARK CITY HALL... (Lobby).....	900 Saddletree Ct.
SOMERSET CITY HALL.....	7360 E. 6 th , Somerset
SOUTHSIDE ISD ADMIN. BLDG.....	1460 Martinez-Losoya Rd
TOBIN LIBRARY @ OAKWELL.....	4134 Harry Wurzbach
UNIVERSAL CITY LIBRARY.....	100 Northview Dr.
UTSA (Bexar Room).....	1 UTSA Circle
WINDCREST TAKAS PARK CIVIC CENTER.....	9310 Jim Seal Dr.
WONDERLAND MALL OF THE AMERICAS...(A44).....	4522 Fredericksburg Rd.

subject to change (sujeto a cambio)

For more information contact the office of the Bexar County Elections Administrator, Jacquelyn F. Callanen, at (210) 335-VOTE (8683) or visit our website at Elections.Bexar.org
 (Para mas informacion comuniquese con la oficina del Condado de Bexar Administrador de Elecciones, Jacquelyn F. Callanen, al telefono (210) 335-VOTE (8683) o visite nuestra pagina web Elections.Bexar.org)

Applications to vote by mail may be requested and once completed mailed to:
 (Las solicitudes para votar por correo se pueden solicitar y, una vez completadas, enviarse por correo a:)

Jacquelyn F. Callanen, Early Voting Clerk
 1103 S. Frio, San Antonio, Texas 78207, or by calling 210-335-VOTE (8683).

Applications for a ballot by mail must be received no later than 5:00 p.m. on April 23, 2024.
 (Las solicitudes para una boleta por correo deben recibirse a más tardar a las 5:00 p.m. el 23 de abril de 2024.)

RESOLUTION No. 23-004R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY ORDERING AND ESTABLISHING PROCEDURES FOR A GENERAL ELECTION IN THE CITY OF LEON VALLEY, TEXAS TO ELECT THREE COUNCIL MEMBERS: (PLACES 2, 4, AND MAYOR) BY THE QUALIFIED VOTERS OF THE CITY OF LEON VALLEY; AUTHORIZING THE CITY MANAGER TO SIGN A JOINT ELECTION AGREEMENT WITH THE BEXAR COUNTY ELECTIONS ADMINISTRATOR FOR THE CONDUCT OF SAID ELECTIONS, AND PROVIDING DETAILS RELATING TO THE CONDUCT OF HOLDING THE ELECTION, AUTHORIZING THE USE OF THE LEON VALLEY CONFERENCE CENTER ON THE 4th DAY OF MAY, 2024, FOR ELECTION DAY VOTING, AND THE USE OF THE LEON VALLEY CONFERENCE CENTER, LOCATED AT 6421 EVERS ROAD, LEON VALLEY, TEXAS, 78238, FOR EARLY VOTING (APRIL 22, 2024 THROUGH APRIL 30, 2024).

WHEREAS, the laws of the State of Texas and the City of Leon Valley, provide that on May 06, 2023, there shall be elected three members of Council for this City in Places 1, 3 and 5; and

WHEREAS, the laws of the State of Texas further provide that Section 3.001 of the Election Code of the State of Texas is applicable to said elections, and in order to comply with said Code, an Order should be passed ordering said election and establishing the procedure to be followed in said election, and designating the voting place for said election; and

WHEREAS, the laws of the State of Texas provide that the Election Code of the State of Texas is applicable to said election, and to comply with said Code, a resolution should be passed ordering said election.

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

Section one. Election ordered. The City of Leon Valley, Texas City Council hereby orders an election for the positions of three City Council Members, Places 2, 4, and Mayor as provided in the Order of Elections for the City of Leon Valley, Texas attached below.

Section two. Applications filed. That all candidates at the election to be held on Saturday May 04, 2024 for the above-mentioned offices file their applications to become candidates with the City Secretary, or designee at City Hall, 6400 El Verde Rd., Leon Valley, Texas 78238 on or after 7:30 a.m. on Wednesday, January 17, 2024 and before 5:00 p.m. on Friday, February 23, 2024, and that all applications be on a form as prescribed by Section 141.031 of the Election Code of the State of Texas.

Section three. Polling places. The polling place at which said elections shall be held is at the Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas and at the Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, and the polls at the above designated polling place shall on said Election Day be open from 7:00 a.m. to 7:00 p.m. Bexar County Elections Department may designate additional polling places within the City’s corporate limits.

Section four. Form of ballot. Voting at such elections shall be by ExpressVote Voting System and paper ballot to follow the Texas’ Help America Vote Act.

Section five. Election supervision. The Bexar County Elections Department shall conduct, supervise, and administer said elections. Bexar County Elections Administrator Jacquelyn F. Callanen is appointed as Elections Administrator and shall appoint the election officials including the Presiding Judge and Clerks.

Section six. Election Administrator. The City Council designates Bexar County Elections Administrator Jacquelyn F. Callanen as Early Voting Clerk. The Early Voting Clerk may appoint Deputy Clerks. The Early Voting Clerk’s mailing address is as follows: Jacquelyn F. Callanen, Early Voting Clerk, Bexar County Elections Administrator, 1103 S. Frio, Suite 100, San Antonio, Texas 78207.

Section seven. Early Voting Ballot Board. The Early Voting Clerk shall designate individuals to serve as the Early Voting Ballot Board, which will canvass all early voting.

Section eight. Early voting. Early voting by personal appearance for the above designated general and special elections (the “election”) shall be at the Leon Valley Conference Center, 6421 Evers Road, Texas, 78238, and said place of early voting shall remain open on: Monday, April 22, 2024 through Thursday, April 25, 2024 from 8:00 a.m. to 6:00 p.m.; Friday, April 26, 2024 – Closed; Saturday, April 27, 2024 from 8:00 a.m. to 8:00 p.m.; Sunday, April 28, 2024 – from 12:00 p.m. to 6:00 p.m.; and Monday, April 29, 2024 and Tuesday, April 30, 2024 from 8:00 a.m. to 8:00 p.m. (These dates and times are subject to change). The above place for early voting by personal appearance is not the Early Voting Clerk’s address to which ballot applications and ballots voted by mail must be sent.

Section nine. Designation of additional early voting locations. The Bexar County Elections Administrator and/or Commissioners Court may designate additional early voting locations and times throughout Bexar County. Voting shall be by ExpressVote Voting System and mail ballots shall be by paper ballot to follow the Texas’ Help America Vote Act.

Section ten. Voter qualification. Said elections shall be held in accordance with the Election Code of this State, and only resident qualified voters of said City shall be

eligible to vote in said elections.

Section eleven. Notice. The Mayor shall give notice of these elections as directed by the provisions of Sections 4.004, 83.001, 85.004 and 85.007 of the Election Code and other applicable law, and all necessary orders and writs for said elections shall be issued by proper authority.

Section twelve. Canvass. In accordance with Chapter 1 § 1.03.003 of the City of Leon Valley Code of Ordinances, a City Council meeting will be called on the fifth day after the date of the election, excluding Sundays, or as soon as possible after the fifth day to canvass the ballots. The City Secretary shall post written notice of the date, place, and subject of this meeting at the City Hall, in a place convenient and readily accessible to the public and said notice having been so posted and remaining posted continuously for at least 72 hours proceeding the scheduled time of said meeting. A copy of the return of said posting shall be attached to the minutes of this meeting and shall be made a part thereof for all intents and purposes.

Section thirteen. Said Election shall be held under the provisions of Ordinances of the City of Leon Valley, the Constitution and laws of the State of Texas and the Voting Rights Act of 1965, and amendments thereof, insofar as same may be applicable.

ORDER OF ELECTIONS FOR THE CITY OF LEON VALLEY, TEXAS

An election is hereby ordered to be held on Saturday, May 04, 2024 for the purpose of:
Electing Three Members to City Council (Places 2, 4, and Mayor)

Early voting by personal appearance will be conducted each weekday at:
The City of Leon Valley Conference Center at 6421 Evers Rd., Leon Valley, Texas 78238

Hours of early voting are Monday, April 22, 2024 through Thursday, April 25, 2024 from 8:00 a.m. to 6:00 p.m.; Friday, April 26, 2024 – Closed; Saturday, April 27, 2024 from 8:00 a.m. to 8:00 p.m.; Sunday, April 28, 2023 - from 12:00 p.m. to 6:00 p.m.; and Monday, April 29, 2024 and Tuesday, April 30, 2024 from 8:00 a.m. to 8:00 p.m. (Dates and times are subject to change). **Applications for ballot by mail shall be mailed to: Jacquelyn F. Callanen Early Voting Clerk, Bexar County Elections Administrator 1103 S. Frio, Suite 100 San Antonio, Texas 78207 Applications for ballots by mail must be received no later than the close of business on April 23, 2024**

[SIGNATURE PAGE TO FOLLOW]

Issued this the 6th day of February 2024.

Signature of Mayor

Signature of Council Place 1

Signature of Council Place 2

Signature of Council Place 3

Signature of Council Place 4

Signature of Council Place 5

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 6th day of February 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: City Attorney

City Attorney

RESOLUCIÓN Nro.

UNA RESOLUCIÓN DEL CONSEJO DE LA CIUDAD DE LA CIUDAD DE LEON VALLEY PARA ORDENAR Y ESTABLECER LOS PROCEDIMIENTOS PARA UNA ELECCIÓN GENERAL EN LA CIUDAD DE LEON VALLEY, TEXAS, PARA ELEGIR TRES MIEMBROS DEL CONSEJO: (POSICIONES 2, 4 Y EL CARGO DE ALCALDE) POR PARTE DE LOS VOTANTES HABILITADOS DE LA CIUDAD DE LEON VALLEY; AUTORIZANDO AL ADMINISTRADOR DE LA CIUDAD A FIRMAR UN ACUERDO DE ELECCIÓN CONJUNTA CON EL ADMINISTRADOR DE ELECCIONES DEL CONDADO DE BEXAR PARA LA CELEBRACIÓN DE DICHAS ELECCIONES, Y PROPORCIONANDO DETALLES RELATIVOS A LA CELEBRACIÓN DE DICHA ELECCIÓN, AUTORIZANDO EL USO DEL CENTRO DE CONFERENCIAS DE LEON VALLEY EL DÍA 4 DE MAYO DE 2023 PARA LA VOTACIÓN DEL DÍA DE ELECCIÓN, Y EL USO DEL CENTRO DE CONFERENCIAS DE LEON VALLEY, UBICADO EN 6421 EVERS ROAD, LEON VALLEY, TEXAS, 78238, PARA LA VOTACIÓN ADELANTADA (DEL 22 DE ABRIL DE 2024 HASTA EL 30 DE ABRIL DE 2024, INCLUSIVE).

EN VISTA DE QUE las leyes del Estado de Texas y de la Ciudad de Leon Valley disponen que el 4 de mayo de 2024 habrá electos tres miembros del Consejo para esta Ciudad en las Posiciones 2, 4 y el cargo de Alcalde; y

EN VISTA DE QUE las leyes del Estado de Texas además disponen que la Sección 3.001 del Código Electoral del Estado de Texas se aplica a dichas elecciones y, a fin de cumplir con el mencionado Código, se debería aprobar una Orden que ordene dicha elección y establezca el procedimiento a seguir en ella, y que designe el lugar de votación para dicha elección; y

EN VISTA DE QUE las leyes del Estado de Texas disponen que el Código Electoral del Estado de Texas se aplica a dicha elección y, a fin de cumplir con el mencionado Código, se debería aprobar una resolución que ordene dicha elección.

AHORA, POR LO TANTO, EL CONSEJO DE LA CIUDAD DE LA CIUDAD DE LEON VALLEY, TEXAS, RESUELVE Y ORDENA:

Sección uno. Elección ordenada. Por la presente, el Consejo de la Ciudad de la Ciudad de Leon Valley, Texas, ordena una elección para las posiciones de tres miembros del Consejo de la Ciudad, Posiciones 2, 4 y el cargo de Alcalde según lo dispuesto en la Orden de Elecciones para la Ciudad de Leon Valley, Texas, anexo a continuación.

Sección dos. Solicitudes presentadas. Que todos los candidatos en la elección a celebrarse el sábado 4 de mayo de 2024 para los cargos mencionados antes deben presentar sus solicitudes para convertirse en candidatos ante el Secretario de la Ciudad o su representante designado en el City Hall en 6400 El Verde Rd., Leon Valley, Texas 78238 a partir de las 7:30 a.m. del miércoles 17 de enero de 2024 y antes de las 5:00

p.m. del viernes 23 de febrero de 2024, y que todas las solicitudes deben estar en una forma como lo prescribe la Sección 141.031 del Código Electoral del Estado de Texas.

Sección tres. Lugares de votación. El lugar de votación en el cual se celebrarán dichas elecciones es Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, y Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, y las casillas electorales en el lugar de votación designado anteriormente estarán abiertas de 7:00 a.m. a 7:00 p.m. dicho Día de Elección. El Departamento de Elecciones del Condado de Bexar puede designar lugares de votación adicionales dentro de los límites corporativos de la Ciudad.

Sección cuatro. Forma de la boleta. La votación en dichas elecciones se realizará mediante el sistema de votación ExpressVote y boletas de votación de papel, para cumplir con la Ley Ayude a América a Votar de Texas.

Sección cinco. Supervisión de la elección. El Departamento Electoral del Condado de Bexar llevará a cabo, supervisará y administrará dichas elecciones. Se designa como Administradora de Elecciones a la Administradora de Elecciones del Condado de Bexar, Jacquelyn F. Callanen, quien deberá designar a los funcionarios electorales, entre ellos, al Juez Presidente y a los Oficiales.

Sección seis. Administradora de elecciones. El Consejo de la Ciudad designa a la Administradora de Elecciones del Condado de Bexar, Jacquelyn F. Callanen, como Oficial de Votación Adelantada. La Oficial de Votación Adelantada puede designar suboficiales. La dirección postal de la Oficial de Votación Adelantada es la siguiente: Jacquelyn F. Callanen, Early Voting Clerk, Bexar County Elections Administrator, 1103 S. Frio, Suite 100, San Antonio, Texas 78207.

Sección siete. Consejo de boletas de votación adelantada. La Oficial de Votación Adelantada designará a las personas que fungirán como Consejo de Boletas de Votación Adelantada, que escrutará todos los votos adelantados.

Sección ocho. Votación adelantada. La votación adelantada en persona para las elecciones generales y especiales anteriormente designadas (la “elección”) se llevará a cabo en Leon Valley Conference Center, 6421 Evers Road, Texas, 78238, y dicho lugar de votación anticipada permanecerá abierto los días: del lunes 22 de abril de 2024 al jueves 25 de abril de 2024 de 8:00 a.m. a 6:00 p.m.; Viernes, 26 de abril de 2024 – Cerrado; sábado 27 de abril de 2024 de 8:00 a.m. a 8:00 p.m.; Domingo 28 de abril de 2024 – de 12:00 p.m. a 6:00 p.m.; y lunes 29 de abril de 2024 y martes.

Sección nueve. Designación de lugares de votación adelantada adicionales. La Administradora de Elecciones del Condado de Bexar y/o el Tribunal de Comisionados pueden designar lugares y horarios de votación adelantada adicionales en todo el Condado de Bexar. La votación se realizará mediante el sistema de votación

ExpressVote y la votación por correo será mediante boletas de votación de papel para cumplir con la Ley Ayude a América a Votar de Texas.

Sección diez. Requisito para habilitación de votantes. Dichas elecciones se llevarán a cabo de acuerdo con el Código Electoral de Texas y solamente votantes habilitados residentes de dicha Ciudad serán elegibles para votar en dichas elecciones.

Sección once. Aviso. El Alcalde dará aviso de estas elecciones según lo indicado por las disposiciones de las Secciones 4.004, 83.001, 85.004 y 85.007 del Código Electoral y otras leyes aplicables, y todas las órdenes necesarias y escritos para dichas elecciones serán emitidos por la autoridad pertinente.

Sección doce. Escrutinio. En conformidad con el Capítulo 1 § 1.03.003 del Código de Ordenanzas de la Ciudad de Leon Valley, se convocará una asamblea del Consejo de la Ciudad el quinto día después de la fecha de la elección, salvo domingos, o lo antes posible después del quinto día para realizar el escrutinio de las boletas de votación. El Secretario de la Ciudad colocará un aviso escrito con la fecha, el lugar y el asunto de esta asamblea en el City Hall (Alcaldía), en un lugar conveniente y fácilmente accesible para el público, y dicho aviso deberá colocarse así y permanecer colocado por al menos 72 horas corridas con anterioridad a la fecha programada para dicha asamblea. Se deberá adjuntar una copia de la declaración de dicha colocación a las actas de esta asamblea y se deberá incorporar a ellas para toda intención y propósito.

Sección trece. Dicha Elección se celebrará bajo las disposiciones de las Ordenanzas de la Ciudad de Leon Valley, la Constitución y las leyes del Estado de Texas y la Ley de Derecho al Voto de 1965, así como sus enmiendas, en la medida que las mismas puedan ser aplicables.

ORDEN DE ELECCIONES PARA LA CIUDAD DE LEON VALLEY, TEXAS

Por la presente se ordena la celebración de una elección a realizarse el sábado 4 de mayo de 2024 con el propósito de:

Elegir tres miembros para el Consejo de la Ciudad (Posiciones 2, 4 y el cargo de Alcalde)

La votación adelantada en persona se llevará a cabo cada día de la semana en:

El Centro de Conferencias de la Ciudad de Leon Valley en 6421 Evers Rd., Leon Valley, Texas 78238

El horario de votación anticipada es del lunes 22 de abril de 2024 al jueves 25 de abril de 2024 de 8:00 a.m. a 6:00 p.m.; Viernes, 26 de abril de 2024 – Cerrado; sábado 27 de abril de 2024 de 8:00 a.m. a 8:00 p.m.; Domingo 28 de abril de 2023 - de 12:00 p.m. a 6:00 p.m.; y lunes 29 de abril de 2024 y martes 30 de abril de 2024 de 8:00 a.m. a 8:00 p.m. (Las fechas y horarios están sujetos a cambios). **Las solicitudes para la boleta por correo se enviarán por correo a:** Jacquelyn F. Callanen Secretaria de Votación Anticipada, Departamento de Elecciones del Condado de Bexar

[PÁGINA DE FIRMAS A CONTINUACIÓN]

Emitido este día 6 de febrero de 2024.

Firma del Alcalde

Firma del Concejal, Posición Nro. 1

Firma del Concejal, Posición Nro. 2

Firma del Concejal, Posición Nro. 3

Firma del Concejal, Posición Nro. 4

Firma del Concejal, Posición Nro. 5

ACEPTADA, ADOPTADA Y APROBADA por el Consejo de la Ciudad de la Ciudad de Leon Valley este día 6 de febrero de 2024.

APROBADA

CHRIS RILEY
ALCALDE

Atestigua:

SAUNDRA PASSAILAIGUE, TRMC
Secretaria de la Ciudad

Aprobada en cuanto a su Forma: Abogada de la Ciudad

Abogada de la Ciudad



Ordering a General Election, and Appointing Jacquelyn F. Callanen, Bexar County Elections Administrator as the Election Administrator

City Council Meeting
Saundra Passailaigue, TRMC, City Secretary
February 06, 2024

Purpose

Call Election for the Following:

- **General Election** to elect three members of Council for this City in Places 2, 4, and Mayor

Purpose - Continued

- To designate Jacquelyn F. Callanen, Bexar County Elections Administrator, as the Elections Administrator to conduct such election;
- To authorize the City Manager to sign a Joint Election Agreement with the Bexar County Elections Administrator for the conduct of said elections; and
- To authorize the use of the Leon Valley Conference Center on the 4th day of May 2024, for Election Day voting and for Early Voting.

Background

- The City has an option to participate in the Bexar County Joint Election to increase convenience to citizens and reduce expenses.
 - Bexar County conducts both Early Voting and Election Day Activities
 - Bexar County provides election staff, equipment and supplies
 - Participating entities are charged on a pro-rata basis
 - If election is cancelled, City drops out and owes nothing to Bexar County

Background (cont'd)

- Early Voting and Election Day
 - Qualified Voters are able to vote at any designated Bexar County polling location.
 - Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas and a list of other poll sites within the County will be available on the City's website.
 - April 22, 2024, through April 30, 2024
- Election Day Voting will also be conducted at Leon Valley Conference Center.
 - Saturday, May 04, 2024
 - 7:00 a.m. to 7:00 p.m.

Background (cont'd)

- General Voting Information
 - Publication
 - *San Antonio Express News*
 - ENews
 - The Echo
 - Lion's Roar
 - City's Website and other Social Media
- Voting Opportunities.
 - Ballot by Mail
 - Curbside Voting
 - Please call 210-335-0362 to request curbside voting by appointment or arrival
 - Early Voting
 - Election Day

Fiscal Impact

- City will see a cost savings by participating in this Joint Election.

MAYOR AND COUNCIL COMMUNICATION

DATE: February 6, 2024

TO: Mayor and Council

FROM: Roque Salinas, Director of Economic Development

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action to Purchase a 1 Year Subscription to Placer.Ai Software for the Economic Development Department.

PURPOSE

The Economic Development Department is looking to purchase a 1-year subscription to Placer.ai software. The software provides cellphone tracking data for staff to conduct research on economic activity in the City of Leon Valley. The software will allow staff to see leakage of economic activity as well as what businesses are drawing people in from outside the city limits.

Further, the staff will also use the software during recruitment efforts of new businesses to Leon Valley. The software will allow the department to show that there is in fact a market for the targeted business.

Lastly, the subscription does not have limits on how many searches can be conducted; therefore, the department would open the system to Leon Valley businesses to generate a report for their business use. This report will allow Leon Valley businesses to see where their customers are coming from. This will also allow them to conduct more efficient and targeted advertising efforts to draw customers into their business. This type of research information is very expensive for a business to buy on their own. This effort is in line with the strategic goal of the department to help local businesses with data. This report should provide a competitive advantage for Leon Valley businesses.

FISCAL IMPACT

Funding will come out of two different accounts due to budget savings.

1000-5701-530-.02 Contractual Services

The department canceled a contract with size up. The contract had an end year of 2024 but no exact date. To not have a budget shortfall the director budgeted the amount for FY 2024 and was approved by the council. However, after further conversations with Sizeup it was discovered that the City had met their contractual obligations when payment was

submitted in May of 2023 for 2023-2024 year. Therefore, the savings of \$5000 will be used for this purchase.

1000-5701-530.14 ED Project Funding

The Department had budgeted \$7500 for scholarships for seniors at John Marhsall High School for the 2024 school year. The amount was approved and budgeted by the council. However, the City Attorney provided a legal opinion, which stated scholarships did not meet the criteria for use of Economic Development funds. The last \$7,000 will come from here.

RECOMMENDATION

Council discretion.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



PLACER LABS, INC.

ORDER FORM

City of Leon Valley ("Customer") Placer Labs, Inc. ("Placer")
Address: 6400 El Verde Road Leon Valley, TX 78238 Address: 440 N Barranca Ave., #1277 Covina, CA 91723
Contact Person: Roque Salinas Contact Person Chris Van Ribbink
Email: r.salinas@leonvalleytexas.gov Billing Contact Person: Melissa Anderson
Phone: 210-522-9966 Billing Email*: billing@placer.ai
Billing Contact Email: Billing Phone*: 415-228-2444
*Not for use for official notices.

1. Services.

The services provided under this Order Form (the "Services") include:

- Access, via Placer Venue Analytics Platform ("Placer's Platform"), to all major venues within the United States
• Access, via Placer's Platform, to reports, including Visits, Trade Areas, Customer Journey, Customer Insights, Dwell Times, and Visitation by Hour/Day
• Actionable insights include:
o Accurate foot traffic counts and dwell time
o True Trade Areas displaying frequent-visitors-density by home and work locations
o Customers' demographics, interests, and time spent at relevant locations
o Where customers are coming from and going to, and the routes they take
o Benchmarking of Foot Traffic, Market Share, Audiences, and other key metrics
o Competitive insights
o Void Analysis Reports
• Access to Xtra reports per ad hoc needs; in Excel, KML, Tableau, and other formats: Quarterly Maximum of 26 credits; Annual Maximum of 104 credits
• Access to STI Demographics Bundle + Mosaic Data Set, and AGS CrimeRisk. The applicable Advanced Demographics and Psychographics are generated using the Input Datasets from the data vendors as set forth below:

Table with 2 columns: Description, Input Datasets Used. Rows include STI Demographics Bundle, Experian Mosaic, and AGS CrimeRisk.

2. Permitted Uses

The data, information and materials accessible via the Services are referred to as "Placer Data". Customer may use Placer Data solely for the following purposes ("Permitted Uses"): (a) Customer may use Placer Data for Customer's

internal business purposes; and (b) Customer may incorporate Placer Data into Research Data, as described and subject to the restrictions below.

“**Research Data**” means datasets and other materials created by Customer that result in any part from Customer’s use of Placer Data. The Customer may share Research Data with current and potential customers, and in marketing materials; provided that the Customer shall cite Placer as a provider of such information (for such purpose only, Placer grants Customer the rights to use the Placer.ai name and logo, provided that any such use of the Placer.ai name and logo must clearly indicate that Placer is the provider of data only, and is not involved in any analysis, conclusion, recommendation). Customer shall not, directly or indirectly, resell, distribute, sublicense, display or otherwise provide Placer Data to any third parties, except that Customer may display Placer Data as part of Research Data.

3. Term and Termination.

Initial Term: The initial term of this Order Form will begin as of the last signature date set forth below, and will continue for 12 consecutive months thereafter (the “**Initial Term**”). Each renewal or additional term, if any, is referred to as “**Additional Term**,” and the Initial Term and any Additional Terms are referred to collectively as the “**Term**.”

Additional Term: Following expiration of the Initial Term, this Order Form shall be automatically renewed for additional periods of the same duration as the Initial Term, unless either party provides written notice of non-renewal at least thirty (30) days prior to the expiration of the then-current term.

Termination: Either party may terminate this Order Form upon thirty (30) days’ notice if the other party materially breaches any of the terms or conditions of this Order Form or the Agreement (as defined below), and the breach remains uncured during such thirty (30) days. In addition, Placer may immediately suspend Customer’s access to the Services, or terminate the Order Form, in the event of non-payment by the Customer or breach by Customer of any restrictions regarding usage of the Services.

4. Fees.

\$12,000/year invoiced: in full upon signing this Order Form.

Invoice sent electronically to Customer’s billing contact email via NetSuite.

Customer shall pay the fees set forth above in this Order Form.

Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection.

Customer is responsible for all applicable taxes arising directly from the Services other than U.S. taxes based on Placer’s net income.

If Customer believes that Placer has billed Customer incorrectly, Customer must contact Placer no later than sixty (60) days after the closing date on the first billing statement in which the error or problem appeared in order to receive an adjustment or credit. Inquiries should be directed to Placer’s customer support department at support@placer.ai.

Placer may increase the Fees any time following the Initial Term (but not more frequently than once in any twelve (12) month period). The amount of such annual increase will equal the greater of CPI or five percent (5%) per annum.

In the event of any termination, Customer will pay in full for the Services.

All billing will be sent via electronic invoice to the Customer contact indicated above. Customer shall pay all fees within thirty (30) days of the invoice date.

5. Support.

Placer will use commercially reasonable efforts to provide customer service and technical support in connection with the Services on weekdays during the hours of 9:00 A.M. through 5:00 P.M. Pacific Time, with the exclusion of federal holidays. For any such support, please contact us at support@placer.ai.

6. Mutual NDA.

Each party (the “**Receiving Party**”) understands that the other party (the “**Disclosing Party**”) has disclosed or may disclose business, technical or financial information relating to the Disclosing Party’s business (hereinafter referred to as “**Proprietary Information**” of the Disclosing Party). Proprietary Information of Placer includes, without limitation, non-public information regarding features, functionalities and performance of, and pricing for, the Services. The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted by the Agreement) or disclose to any third party any Proprietary Information. The foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, (b) was in the possession of or known to the Receiving Party, prior to disclosure thereof by the Disclosing Party, without any restrictions or confidentiality obligations, (c) was rightfully disclosed to it, without any restrictions or confidentiality obligations, by a third party, (d) was independently developed without use of any Proprietary Information of the Disclosing Party, or (e) is required to be disclosed by law, provided that the Receiving Party provides the Disclosing Party with prompt written notice of such requirement and reasonably cooperates with the Disclosing Party to limit or challenge such requirement. These provisions regarding Proprietary Information shall apply in perpetuity and shall survive any termination of the Order Form or the Agreement.

7. Miscellaneous.

All notices under the Order Form and the Agreement will be in writing and will be deemed to have been duly given (a) upon delivery by a recognized delivery service (e.g., FedEx) with delivery confirmation, (b) upon receipt, if sent by U.S. certified or registered mail, return receipt requested, or (c) when sent via email, if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient. Notices shall be sent to the addresses set forth in the Order Form, which addresses may be subsequently modified by written notice given in accordance with these provisions.

Customer grants Placer the right to use Customer’s company name and company logo, for Placer’s promotional purposes.

This Order Form is entered into by and between Customer and Placer effective as of the date of the last signature below. This Order Form and use of the Services are governed by, and Customer and Placer agree to, the License Agreement located at <https://www.placer.ai/placer-license-agreement/> (the “**Agreement**”); provided, however, that in the event of any conflict between this Order Form and the Agreement, this Order Form shall control. Unless otherwise defined in this Order Form, capitalized terms herein have the same meaning as in the Agreement.

“**Customer**”

City of Leon Valley

“**Placer**”

Placer Labs, Inc.

By:
Name:
Title:
Date:

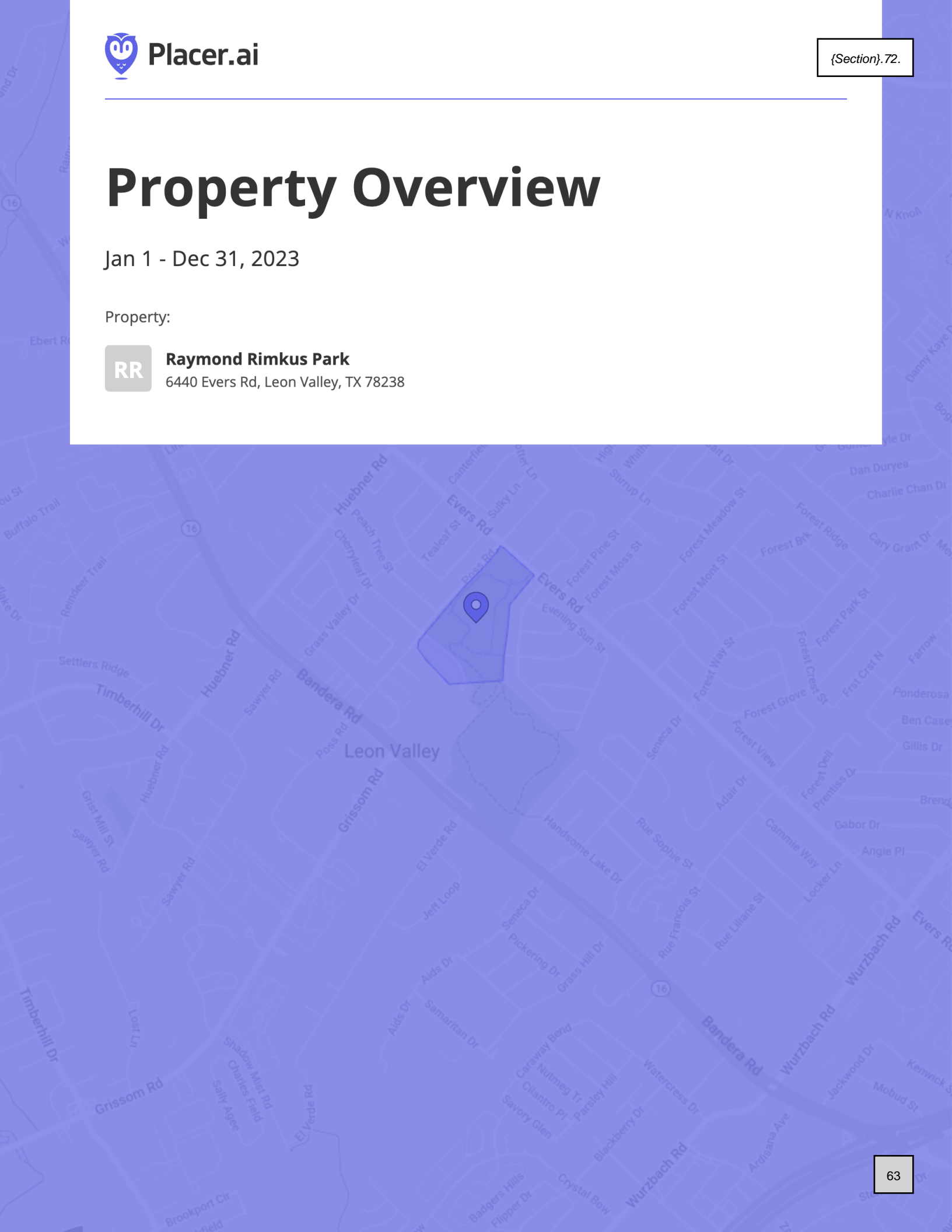
By:
Name:
Title:
Date:

Property Overview

Jan 1 - Dec 31, 2023

Property:

RR **Raymond Rimkus Park**
6440 Evers Rd, Leon Valley, TX 78238

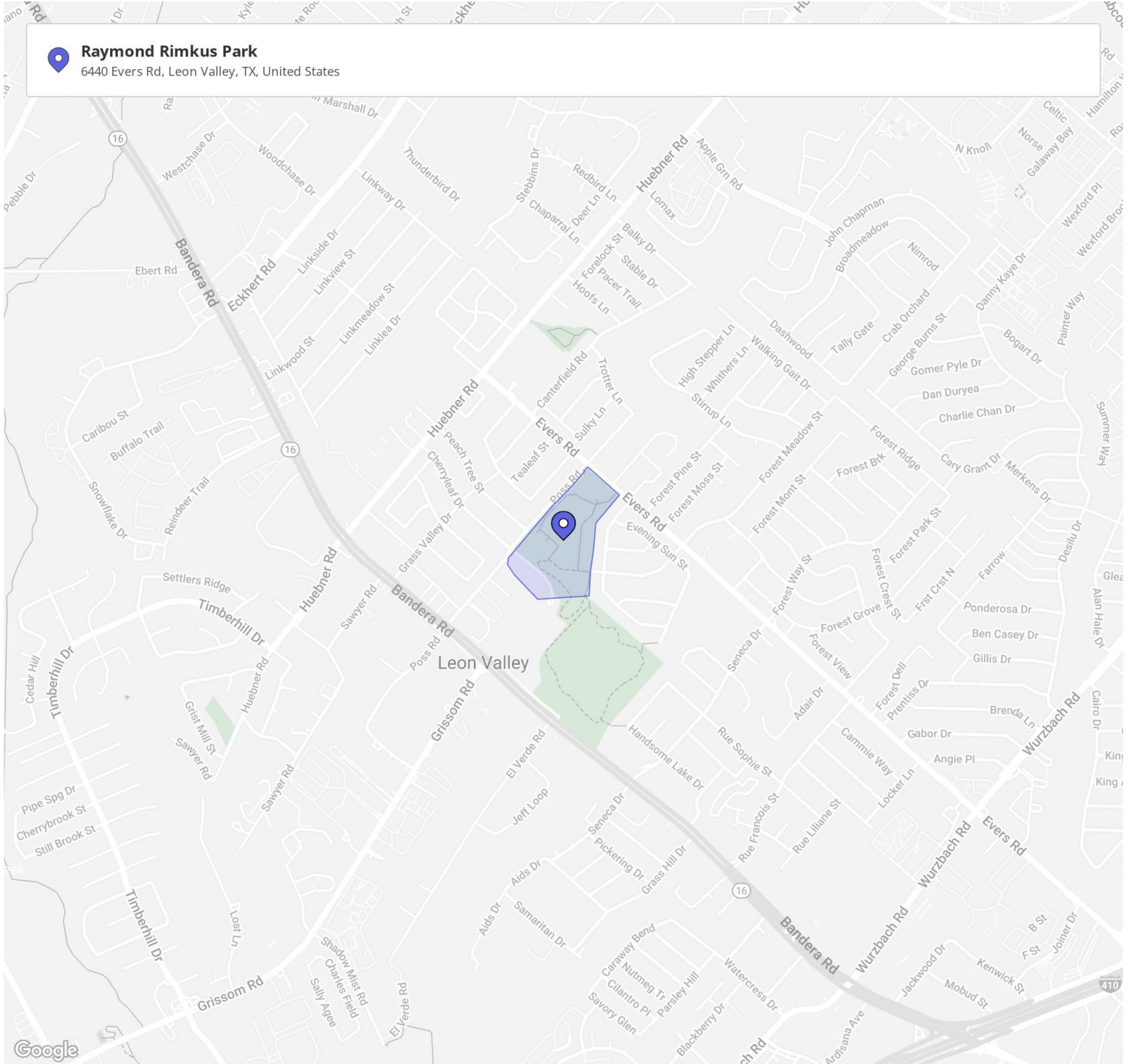


Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

 **Raymond Rimkus Park**
6440 Evers Rd, Leon Valley, TX, United States



Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Metrics

Raymond Rimkus Park
6440 Evers Rd., Leon Valley, TX 78238

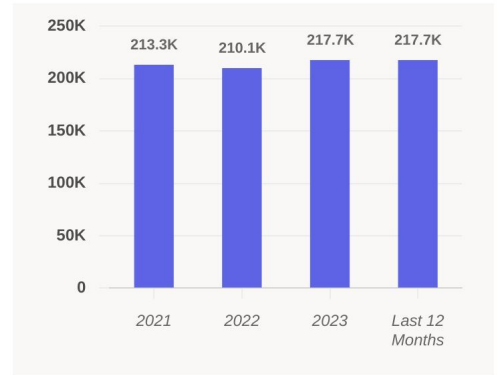
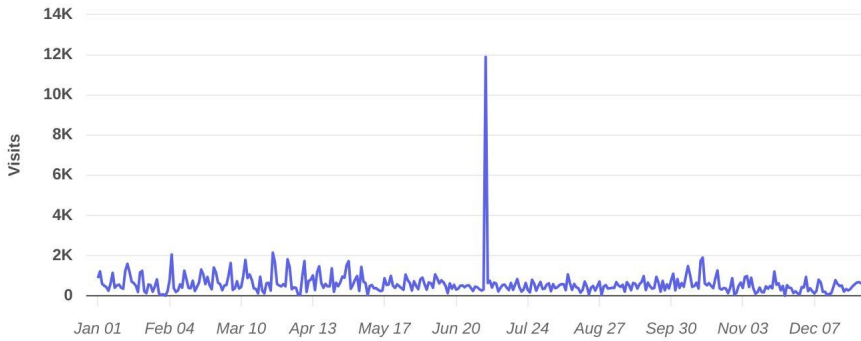
Visits	217.7K	Panel Visits	8.5K
Visits / sq ft	N/A	Visits YoY	+3.6%
Size - sq ft	N/A	Visits Yo2Y	+2.1%
Visitors	80.4K	Visits Yo3Y	+23%
Visit Frequency	2.71		

Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Raymond Rimkus Park
Evers Rd, Leon Valley, TX



Daily | Visits | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

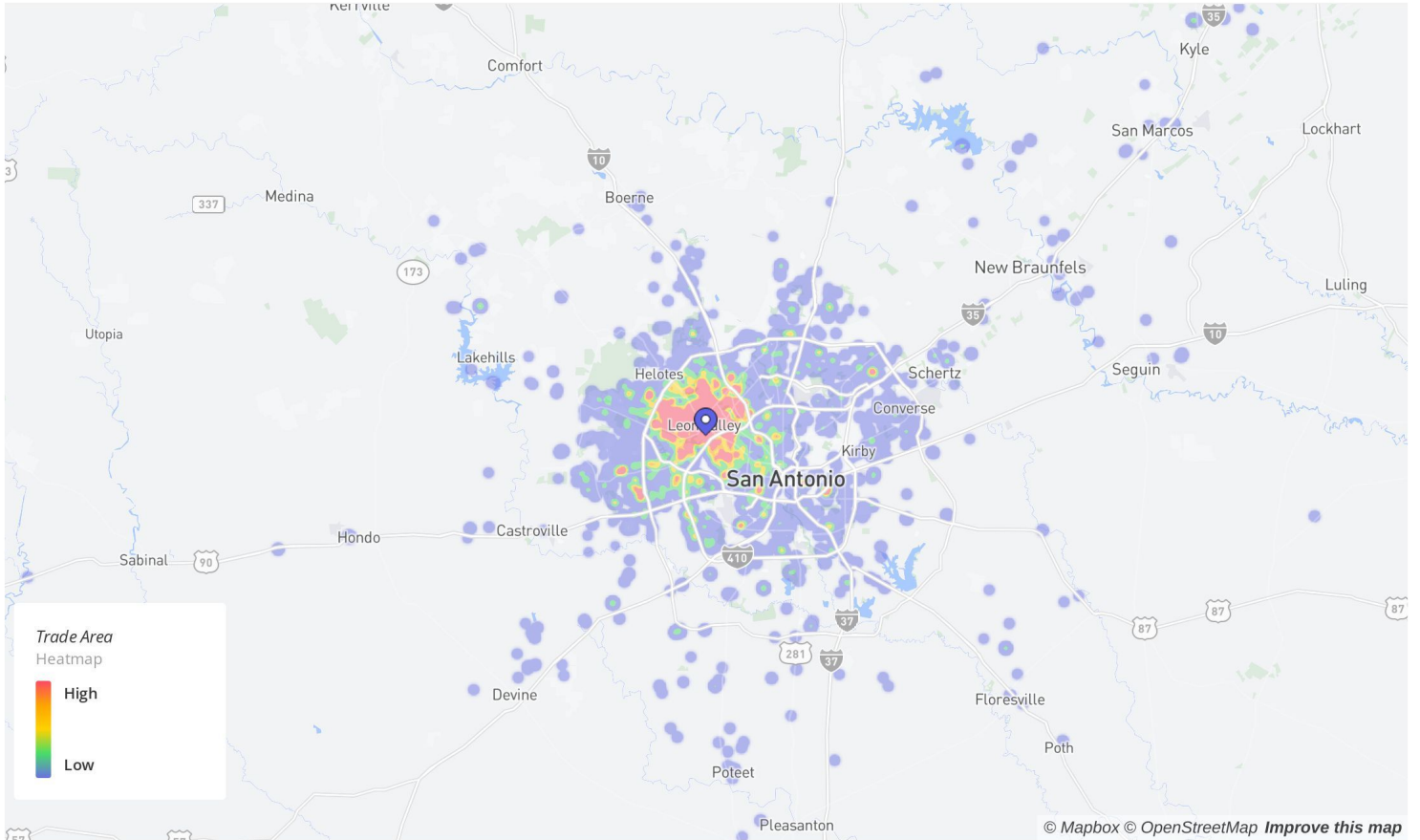


Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
 Raymond Rimkus Pa... Evers Rd, Leon Valley, TX	\$55.3K	27.6%	32.0	Hispanic or Latino (62.3%)	2.94
 Texas	\$62.1K	29.9%	33.7	White (42%)	2.92

Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)

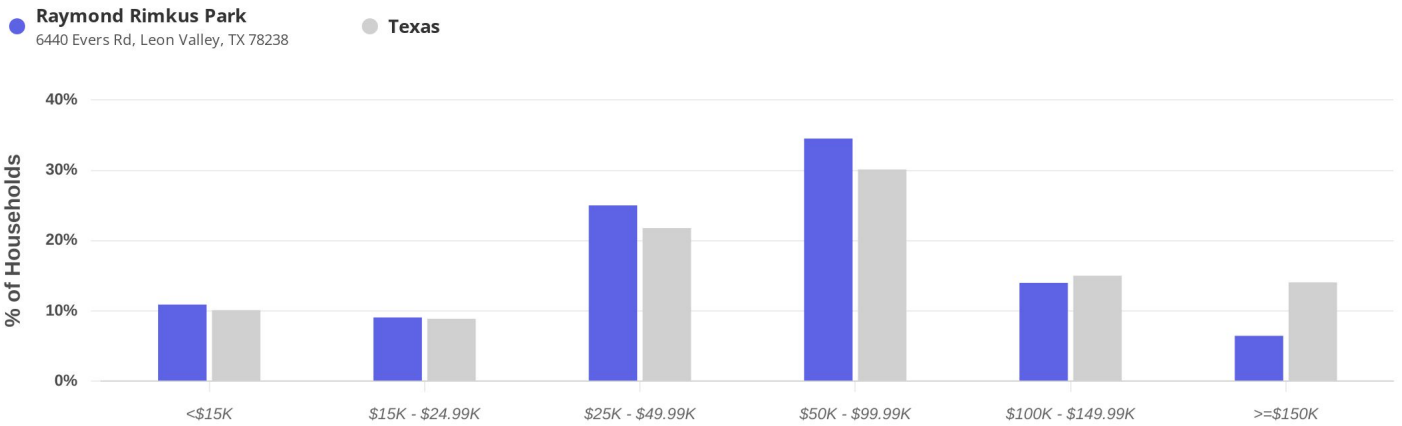


Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

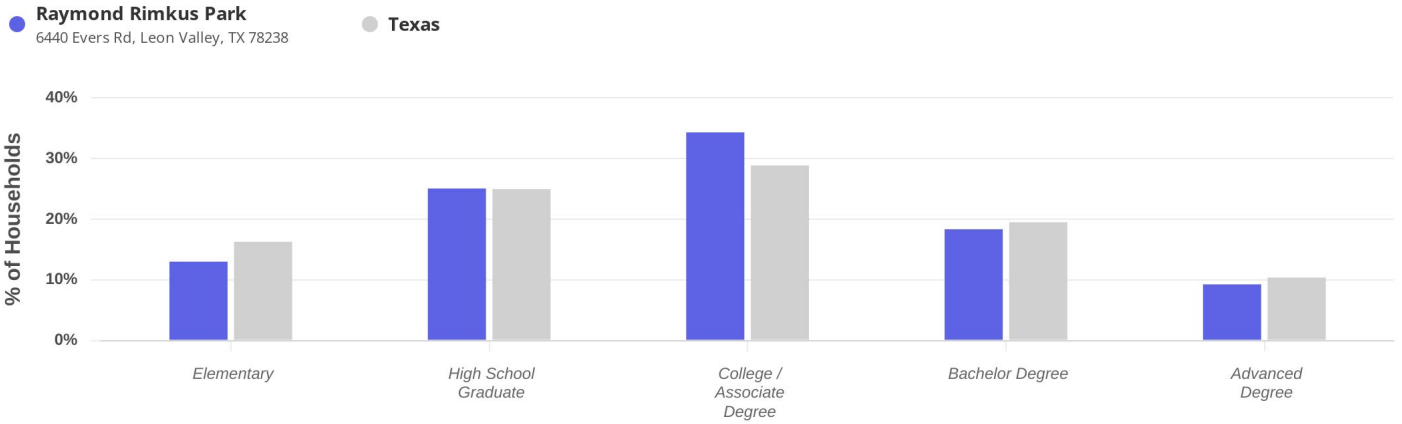
Household Income



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)



Education



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)

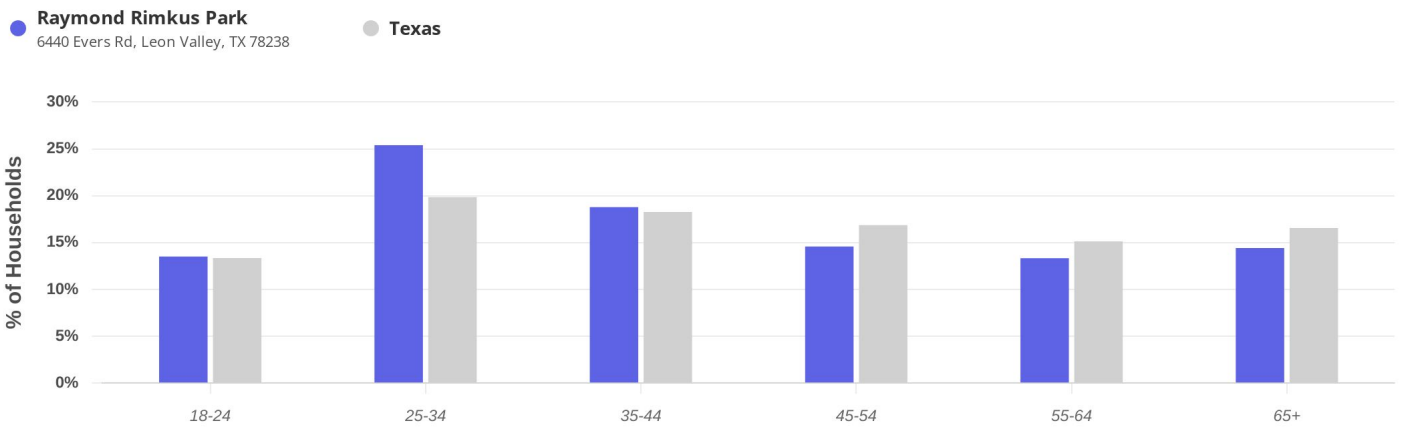


Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

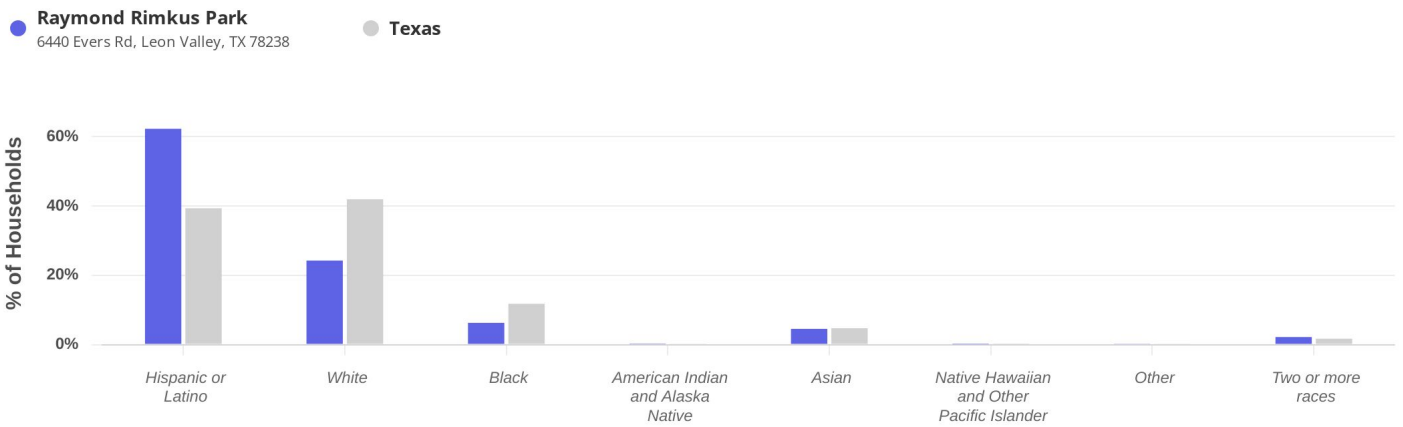
Age



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)

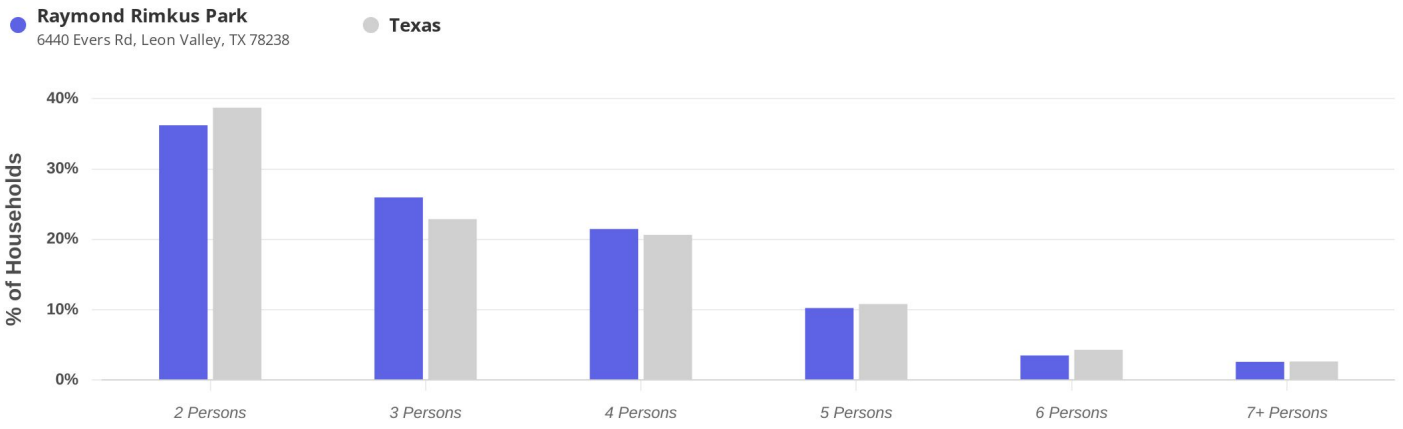


Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Household Size



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: Census 2019
Data provided by Placer Labs Inc. (www.placer.ai)



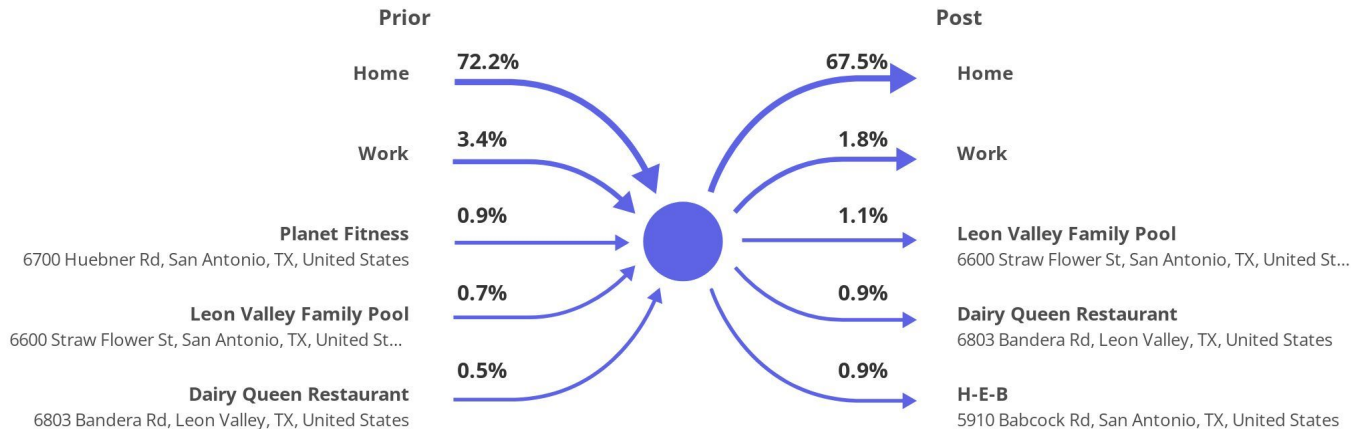
Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Visitor Journey

Raymond Rimkus Park
6440 Evers Rd, Leon Valley, TX 78238



Show by: | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

Raymond Rimkus Park / Evers Rd, Leon Valley, TX

Rank	Name	Distance	Visitors
1	The Rim - Retail Only / 17703 La Cantera Pkwy, San Antonio, TX 78257	7.8 mi	42.1K (52.4%)
2	Ingram Park Mall / 410 Imgram Rd, San Antonio, TX 78238	2.1 mi	40.9K (50.9%)
3	Crossroads of San Antonio / 4522 Fredericksburg Road, San Antonio, TX 78201	3.9 mi	40.6K (50.5%)
4	Westover Marketplace / 8327 Raymond E. Stotzer Jr. Freeway, TX-151, San Antonio, TX 78245	4.7 mi	37.4K (46.5%)
5	Alamo Ranch / 5419 W Loop 1604 N, San Antonio, TX 78253	5.7 mi	35.6K (44.3%)
6	Bandera Heights / 7058 Bandera Rd, Leon Valley, TX 78238	0.6 mi	34.5K (43%)
7	The Shops at La Cantera / 15900 La Cantera Pkwy Suite 6698, San Antonio, TX 78256	6.5 mi	33.9K (42.2%)
8	Huebner Oaks / 11745 W Interstate 10, San Antonio, TX 78230	4 mi	33.7K (42%)
9	Park North Shopping Center / 842 Northwest Loop 410, San Antonio, TX 78216	6.8 mi	33.2K (41.3%)
10	HEB Marketplace / 5601 Bandera Rd, San Antonio, TX 78238	1.7 mi	31.4K (39.1%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



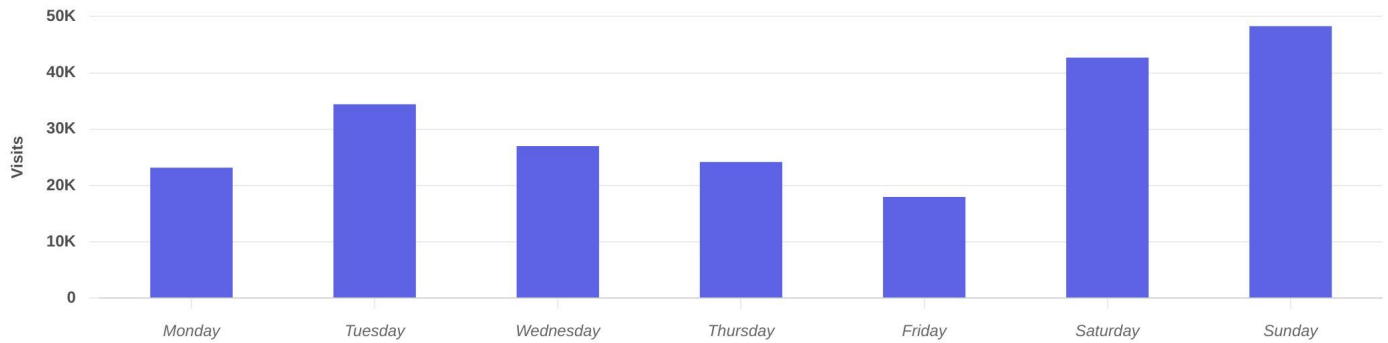
Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Daily Visits

Raymond Rimkus Park
6440 Evers Rd, Leon Valley, TX 78238

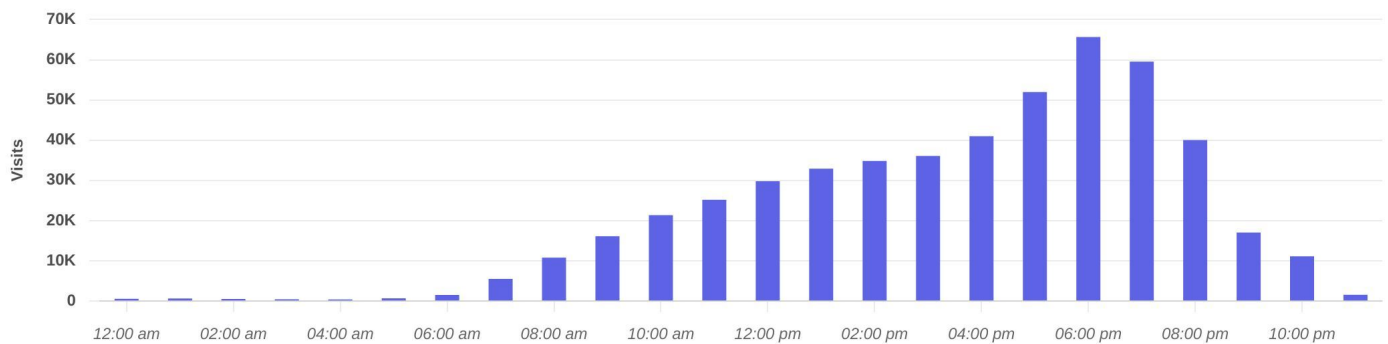


Visits | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

Raymond Rimkus Park
6440 Evers Rd, Leon Valley, TX 78238



Visits | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



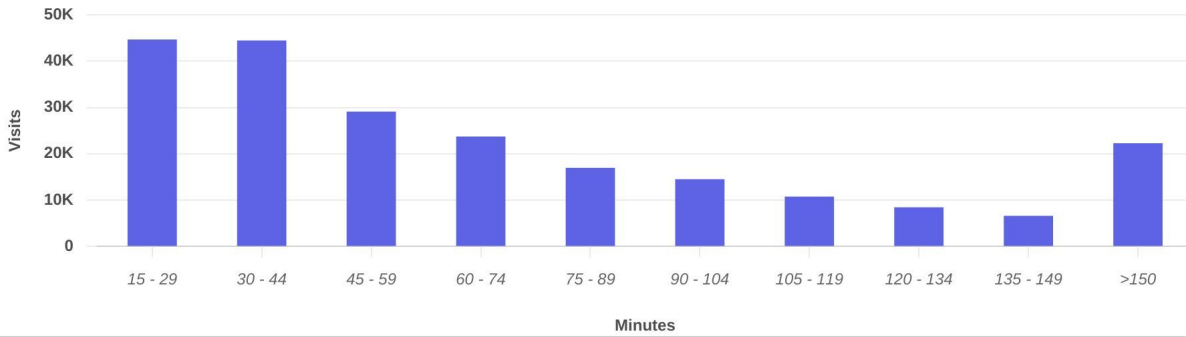
Property Overview

Jan 1 - Dec 31, 2023

{Section}.72.

Length of Stay

Raymond Rimkus Park
6440 Evers Rd, Leon Valley, TX 78238

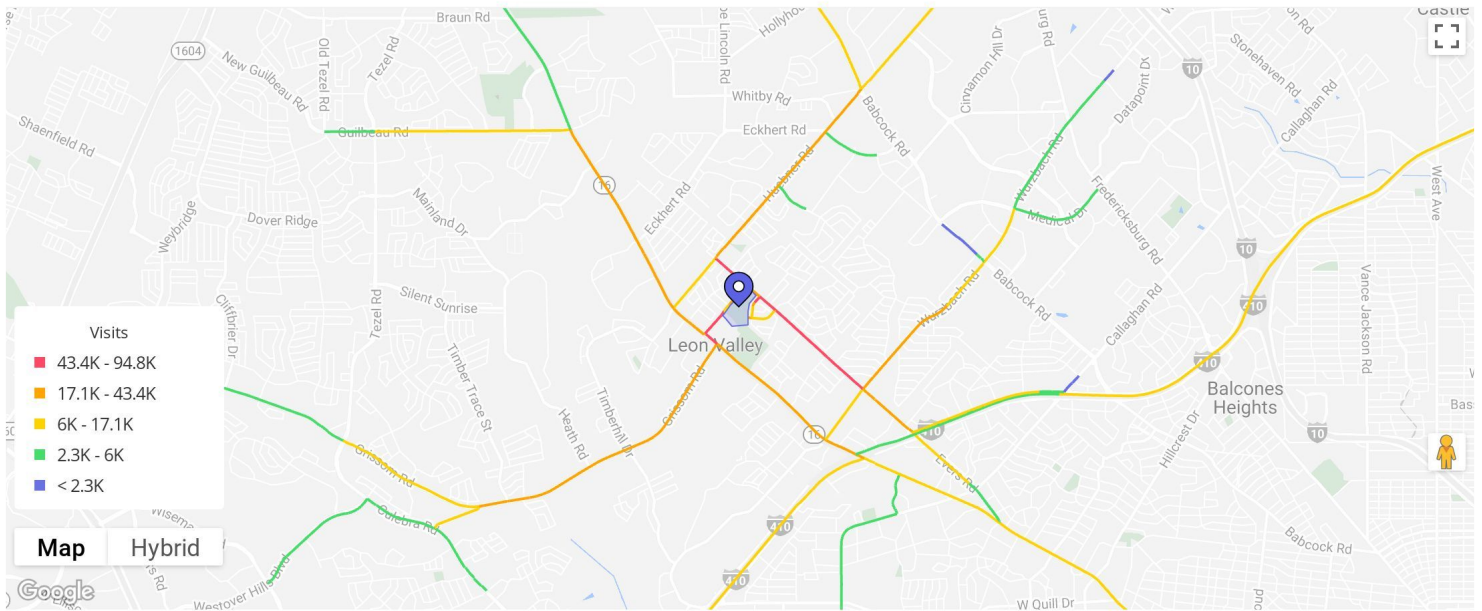


Average Stay	78 min
Median Stay	56 min

Visits | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Site Selection Analysis

Is Staples Plaza Right For Trader Joe's?

June 2020

Is Staples Plaza Right For Trader Joe's?

{Section}.72.

INTRODUCTION

1

**The Right
Market**



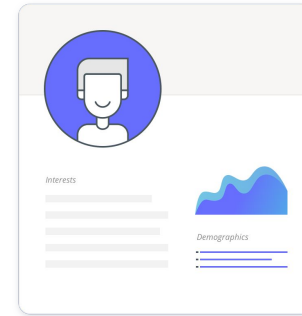
2

**The Right
Property**



3

**The Right
Customer**

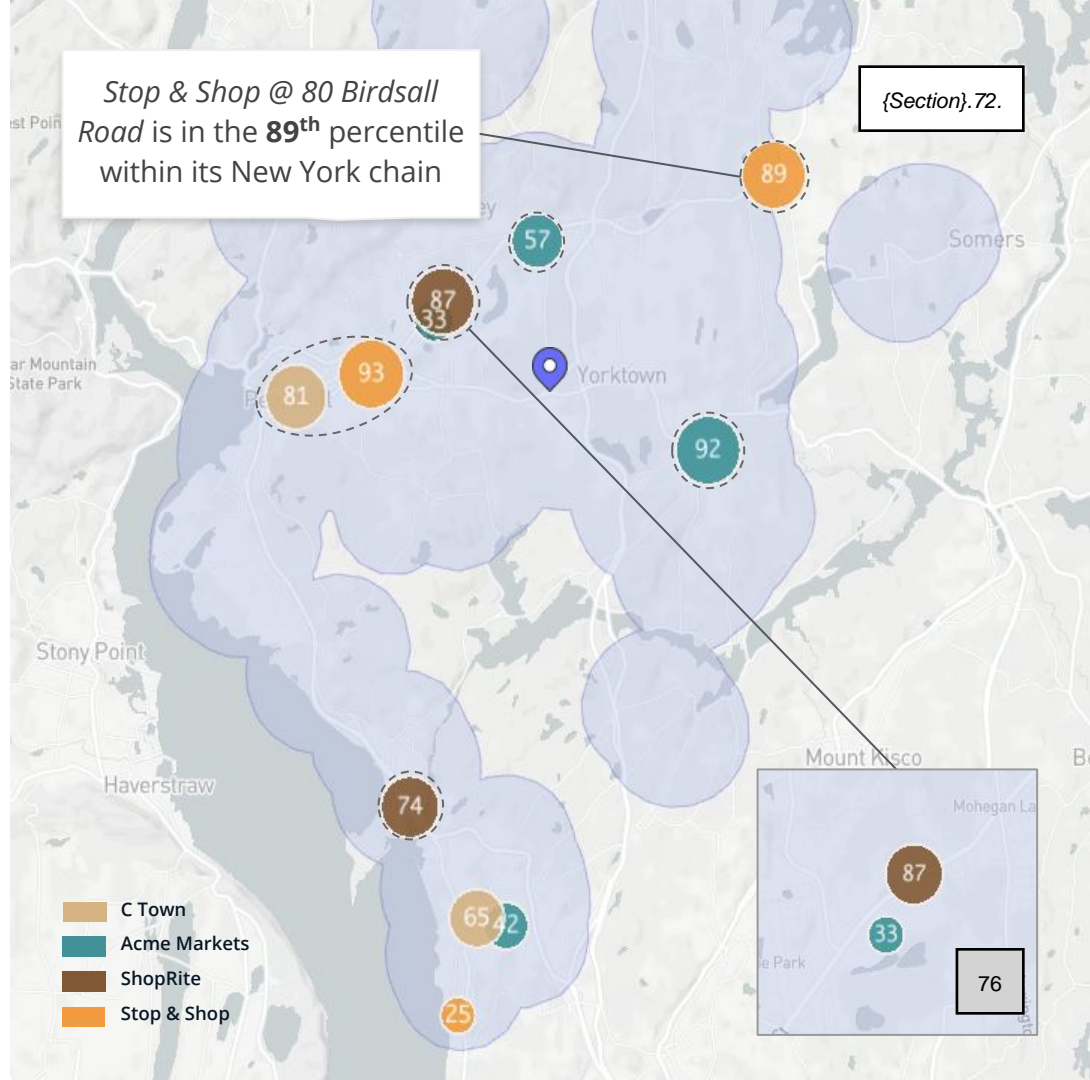


Strong Submarket

THE RIGHT MARKET

Staples Plaza – True Trade Area				
8 of 11 Other Grocers Overperform Within Submarket ¹				
	Chain Name	Address	Percentile Rank Within Chain (NY)	Est. Foot Traffic
1	ShopRite	3140 East Main St	87	803.4K
2	ShopRite	460 South Riverside	74	667.4K
3	Stop & Shop	1831 East Main St	93	630.3K
4	Stop & Shop	80 Birdsall Rd	89	596.7K
5	Acme Markets	100 Triangle Rd	92	370.4K
6	Stop & Shop	246 South Highland	25	341.2K
7	C Town	1049 Park Street	81	143.2K
8	Acme Markets	1366 E Main Street	57	128.8K
9	Acme Markets	1886 Pleasantville Rd	42	112.1K
10	C Town	88 Croton Ave	65	105.4K
11	Acme Markets	3105 E Main St	33	83.5K

- Over-Performing groceries - above the median Foot-Traffic in NY within chain
- Data: March 1st, 2019 - Sep 1st, 2019; True Trade Area is generated based on block groups which account for 70% of the visits during the data period; Trade area is inflated by 1 mile to increase continuity
- Circle radius are based on foot-traffic percentile within chain
- Excluding Walmart, Target

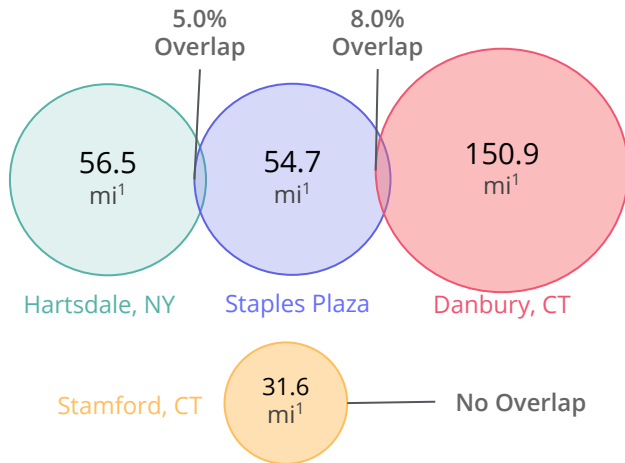


No Cannibalization

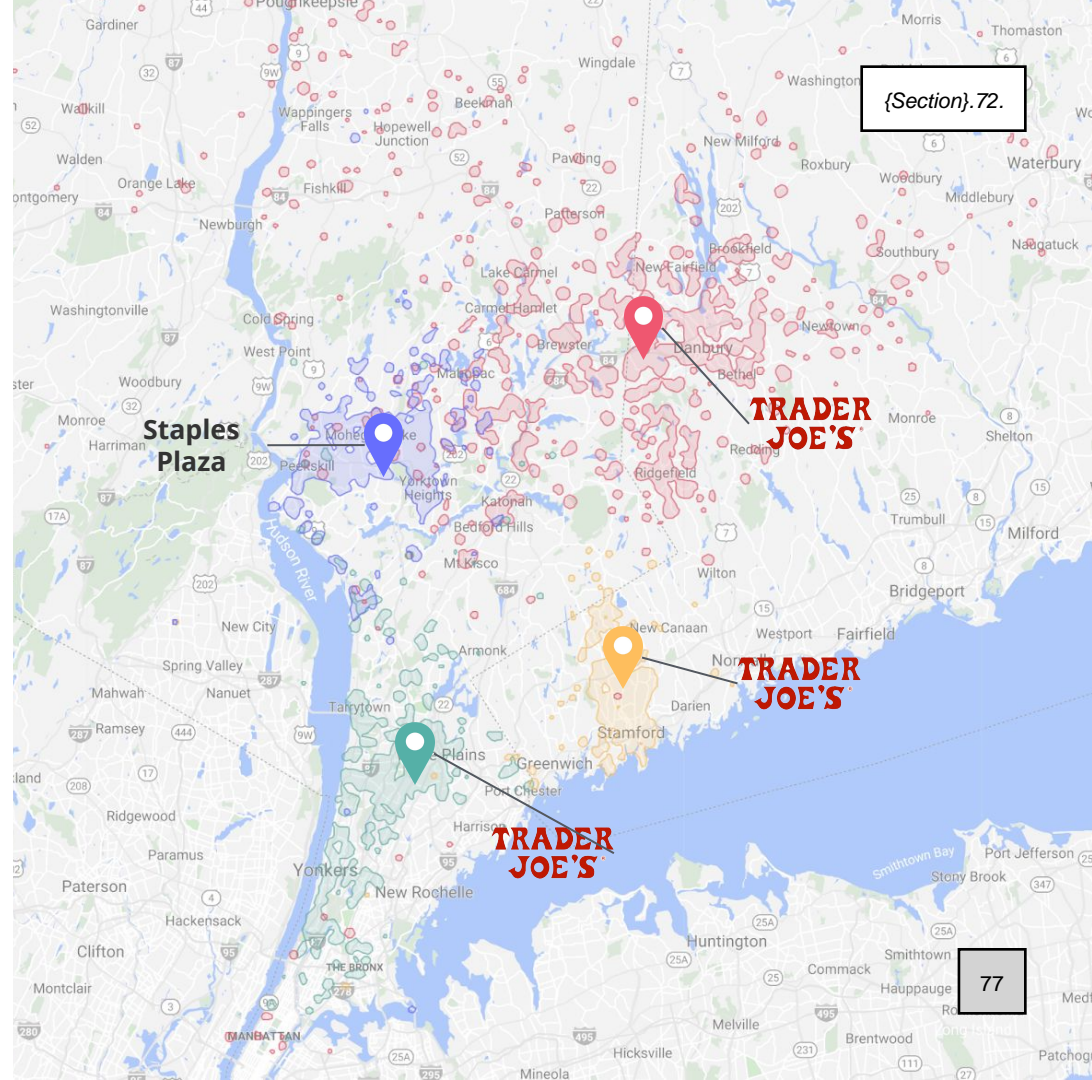
THE RIGHT MARKET

Minimal Trade Area Overlap

Nearby Trader Joe's locations have minimal overlap with the Staples Plaza's True Trade Area



1. Data is for the six months beginning March 1- Sep 1, 2019. True Trade Area accounts for 70% of the visits.

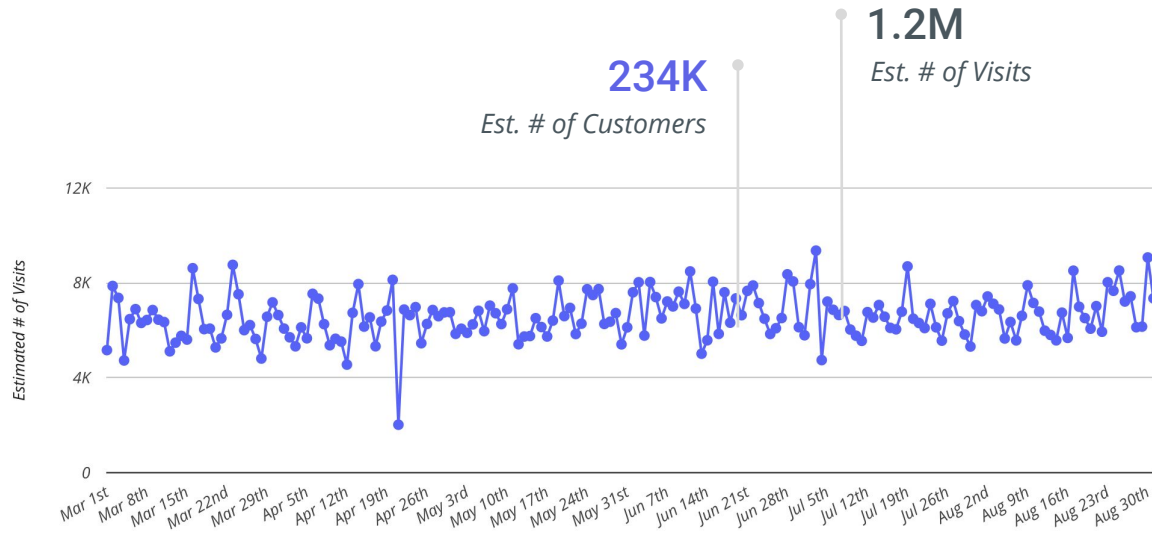


Staples Plaza: High Foot Traffic & Rankings

THE RIGHT PROPERTY

{Section}.72.

Foot traffic is strong and rankings are high locally and across New York State



87th
Percentile

Local: 15mi

6 / 40

[View List](#)

87%

84th
Percentile

New York

180 / 1,126

[View List](#)

84%

Shopper Affinity

THE RIGHT CUSTOMER

{Section}.72.

Staples Plaza – Favorite Chains		
	<i>Chain Name</i>	<i>Customers</i>
1	ShopRite	159K (68%)
2	ShopRite	145K (62%)
3	ACME Markets	116K (50%)
4	Whole Foods Market	44K (19%)
5	Trader Joe's	34K (15%)
6	C Town Supermarkets	32K (14%)
7	Publix	24K (10%)
8	Central Market	23K (19%)
9	Aldi	15K (6%)
10	H Mart	14K (6%)

15%

Staples Plaza visitors that *also* visited Trader Joe's in the past 6 months

1. Data: March 1st, 2019 - Sep 1st, 2019 True Trade Area is generated based on block groups which account for 70% of the visits in the past 6 months

Demographic Fit

THE RIGHT CUSTOMER



Median HHI



Median Age



Households



Education

Staples Plaza

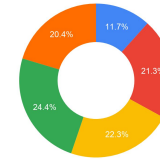
\$90,610

41

Nonfamily, 31%



Family, 69%



- Elementary
- High School Graduate
- College / Associate Degree
- Bachelor Degree
- Advanced Degree

Trader Joe's² (Top performing stores)

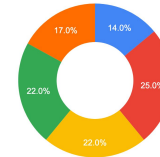
\$70,288

39

Nonfamily, 25%



Family, 75%



1. Data: March 1st, 2019 - Sep 1st, 2019; True Trade Area is generated based on block groups which account for 70% of the visits in the past 6 months
2. Trader Joe's is a benchmark based on 4 top performing Trader Joe's locations average in New York State.

Is Staples Plaza Right For Trader Joe's

{Section}.72.

SUMMARY

1

The Right Market

- **Staples Plaza is located in a strong submarket for grocers**
 - Trade area comprised of 8 out of 11 over-performing grocers
- **Staples Plaza trade area has minimal overlap with nearby Trader Joe's locations**
 - No threat of cannibalization

2

The Right Property

- **Staples Plaza is a high traffic volume shopping center**
 - Ranked 6/40 shopping centers within 15 miles and 180/1,126 in New York State
- **Trader Joe's locations in New York State have high traffic volume**
 - Median estimated foot traffic across the chain is 483,000 over 6 months

3

The Right Customer

- **Staples Plaza customers have an affinity for Trader Joe's**
 - 15% of Staples Plaza visitors also visited Trader Joe's in the past 6 months
- **Staples Plaza is a good customer demographic fit for Trader Joe's**
 - Similar median age, household structure and education



Thank You!

Placer.ai

Placer.Ai

Roque Salinas, MPA

Director of Economic Development

2/6/2024

Summary

- Feedback on the subscription of Placer.ai software.
- Funding will come out of the Economic Development projects and contractual savings.
- Options
 - Approve
 - Deny

Background

- The department will use the software to conduct economic research using cellphone data.
- The department will allow Leon Valley businesses to run a report to get more information about their customers.
- This effort is in line with the strategic goal of the department to help local businesses with data.
- <https://www.youtube.com/watch?v=oQSdBAuQipk>

Fiscal impact

- Subscription cost \$12,000 per year. 1 year contract.
- Funding will come out to two different accounts due to budget savings.
- 1000-5701-530-.02 Contractual Services
 - \$5,000
- 1000-5701-530.14 ED Project Funding.
 - \$7,000

Placer.Ai

Roque Salinas, MPA

Director of Economic Development

2/6/2024

MAYOR AND COUNCIL COMMUNICATION

DATE: FEBRUARY 06, 2024

TO: Mayor and Council

FROM: Carol Goering, Finance Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$5,000 for the Purpose of Increasing the City Manager & Council Department Budget. (1st Read as Required by City Charter).

SPONSOR(S): N/A

PURPOSE

This M & C requests approval for a budget adjustment, which will increase the City Manager & Council Department by \$5,000 to fund the settlement of the lawsuit between Denise Frederick v. the City of Leon Valley.

FISCAL IMPACT

A budget adjustment in the amount of \$5,000 is requested. The funds would come from the General Fund Reserve.

S.E.E. Statement

Social Equity – Transparency in city financial matter is important to all citizens, as it states what their money is being used for.

Economic Development – N/A

Environmental Stewardship –N/A

RECOMMENDATION

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 A FISCAL YEAR 2023-24 GENERAL FUND BUDGET IN THE AMOUNT OF \$5,000 FOR THE PURPOSE OF INCREASING THE CITY MANAGER & COUNCIL DEPARTMENT; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley has already approved their FY 2023-2024 Budget on September 05, 2023; and

WHEREAS, it has been determined that funding should be added to the FY 2023-2024 Budget; and

WHEREAS, it is necessary to adjust the City Manager & Council Department Budget by a total amount of \$5,000

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

SECTION 1. The City’s General Fund budget is hereby adjusted in the amount of \$5,000 to increase the City Manager & Council Department Budget.

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 ___ day of ____, 2023.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

NICOLE WARREN
City Attorney

Approval of an Ordinance Authorizing a Fiscal Year
2022-23 General Fund Budget Adjustment in the
Amount of \$5,000 for the Purpose of Increasing the
City Manager & Council Department Budget.

Carol Goering, Finance Director
City Council Meeting
February 06, 2024

Summary

- Question

- Approve an Ordinance authorizing budget adjustments for the FY 2023-2024 budget year.

- Options

- Recommendation:

- Approve the budget adjustment that fund the City Manager & Council department by \$5,000

- Denial of the request.

- Declaration

- This adjustment will fund the City Manager & Council Department, any excess in budget will roll back into the General Fund Reserve.

Purpose/Background

- Consider approval of an Ordinance authorizing budget adjustments for FY 2023-2024
 - Budget adjustment will increase the City Manager & Council Department by \$5,000 to fund the settlement of the lawsuit between Denise Frederick v. the City of Leon Valley.

Recommendation

- It is recommended that City Council approves an Ordinance authorizing budget adjustment for the FY 2023-2024 budget

S.E.E. Statement

Social Equity – Providing amenities similar to other nearby cities assure that our residents are being offered the same advantages and activities as the citizens of the metro area

Economic Development- Allowing mobile food vendors at the park may attract visitors, who might visit other shops and possibly decide to become residents, increasing our sales and property tax revenue

Environmental Stewardship - Land being used as a park reduces the number of structures located in a floodplain which maintains pervious cover, reducing sediment and erosion in our watershed areas

Approval of an Ordinance Authorizing a Fiscal Year
2022-23 General Fund Budget Adjustment in the
Amount of \$5,000 for the Purpose of Increasing the
City Manager & Council Department Budget.

Carol Goering, Finance Director
City Council Meeting
February 06, 2024

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
- **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.
- **Legal review of the Sign Code**
 - Councilor Orozco and Bradshaw will work on this item.
 - Look into sign flippers in the median on Bandera
- **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 sale as is.
- 11/7/2023 Executive session on four options.
- 11/21/2023 Executive session on two options.
- Will be discussed at the town hall meeting.
- Executive session on 2/6/24
- **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, 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. Council decided on the final survey 12/19/2023.
- **Speed hump policy changes- (Item Remaining from Retreat)**

- **Discussion of updating the Strategic Plan –**
 - Will be placed on the Town Hall meeting for discussion-Council decided at the 11/21/23 Council meeting to hold a workshop.
 - February 3, 2024, workshop scheduled. At the council chambers
- **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.
- **Sustainability Overlay**
 - 6/6/2023 Staff is not ready and has been postponed until September.
 - 7/25/2023 – Zoning Commission started to review.
- **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.
- **Review of the Personnel Manual**
- **Establish neighborhood boundaries**
 - Council has opted not to Update Master Plan.
 - P & Z Director investigating a university conducting the plan.
- **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.
- **Interlocal Agreement with the County regarding an Outreach Coordinator.**
- **Consumer protection mandate on refunds.**

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **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 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.
- Heard by 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.
- 2/7/2023 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
- **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.
- **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 decided not to expend the funds on this project at this time.
 - Will be discussed under the Town Hall meeting update to the Council on 4/19/2022.
 - Council would like us to use our future land use map.
- **Sewer Service Charge Adjustments**
 - Council meeting 2/15/22.
 - Impact Fees Removed.

- Sewer Charges will be brought back at a later time.
- **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.
 - 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



LEON VALLEY

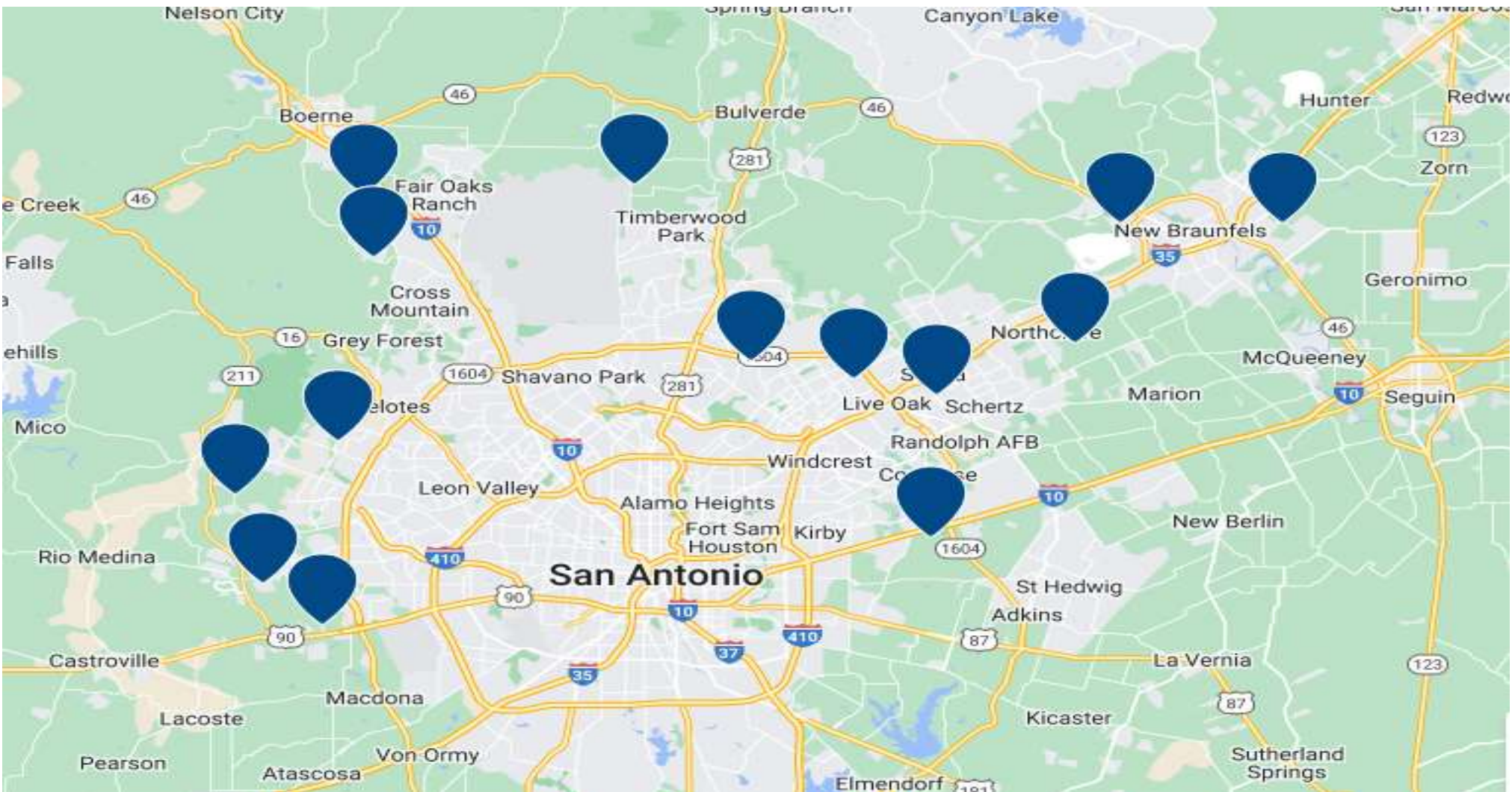
About Meritage Homes Corporation

Meritage Homes is the fifth-largest public homebuilder in the United States, based on homes closed in 2022. Operations span across Arizona, California, Colorado, Texas, Florida, Georgia, North Carolina, South Carolina, Tennessee and Utah.

Meritage Homes has delivered over 175,000 homes in its 37-year history, and has a reputation for its distinctive style, quality construction, and award-winning customer experience. The Company is an industry leader in energy-efficient homebuilding, a ten-time recipient of the U.S. Environmental Protection Agency's ("EPA") ENERGY STAR® Partner of the Year for Sustained Excellence Award since 2013 for innovation and industry leadership in energy-efficient homebuilding, and the recipient of the EPA's 2023 Market Leader Award for Certified Homes as well as the EPA's 2023 Indoor airPLUS Leader Award.

For more information, visit www.meritagehomes.com.

San Antonio Area Communities



What We build



MORE SAVINGS

- Live with more savings because your home is built smarter, saving you money each month.
 - Experience just a few of those saving features through:
 - Water-Saving Features
 - Advanced Building Techniques
 - UV-Blocking Windows
 - Climate Sealed Homes



BETTER HEALTH

- Live with better health because your home has fresher air, fewer allergens and less pests.
 - Experience better health through:
 - Fresh Air Management
 - Health-Promoting Barrier
 - High-Performance Air Filtration
 - Healthier Building Materials



REAL COMFORT

- Live with real comfort because your home is a cozy retreat from the outside world.
 - Experience increased comfort through:
 - Temperature-Regulating Features
 - All-Season Windows
 - Noise-Reducing Spray Foam

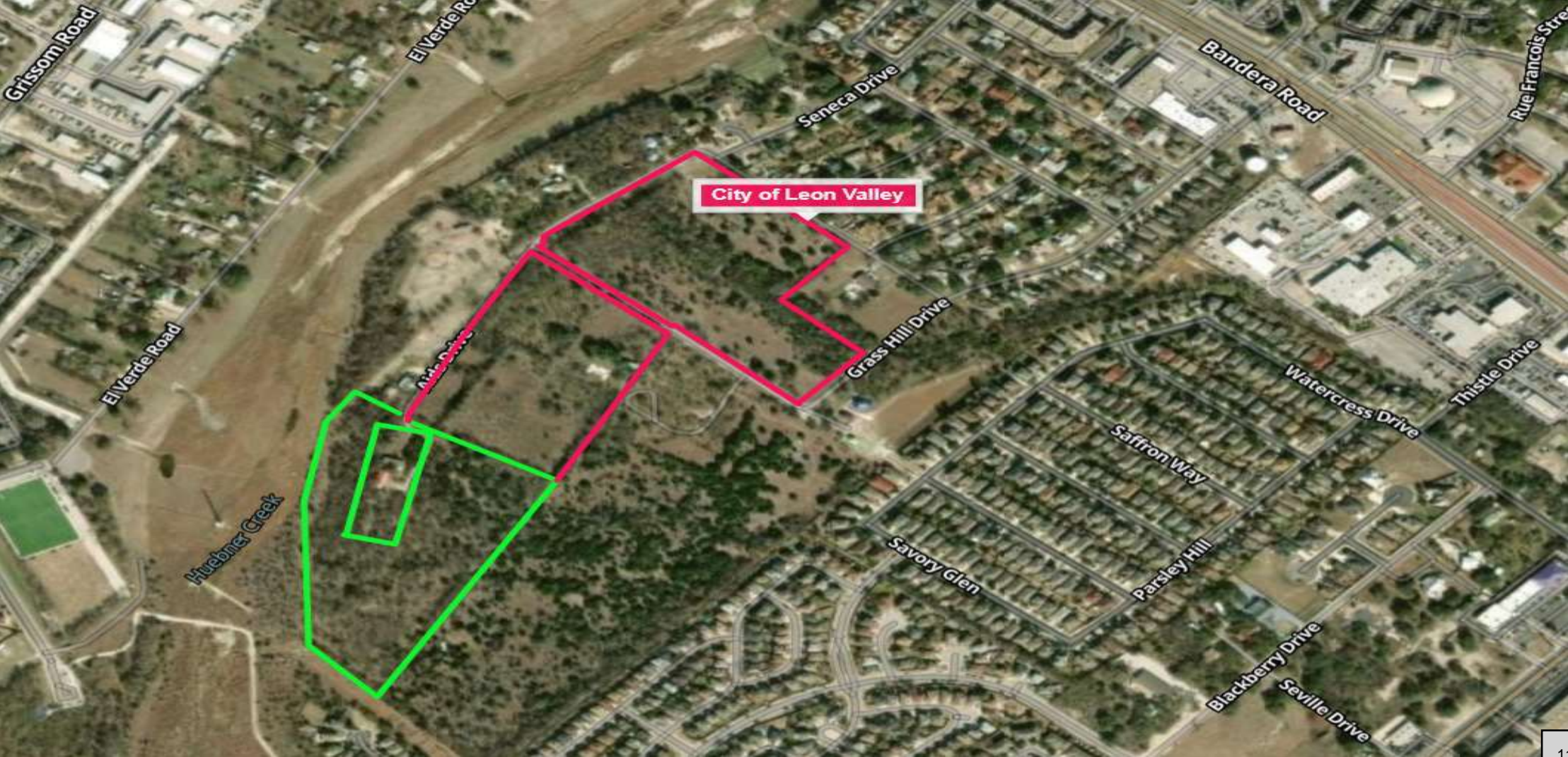


PEACE OF MIND

- Live with peace of mind because you have an industry leader in your corner making sure it's done right.
 - Experience more peace of mind through:
 - Smarter Homes
 - Over 35 years of Experience and Expertise
 - Higher Standards
 - Proven Success



LAND TRACT OUTLINE

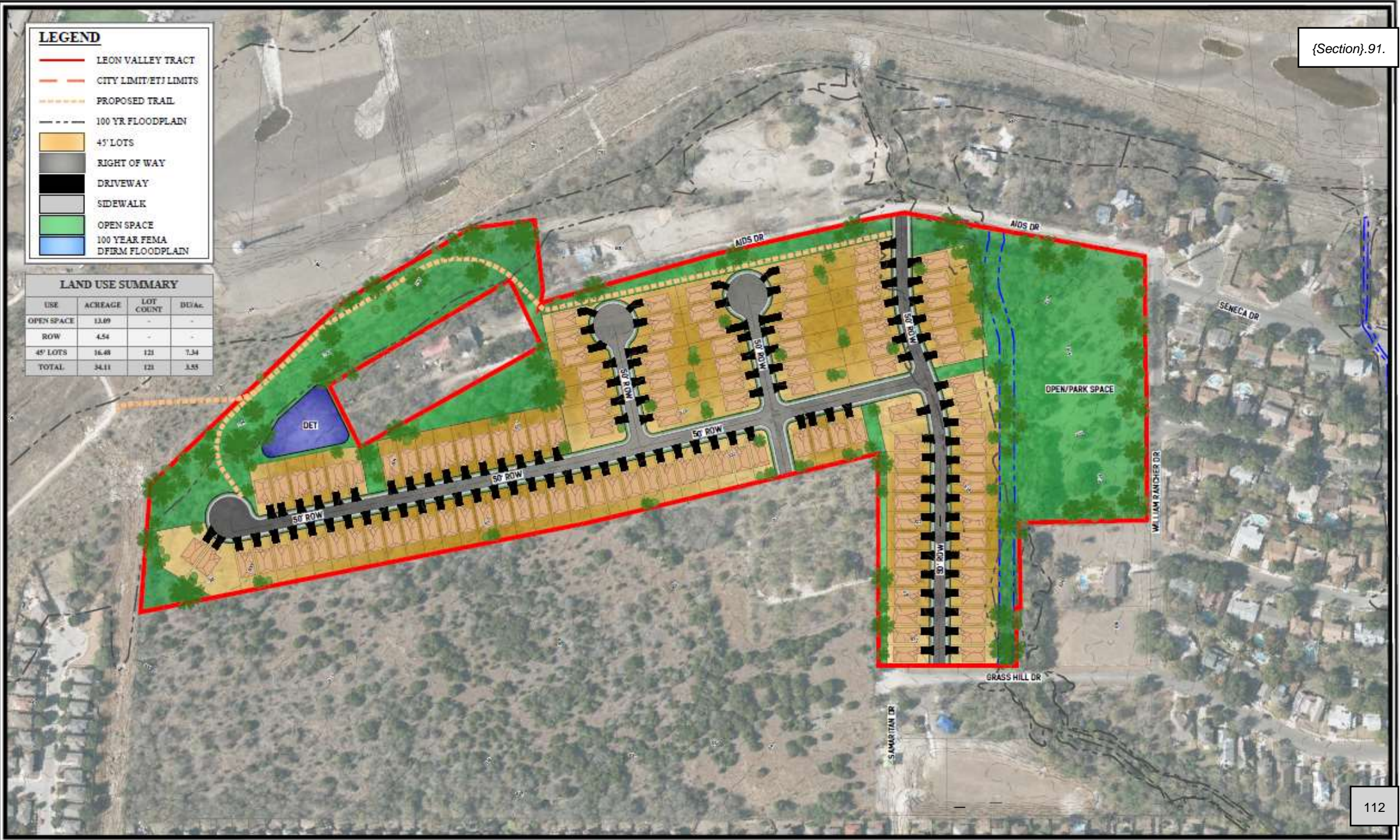


LEGEND

- LEON VALLEY TRACT
- CITY LIMIT/ETJ LIMITS
- PROPOSED TRAIL
- 100 YR. FLOODPLAIN
- 45' LOTS
- RIGHT OF WAY
- DRIVEWAY
- SIDEWALK
- OPEN SPACE
- 100 YEAR FEMA DFIRM FLOODPLAIN

LAND USE SUMMARY

USE	ACREAGE	LOT COUNT	DU/AC
OPEN SPACE	13.09	-	-
ROW	4.54	-	-
45' LOTS	16.48	121	7.34
TOTAL	34.11	121	3.55



WHY MERITAGE:

- +/- 121 Single family, energy efficient, quality built Meritage homes.
- Less traffic impact than commercial, townhomes, or multifamily uses.
- Dedicated park space.
- New walking trails that connect to Huebner Creek Greenway.



OUR PROPOSED VISION FOR SENECA WEST





INTRO



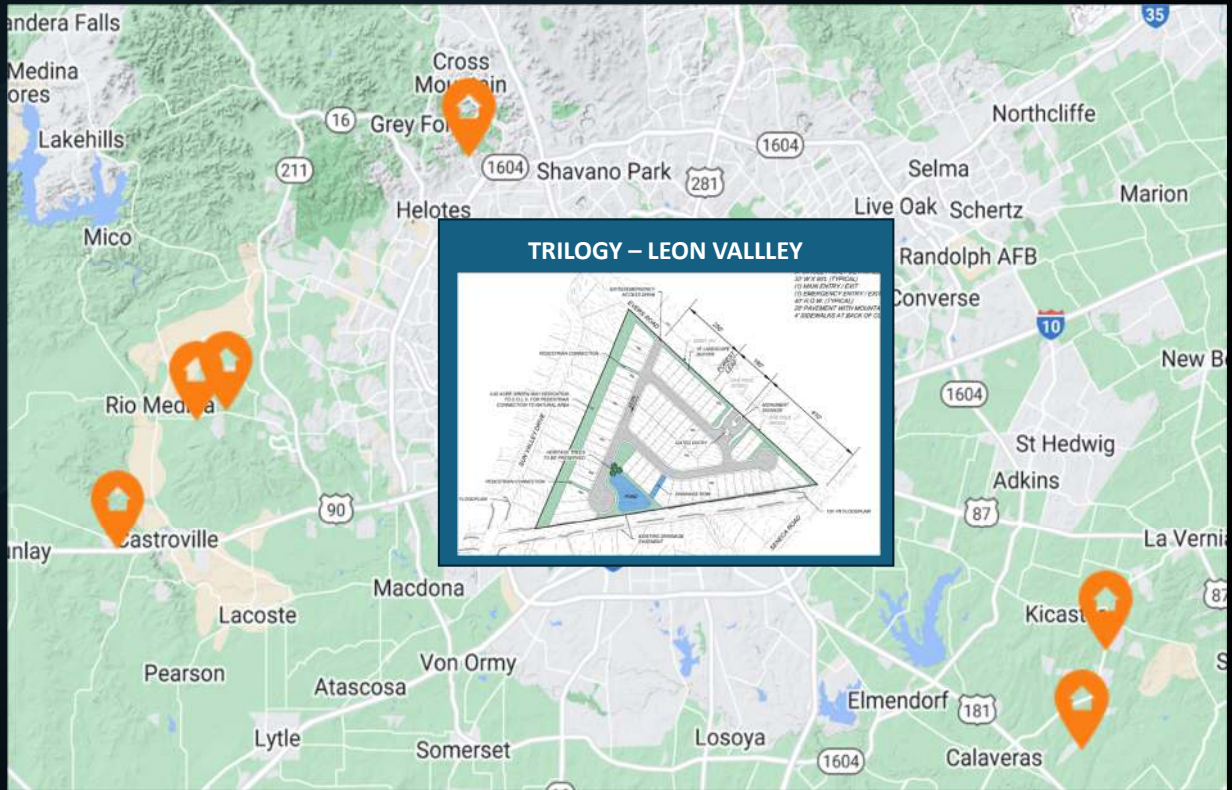
**Land Developers since 2007
Landowners and Taxpayers in Leon Valley since 2015**

**Well known and reputable local San Antonio Builders
Strictly focused on building in San Antonio for the past 30 years**



CURRENT PROJECTS

- Agave Trace
- Vistas of Sonoma
- Ventana
- The Timbers
- Parder Ridge
- Bent Tree
- Legend Park
- Potranco Acres
- The Enclave at Potranco Oak



**WE DESIGN AND DEVELOP HIGH-QUALITY AND WELL-FITTING
COMMUNITIES THROUGH**

COLLABORATION

**THE COMMUNITIES THAT WE DESIGN TODAY ARE HERE TO LAST FOR GENERATIONS.
WE TAKE THIS RESPONSIBILITY VERY SERIOUSLY.
NO DEVELOPER IS SMART ENOUGH TO DESIGN WELL-FITTING COMMUNITIES ON
THEIR OWN. WE MUST COLLABORATE WITH THE CITIZENS AND CITY OFFICIALS WHO
REPRESENT THEM AS WE BUILD FUTURE COMMUNITIES.**

**IT IS PRECISELY THROUGH THESE TYPES OF CONVERSATIONS THAT WE LEARNT ABOUT THE
LACK OF CITIZEN APPETITE FOR AN APARTMENT COMPLEX ON THE TRIANGLE PROPERTY**



OUR LAND ACQUISITIONS IN LEON VALLEY



1

WE PURCHASED OUR FIRST PROPERTY IN 2015 ON POSS RD WITH THE VIEW OF LINKING TO THE THEN-PLANNED CITY CENTRE, WHICH DID NOT HAPPEN.

- AFTER COVID, IN NOVEMBER OF 2021, WE REZONED TO A MIXED-USE PROJECT WITH TOWNHOUSES
- 4 MONTHS LATER, IN MARCH OF 2022, THE FED BEGAN RAISING INTEREST RATES
- THIS PROJECT IS DELAYED WITH PROJECTED CONSTRUCTION START TOWARDS Q1 2025

2

OUR SECOND PROPERTY – THE 9-ACRE TRIANGLE ON EVERS (TRILOGY) CONSTRUCTION STARTED EARLY JANUARY IN PARTNERSHIP WITH TEXAS HOMES

WE CARE

WE HAVE PROVEN TO THE CITY AND THE CITIZENS THAT WE PUT THE COMMUNITY'S BEST INTEREST AND GOOD CITIZENSHIP AHEAD OF PROFITABILITY



OUR INITIAL ZONING ALLOWED US THE DEVELOPMENT OF A 250+ UNIT APARTMENT COMPLEX.

WE LISTENED TO CITY OFFICIALS AND TO OUR NEIGHBORS EXPRESSING CONCERN WITH THAT. WE ARE NOW BUILDING A COMMUNITY OF 67 SINGLE FAMILY HOMES – FOREGOING SUBSTANTIALLY HIGHER PROFITABILITY

9-ACRE TRIANGLE | EVERS & SENECA



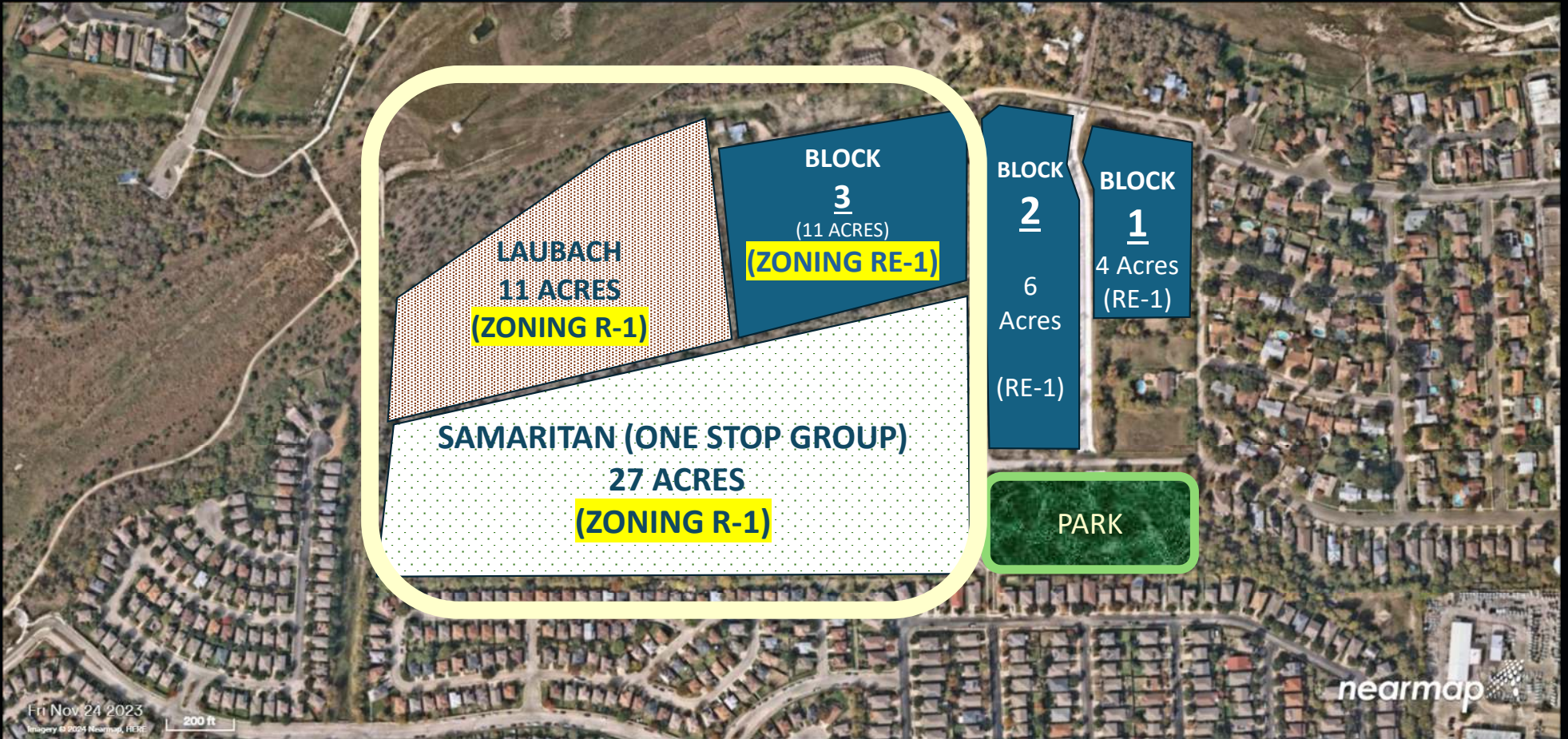


CURRENT SURROUNDING ZONING OF SENECA WEST

SIX 'R6' COMMUNITIES SUROUND THE SENECA-WEST TRIO



CURRENT ZONING



INDEPENDENT FROM THE FATE OF THE CITY-OWNED PROPERTY, THE CONSOLIDATION OF THE TWO PRIVATELY-OWNED PROPERTIES AS CURRENTLY ZONED (R-1), WOULD RESULT IN A 144-LOT DEVELOPMENT, BY-RIGHT

SAMARITAN/OUR GROUP (27 ACRES) + LAUBACH (11 ACRES) = 38 ACRES

CURRENT R-1 ZONING (144 LOTS):

- **MINIMUM 8,400 SQFT LOTS**
- **APPROXIMATELY 3.8 LOTS PER ACRE**
- **50' RIGHT OF WAY**
- **ONE OR TWO STORY HOMES**

REQUESTED R-6 ZONING (227 LOTS):

- **MINIMUM 4,500 SQFT LOTS**
- **APPROXIMATELY 6.7 LOTS PER ACRE**
- **50' RIGHT OF WAY**
- **ONE OR TWO STORY HOMES**

HOWEVER, THIS IS NOT A VIABLE DEVELOPMENT OPTION, UNLESS THE CITY INCURS ALL THE COSTS FOR ROADS, WATER AND SEWAGE EXTENSIONS TO SERVE THE NEW COMMUNITY (\$4.5 MILLION




FIRST CHALLENGE: FIRE SAFETY

RESTRICTED EMERGENCY VEHICLES ACCESS IF THE THREE PROPERTIES ARE NOT DEVELOPED SIMULTANEOUSLY





SECOND CHALLENGE

MADATORY ROADS, WATER, AND SEWER EXTENSIONS COSTS: \$4.6 MILLION

OPINION OF PROBABLE CONSTRUCTION COST SENECA DRIVE AND GRASS HILLS DRIVE ROAD EXTENSION CITY OF LEON VALLEY						
				DATE: 5/16/2023		
						
ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT		
COSA 100	MOBILIZATION	LS	1	10%	\$247,527.50	
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$123,783.75	
COSA 103	REMOVE CONCRETE CURB	LF	335	\$8.00	\$2,680.00	
COSA 103	REMOVE CONCRETE SIDEWALKS AND DRIVEWAYS	SF	230	\$8.00	\$1,840.00	
COSA 103	REMOVE MISCELLANEOUS CONCRETE	SF	585	\$6.00	\$3,510.00	
COSA 104	STREET EXCAVATION	CY	303	\$75.00	\$22,725.00	
COSA 105	CHANNEL EXCAVATION	CY	20	\$96.00	\$1,920.00	
COSA 106	BOX CULVERT EXCAVATION AND BACKFILL	CY	50	\$38.00	\$1,900.00	
COSA 107	EMBANKMENT (FINAL) (ORD. COMP.) (TY B)	CY	100	\$35.00	\$3,500.00	
COSA 203	TRACK COAT	GAL	1,225	\$15.00	\$18,375.00	
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH)	SY	11,478	\$50.00	\$588,560.00	
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE B (6" COMP. DEPTH)	SY	12,254	\$80.00	\$980,320.00	
COSA 307	CONCRETE STRUCTURE (HEADWALLS)	CY	12	\$1,835.00	\$22,020.00	
COSA 500	CONCRETE CURB AND GUTTER	LF	4,850	\$30.00	\$145,500.00	
COSA 502	CONCRETE SIDEWALKS (4')	SY	2,156	\$75.00	\$161,700.00	
COSA 503	PORTLAND CEMENT CONCRETE DRIVEWAY	SY	100	\$95.00	\$9,500.00	
COSA 505	CONCRETE RIPRAP	SY	311	\$610.00	\$189,710.00	
COSA 515	TOPSOIL (4')	CY	240	\$45.00	\$10,800.00	
COSA 520	HYDROMULCHING	SY	2,156	\$55.00	\$119,780.00	
COSA 522	SIDEWALK PIPE RAILING	LF	213	\$200.00	\$42,600.00	
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$74,258.25	
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$49,505.50	
TXDOT 462	CONC BOX CULV (8 FT X 4 FT)	LF	248	\$600.00	\$148,800.00	
SAWS 826	ADJUST VALVE BOX	EA	5	\$770.00	\$3,850.00	
SAWS 851	ADJUST EXISTING MANHOLE	EA	3	\$1,715.00	\$5,145.00	
				CONTINGENCY	20%	\$554,066.00
				TOTAL:		\$3,564,396.00

ESTIMATES AS PROVIDED BY THE CITY'S ENGINEER

OPINION OF PROBABLE CONSTRUCTION COST SENECA DRIVE AND GRASS HILLS DRIVE WATER EXTENSION CITY OF LEON VALLEY						
				DATE: 5/16/2023		
						
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	
COSA 100	MOBILIZATION	LS	1	10%	\$30,269.00	
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$15,134.50	
COSA 415	TOPSOIL	CY	71	\$45.00	\$3,195.00	
COSA 530	HYDROMULCHING	SY	639	\$5.00	\$3,195.00	
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$9,080.70	
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$6,053.80	
COSA 550	TRENCH EXCAVATION SAFETY PROTECTION	LF	1,150	\$76.00	\$87,400.00	
SAWS 818	8" PVC WATER MAIN	LF	1,150	\$172.00	\$197,800.00	
SAWS 824	RELAY 3/4" SHORT SERVICE	EA	5	\$2,000.00	\$10,000.00	
SAWS 824	RELAY 3/4" LONG SERVICE	EA	5	\$2,500.00	\$12,500.00	
SAWS 824	CUSTOMER SHUT-OFF VALVE	EA	10	\$500.00	\$5,000.00	
SAWS 824	RELOCATE 3/4" LONG SERVICE	LF	3	\$3,000.00	\$9,000.00	
SAWS 826	8" GATE VALVE	EA	2	\$4,000.00	\$8,000.00	
SAWS 833	EXIST METER AND EXIST METER BOX RELOCATION	EA	3	\$500.00	\$1,500.00	
SAWS 833	NEW METER BOX	EA	13	\$800.00	\$10,400.00	
SAWS 834	FIRE HYDRANT ASSEMBLY	EA	2	\$10,000.00	\$20,000.00	
SAWS 836	PIPE FITTINGS, ALL SIZES & TYPES	TON	0.25	\$8,000.00	\$2,000.00	
SAWS 840	8" WATER TIE-IN	EA	2	\$6,000.00	\$12,000.00	
SAWS 841	HYDROSTATIC TESTING	EA	1	\$5,000.00	\$5,000.00	
SAWS 844	2" TEMPORARY BLOWOFF	EA	2	\$2,500.00	\$5,000.00	
SAWS 846	1" AIR RELEASE VALVE ASSEMBLY	EA	1	\$5,000.00	\$5,000.00	
				CONTINGENCY	20%	\$72,845.60
				TOTAL:		\$435,873.60

OPINION OF PROBABLE CONSTRUCTION COST SEWER EXTENSION SENECA DRIVE AND GRASS HILLS DRIVE CITY OF LEON VALLEY						
				DATE: 5/16/2023		
						
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	
COSA 100	MOBILIZATION	LS	1	10%	\$47,455.00	
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$23,727.50	
COSA 103	REMOVE CONCRETE CURB	LF	30	\$8.00	\$240.00	
COSA 103	REMOVE CONCRETE SIDEWALKS AND DRIVEWAYS	SF	450	\$6.00	\$2,700.00	
COSA 203	TRACK COAT	GAL	35	\$15.00	\$525.00	
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH)	SY	350	\$60.00	\$21,000.00	
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE B (6" COMP. DEPTH)	SY	350	\$80.00	\$28,000.00	
COSA 500	CONCRETE CURB AND GUTTER	LF	20	\$45.00	\$900.00	
COSA 502	CONCRETE SIDEWALKS	SY	10	\$100.00	\$1,000.00	
COSA 503	PORTLAND CEMENT CONCRETE DRIVEWAY	SY	60	\$80.00	\$4,800.00	
COSA 515	TOPSOIL	CY	69	\$45.00	\$3,105.00	
COSA 520	HYDROMULCHING	SY	625	\$5.00	\$3,125.00	
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$12,436.50	
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$6,218.25	
COSA 550	TRENCH EXCAVATION SAFETY PROTECTION	LF	1,125	\$15.00	\$16,875.00	
SAWS 848	18" PVC SANITARY SEWER LINE (80% WALL DEPTH)	LF	1,125	\$200.00	\$225,000.00	
SAWS 849	SANITARY SEWER AIR DETECTION TESTING	LF	1,125	\$10.00	\$11,250.00	
SAWS 852	SANITARY SEWER MANHOLE (8'-0")	EA	3	\$15,000.00	\$45,000.00	
SAWS 854	SANITARY SEWER LATERALS	LF	345	\$100.00	\$34,500.00	
SAWS 854	TWO-WAY SANITARY SEWER CLEANOUT	EA	15	\$1,000.00	\$15,000.00	
SAWS 855	RECONSTRUCTION OF EXISTING MANHOLES	EA	2	\$7,500.00	\$15,000.00	
SAWS 866	POST-CONSTRUCTION SANITARY SEWER MAIN TELEVISION INSPECTION (8'-18" MAIN)	LF	1,125	\$5.00	\$5,625.00	
				CONTINGENCY	20%	\$99,412.00
				TOTAL:		\$596,882.00

➤ TO ADDRESS THESE CHALLENGES

1

ALL THREE PROPERTIES MUST BE DEVELOPED SIMULTANEOUSLY . . .
USING ONE MASTER SITE PLAN

2

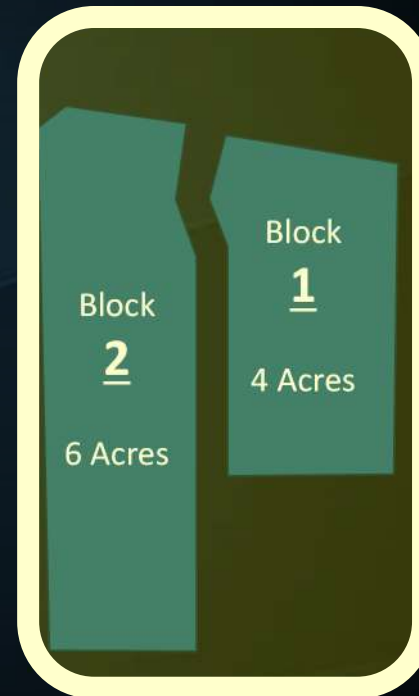
A HIGHER DENSITY ZONING (R6 OR HIGHER) IS A “MUST”, TO ENSURE
FINANCIAL VIABILITY



HAVING THE 27-ACRE SAMARITAN PROPERTY PUTS US IN A UNIQUE POSITION TO:

- **WORK WITH THE CITY ON DIFFERENT PURCHASE OPTIONS**
- **OPTIMIZE THE MASTER SITE DESIGN AND PLANNING PROCESS**
- **OPTIMIZING THE SITE LAYOUT TO BEST DEAL WITH THE STAGERRING IMPROVEMENT COSTS.**
- **INCORPORATE MORE ACCESSIBILITY OPTIONS FOR RESIDENTS AND EMERGENCY VEHICLES**
- **OPTIMIZE THE PLACEMENT OF GREEN SPACES AND PARKS**
- **OPTIMIZE THE PLACEMENT OF A RETENTION POND**

OUR PROPOSAL INCLUDES THREE PURCHASE OPTIONS THAT SHARE THE SAME MASTER SITE PLAN FOR THE THREE CONSOLIDATED PROPERTIES, WITH BLOCKS 1 AND 2 VARYING IN USE



MASTER SITE PLAN FOR THE THREE CONSOLIDATED PROPERTY FEATURES:

275 LOTS

**4-ACRE PARK
BACKING ONTO
HUEBNER CREEK**

RETENTION POND

**GREEN AREAS
THROUGHOUT**

**THREE
ENTRANCES**

SENECA DR

GRASS HILL DR

**TRAFFIC USING BOTH
GRASS HILL AND
SENECA**



OPTION 1

BLOCKS 1 AND 2 STATE OF THE ART MEMORY CARE FACILITY



ALZHEIMER'S STAGGERING STATISTICS

- › Nationally, 6.7 million Americans aged 65 and older are living with Alzheimer's. Seventy Three percent (73%) are aged 75 or older. About 1 in 9 people aged 65 and older (10.7%) has Alzheimer's. (* [Link to Reference](#))
- › In Texas, 400,000 people aged 65 and older are living with Alzheimer's. 11.7% of people aged 45 and older have subjective cognitive decline. **\$3.2 billion is the cost of Alzheimer's to the state's Medicaid program.** (* [Link to Reference](#))
- › For Bexar County, 13% of those over the age of 65 are currently living with dementia or with Alzheimer's disease. (* [Link to Reference](#))
- › In San Antonio, the total population aged 60 and over is roughly 17% at 243,000 and expected to grow to 464,000 individuals by 2040. Approximately **31,000 seniors in the San Antonio area live with Alzheimer's. This number is expected to double by 2040.** (* [Link to Reference](#))

COMMON MODELS OF MEMORY CARE FACILITIES

1

TRADITIONAL - LOCKED-UP WARD



A dedicated hospital-style ward in an assisted living facility where patients are LOCKED-UP for their own safety. This model offers a terrible, Prison-like, end-of-life living quality.

2

STAND ALONE BUILDING – INDOOR ONLY

This model is a dedicated memory care building as part of a larger assisted living facility. It generally offers larger common indoor-only spaces and more spacious living quarters. No outdoor spaces or contact with nature.

3

DEDICATED RECTANGULAR BUILDING



This model is an “institutional-style” dedicated memory care building. It is usually a closed rectangle with a contained open area in the middle. It offers limited exposure to natural light and nature elements .

4

LIVING CLUSTERS

These facilities offer smaller living clusters with larger living quarter and restricted/supervised access to unsecured/unfenced smaller outdoor areas. These facilities are designed for the rich and charge accordingly. Expect to pay over \$8,000 per month.

OUR VISION:

TO BUILD THE NEXT-GENERATION OF MEMORY-CARE, HERE IN LV

- We Purpose-Design a SECURED 7-ACRE PROPERTY that is WHOLLY DEDICATED TO MEMORY CARE
- The whole property is fenced and secured.
- New technology is deployed to allow advanced tracking and monitoring
- It features distributed clusters of living spaces set in an open natural area
- The open-living environment is less “prison-like”, and more of a dignified human living experience
- This model offers unrestricted daylight access to nature and its elements, if allowed
- The secured outdoors offer small gardens, walkways, exercise/physio areas, a petting area, etc...

OPTION 1: MEMORY CARE **275 LOTS**



OPTION 2

THE CITY SELLS ONLY HALF OF THE PROPERTY

BLOCKS 1 AND 2 REMAIN AS A NATURAL AREA OR PARK



OPTION 2: BLOCKS 1 AND 2 REMAIN AS A NATURAL AREA **275 LOTS**



OPTION 3

BLOCK 1 REMAINS AS NATURAL AREA

BLOCK 2 DEVELOPED AS R6



OPTION 3: ONLY BLOCK 1 REMAINS AS A NATURAL AREA / PARK

314 LOTS





ONE OF THE MAIN DECISION FACTORS AT THIS POINT IS THE NEIGHBORS' CONCERNS:

PRESERVING NATURE / TREE
&
INCREASED TRAFFIC

CITIZENS' CONCERN #1: PRESERVING THE TREES

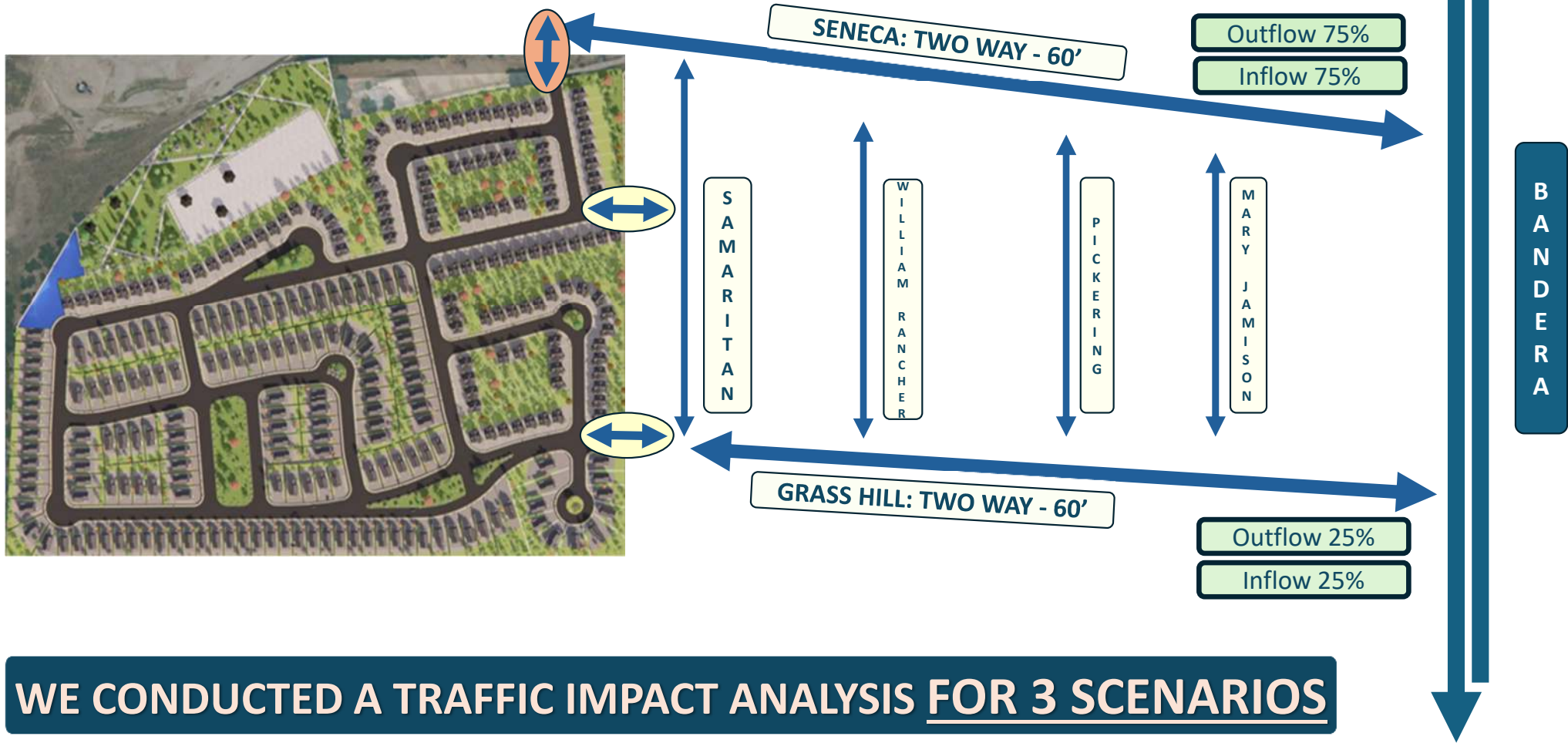
**1995
AERIAL**

**THIS 1995 AERIAL MAP SHOWS THE
TRIO-PROPERTY AS FARMLAND**

**THERE ARE NO HERITAGE
TREES ON THIS PROPERTY**



CITIZENS' CONCERN #2 : INCREASE IN TRAFFIC:



WE CONDUCTED A TRAFFIC IMPACT ANALYSIS FOR 3 SCENARIOS

CITY PROPERTY NOT SOLD: ONLY SAMARITAN + LAUBACH DEVELOPED

227 LOTS

Table 1. Trip Generation for proposed development (227 lots)

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	227		227		227	
Trips	2141		159		213	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1070	1070	40	119	134	79

Source: ITE Trip Generation Manual, Eleventh Edition

Table 2. Trip Distribution for proposed development with 227 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	30	89	101	59
Grass Hill Drive	25%	10	30	34	20

ONLY ELIZONDO PROPERTY SOLD TO BE DEVELOPED

275 LOTS

Table 3. Trip Generation for proposed development with 275 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	275		275		275	
Trips	2593		193		259	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1297	1297	48	144	163	96

Source: ITE Trip Generation Manual, Eleventh Edition

Table 4. Trip Distribution for proposed development with 275 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	36	108	122	72
Grass Hill Drive	25%	12	36	41	24

ALL CITY PROPERTY SOLD TO BE DEVELOPED

314 LOTS

Table 5. Trip Generation for proposed development with 314 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	314		314		314	
Trips	2961		220		295	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1481	1481	55	165	186	109

Source: ITE Trip Generation Manual, Eleventh Edition

Table 6. Trip Distribution for proposed development with 314 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	41	124	139	82
Grass Hill Drive	25%	14	41	46	27

TRAFFIC IMPACT ANALYSIS – SUMMARY

- ❖ **SENECA DR. AND GRASS HILL DR. ARE WIDE COLLECTORS (60' RIGHT-OF-WAY). THEY CAN HANDLE MORE THAN 8,000 VEHICLES PER DAY EACH.**
- ❖ **THIS AREA IS SECLUDED. THERE IS NO THROUGH TRAFFIC FROM ANY OTHER NEIGHBORHOODS.**
- ❖ **SENECA DR. SEES AN AVERAGE TRAFFIC INCREASE IS JUST MORE THAN 2 VEHICLES PER MINUTE AT PEAK TIMES**
- ❖ **GRASS HILL DR. SEES AN AVERAGE INCREASE OF LESS THAN 1 VEHICLE PER MINUTE AT PEAK TIMES**

ATTACHED SUPPORTING COPY OF OUR RECENT TRAFFIC IMPACT ANALYSIS THAT WE COMMISSIONED TO MR. JOE NIX, PE. MR. NIX ALSO CONDUCTED AN TIA FOR THE CITY ON THIS EXACT PROPERTY BACK IN 2007

**AS WE ALL GET CLOSER TO A FINAL DECISION,
WE INVITE YOU TO EXAMINE THE FOLLOWING RIPPLE EFFECTS OF
THIS CURIOUS CASE OF SUCCESSFUL LOBBYING AGAINST THE DEVELOPMENT OF
PRIVATELY-OWNED PROPERTIES, FOR OVER 40 YEARS**

RIPPLE EFFECT #1: THE NEIGHBORING LANDOWNERS' HARDSHIP WITH THEIR PROPERTIES HELD HOSTAGE FOR OVER 40 YEARS

ONE CAN APPRECIATE PEOPLE'S STRONG LOBBYING TO MAINTAIN THEIR LIFESTYLE, COMFORT, AND PLEASURES. HOWEVER, ONE MUST ALSO CONSIDER THE SERIOUS FINANCIAL HARDSHIP AND DISPAIR THAT THIS LOBBYING HAS CAUSED THE NEIGHBORING LANDOWNERS, THEIR FAMILIES, AND THEIR LIVELIHOOD FOR OVER FOUR DECADES.

1

- ❖ THE ONLY WAY FOR A LANDOWNER TO REALIZE ON THEIR FAMILIES' LONGTERM LAND INVESTMENTS INSIDE CITY LIMITS IS TO EITHER DEVELOP THESE PROPERTIES THEMSELVES, OR SELL TO A DEVELOPER.
- ❖ FOR THE PAST 40 YEARS, THESE LANDOWNERS HAVE BEEN REPEATEDLY DENIED REASONABLE REZONING REQUESTS TO DEVELOP THEIR LAND. FURTHER, CITY OPEN RECORDS SHOW THAT OTHER DEVELOPERS WERE INTERESTED IN PURCHASING THESE PROPERTIES, BUT ALSO FAILED IN THEIR ATTEMPTS TO REZONE.
- ❖ IRONICALLY, FOR OVER 40 YEARS, AND IN ADDITION TO BEING DENIED ANY BENEFITS FROM THEIR LAND INVESTMENTS, THESE LANDOWNERS REMAINED OBLIGED TO INCURE OUT OF POCKET EXPENSES TO PAY THEIR PROPERTY TAXES. THEY SPENT THEIR HARD-EARNED MONEY TO RETAIN UNPRODUCTIVE PROPERTIES, AND TO PAY FOR CITY SERVICES THAT THEY DIDN'T AND COULDN'T USE.

RIPPLE EFFECT #2: COMPROMISE ESSENTIAL CITY SERVICES

THIS DEVELOPMENT GENERATES SIGNIFICANT RECURRING TAX REVENUES WHICH WOULD EASE CURRENT BUDGET CONSTRAINTS. THESE CONSTRAINTS ARE LIMITING THE CITY'S ABILITY TO PROVIDE IMPROVED ESSENTIAL SERVICES TO THE CITIZENS:

2

1. CITIZENS ARE CONSISTENTLY VOICING THEIR DISCONTENT WITH CURRENT SERVICE LEVELS;
2. EMERGENCY SERVICES ARE CONSTRAINED;
3. THE POLICE AND FIRE DEPARTMENTS ARE UNDERSTAFFED;
4. CITY ADMINISTRATIVE FUNCTIONS ARE AFFECTED;
5. THE LIBRARY OPENS ON A REDUCED SCHEDULE; AND
6. PARKS AND RECREATIONAL FACILITIES ARE UNDERFUNDED

HERE IS A HARD QUESTION TO ASK

HOW DOES AN INDIVIDUAL'S INCONVENIENCE BY A NEGLIGEABLE INCREASE IN TRAFFIC, OR THEIR POTENTIAL LOSS OF ENJOYING A NATURAL AREA (MOST OF WHICH IS PRIVATELY-OWNED), TRUMP:

- ❖ **THE WHOLE CITY EXPERIENCING CONSTRAINED ESSENTIAL SERVICES**
- ❖ **NEIGHBORING LANDOWNERS EXPERIENCING SUCH FINANCIAL HARDSHIP AND INJUSTICE FOR OVER 40 YEARS**





THREE OF THE LIKELY OPTIONS THAT COUNCIL MAY DECIDE ON:

- **SELL ALL 21 ACRES & CHOOSE A PREFERRED LAND USE**
- **ONLY SELL THE ELIZONDO PROPERTY TO BE DEVELOPED WITH THE OTHER TWO PROPERTIES**
- **REFRAIN FROM SELLING ANY OF IT**

IMPACT SUMMARY OF THESE THREE OPTIONS

	COUNCIL'S DECISION RE: CITY-OWNED PROPERTY	PARCELS TO BE DEVELOPED	TOTAL ACRES	ZONING	# LOTS	NET CONTRIBUTION TO THE CITY'S ANNUAL BUDGET
1	SELL ALL 21 ACRES	BLOCK 2 + BLOCK 3 + SAMARITAN + LAUBACH	55	R6	314	\$615,754
2	ONLY SELL THE ELIZONDO PROPERTY	BLOCK 3 + SAMARITAN + LAUBACH	49	R6	275	\$539,275
3	REFRAIN FROM SELLING *	SAMARITAN + LAUBACH	38	R6	227	\$445,147



REFRAINING FROM SELLING AT LEAST THE ELOZONDO PROPERTY SUBSTANTIALLY IMPACTS THE FINANCIAL VIABILITY OF ANY PROPOSED SITE PLAN. IT ALSO SEVERLY LIMITS:

- **SITE PLANNING OPTIONS**
- **ACCESSIBILITY OPTIONS FOR RESIDENTS AND EMERGENCY VEHICLES**
- **ABILITY TO COMPLY WITH THE FIRE CODE,**
- **ABILITY TO DEAL WITH THE STAGERRING IMPROVEMENT COSTS.**



THANK YOU!

WE LOOK FORWARD TO PARTNERING WITH THE
CITY TO BUILD A BEAUTIFUL NEW COMMUNITY @
SENECA WEST

