



CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 07, 2026 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** - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.
- 3. Presentations**
 1. Presentation of a Proclamation Declaring April 19th - 25th National Library Week 2026 - Mayor Chris Riley
 2. Presentation of the 2025 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director
 3. Presentation and Discussion from TML Vendor Homeserve Service Line Program - Emilie Zalfini
 4. Presentation of the 2026 Swim Season, and Update on the Texas Parks and Wildlife Department Grant Received for the Forest Oaks Pool Improvements Project - D. Dimaline, Public Works
 5. Presentation, Discussion and Direction to Staff on options for Amending the STR Regulations, if any - Mayor, Chris Riley
 6. Presentation, Discussion, and Possible Action on Proposed Capital Plans FY 2027 - Dr. Caldera, City Manager

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:**
 - **April 21, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
 - **April 20, 2026 – Last Day that Registered Voters may apply for a Ballot by Mail**
 - **April 20-28, 2026 - Early Voting by Personal Appearance**
EARLY VOTING HOURS
Tuesday, April 20, 2026 through Thursday, April 23, 2026: 8:00 A.M. to 8:00 P.M.
Friday, April 24, 2026: Closed (Battle of the Flowers Holiday)
Saturday, April 25, 2026: 8:00 A.M. to 6:00 P.M.
Sunday, April 26, 2026: 12:00 P.M. to 6:00 P.M.
Monday, April 27, 2026 through Tuesday, April 28, 2026: 7:00 A.M. to 7:00 P.M.
 - **April 24, 2026 – City Hall and Municipal Offices Closed**
In observance of Battle of the Flowers Holiday
 - **April 25, 2026 – Coffee with the Mayor & City Council**
9:00 AM – 11:00 AM, at the Leon Valley Conference Center, 6421 Evers Road
 - **April 28, 2026 – Special City Council and Planning & Zoning Commission Joint Meeting**
7:00 PM – City Council Chambers
 - **May 02, 2026 – Election Day**
Polls Open from 7:00 AM until 7:00 PM
 - **Miscellaneous other Events and Announcements**
6. **Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.
1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 03-17-2026 Regular City Council Meeting Minutes
 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 01-08-2026 Park Commission Meeting Minutes
 - b. 02-12-2026 Park Commission Meeting Minutes

c. 02-24-2026 Planning Zoning Commission Meeting Minutes

3. Discussion and Possible Action on a Resolution Appointing a Member to the Earthwise Living Committee - Mayor Chris Riley
4. Discussion and Possible Action on a Resolution Awarding the Lowest Qualified Bid in the Amount of \$979,511.60, with 15% for Contingency and Authorizing the City Manager to Enter into a Contract with Presidio Contracting, LLC for the Huebner Creek Greenway Hike and Bike Trail Extension Project - D. Dimaline, Public Works Director
5. Presentation and Discussion on an Resolution Authorizing the Amendment of the Lease Agreement with the Northwest Senior Club at the City of Leon Valley Irene Baldrige Community Center - C. Miranda, Community Relations Director
6. Discussion and Possible Action Affirming Sarah Woepfel as the Economic Development & Special Projects Director for the City of Leon Valley - Dr. C. Caldera, City Manager

7. **Regular Agenda**

1. Presentation, **Public Hearing**, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 3.38 Acre Tract of Land, Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 and 10 (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director
2. Discussion, **Public Hearing**, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail District on Approximately .89 Acre Tract of Land, Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Blk, Lot 60, Leon Valley Addition (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director
3. Presentation and Discussion on an Ordinance Authorizing the City Manager to enter into a Development Agreement between the City of Leon Valley and RC Bandaru, Bandaru Realty Group, for the Sale of Real Property .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, also known as the Silo property (First Read as Required by City Charter) - Dr. C. Caldera, City Manager
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.**
 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:

1. Pursuant to Texas Government Code Section 551.072: Deliberations about Real Property to discuss the value of .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, City of Leon Valley, Bexar County, Texas also know at the Silo Property

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 this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

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

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

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

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

Median-Valued Homestead Property of \$230,620	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,087.67
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,256.97
An estimate if a balanced budget is funded and adopted at the no- new-revenue tax rate for FY 2025/26	\$ 1,164.72



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
MONTH XX, 2022 XX:XX PM



MAYOR AND COUNCIL COMMUNICATION

DATE: April 07, 2026

TO: Mayor and Council

FROM: Regina Reed, Library Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation of a Proclamation Declaring April 19th – 25th National Library Week 2026

SPONSOR(S): N/A

PURPOSE & BACKGROUND

National Library Week is an annual celebration highlighting the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities.

In the mid-1950s, research showed that Americans were spending less on books and more on radios, televisions and musical instruments. Concerned that Americans were reading less, the ALA and the American Book Publishers formed a nonprofit citizens organization called the National Book Committee in 1954. The committee's goals were ambitious. They ranged from "encouraging people to read in their increasing leisure time" to "improving incomes and health" and "developing strong and happy family life."

In 1957, the committee developed a plan for National Library Week based on the idea that once people were motivated to read, they would support and use libraries. With the cooperation of ALA and with help from the Advertising Council, the first National Library Week was observed in 1958 with the theme "Find Your Joy!" The 2026 celebration marks the 68th anniversary of the first event.

FISCAL IMPACT

N/A

RECOMMENDATION

Declare April 19th – 25th National Library Week 2026 in Leon Valley.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



National Library Week 2026 Proclamation

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries partner with schools, businesses, and organizations to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, libraries nurture young minds through storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “**Find Your Joy**”;

NOW, THEREFORE, be it resolved that I, Chris Riley, Mayor of the City of Leon Valley, proclaim April 19–25, 2026, as National **Library Week**. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.

Chris Riley

Mayor Chris Riley



Presentation of a Proclamation Declaring April 19th – 25th National Library Week 2026

Regina Reed, MLIS
Library Director
City Council Meeting
April 07, 2026

National Library Week: Find Your Joy

**NATIONAL
LIBRARY
WEEK**

April 19–25, 2026



Photography courtesy of Association Studios

FIND YOUR JOY!

MYCHAL THREETS
NATIONAL LIBRARY WEEK HONORARY CHAIR

MAYOR AND COUNCIL COMMUNICATION

DATE: April 07, 2026

TO: Mayor and Council

FROM: Regina Reed, Library Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation of the 2025 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The Leon Valley Public Library in Leon Valley, Texas has received the 2025 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association (TMLDA,) an affiliate of the Texas Municipal League. To successfully receive the Achievement of Library Excellence Award, the library must exhibit excellence by providing services to underserved and special populations, marketing in innovative ways, pursuing collaborative efforts, offering enhanced services through unique or expanded programming, providing literacy support, providing for digital inclusion, supporting workforce development, promoting cultural, topical, and educational programming, comprehensively training staff, and offering other unique services to their community. Of the 516 public libraries in Texas, only 101 received this award in 2025.

FISCAL IMPACT

N/A

RECOMMENDATION

Present the 2025 TMLDA Award

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



January 21, 2026

Regina Reed
Leon Valley Public Library
6425 Evers Rd.
Leon Valley, TX 78238

Dear Ms. Reed,

Congratulations to the Leon Valley Public Library! On behalf of the Texas Municipal Library Directors Association, I am pleased to inform you that you have been awarded the 2025 Achievement of Excellence in Libraries Award.

Your application clearly demonstrated your commitment to providing exceptional service to your community. Of the 516 public library systems in Texas, your library is one of only 101 who have earned this year's award. With this honor, your library is now in the top 20% of all public libraries in the state.

We know you will want to proudly display your accolades, which include a congratulatory letter, a digital medal and an award template that can be used to order a plaque. The digital medal is an image file that can be used (but not altered) on websites, email signatures, stationery, and other official library promotional materials. The digital image can be made to be clickable to the TMLDA award site or to a page displaying your accomplishment and/or completed application.

Again, congratulations on this accomplishment, and thank you for enriching the lives of your residents and providing your community with outstanding and innovative services.

Kind regards,

Michelle Cervantes

Michelle Cervantes
President, Texas Municipal Library Directors Association



Presentation of the 2025 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award

Regina Reed, MLIS
Library Director
City Council Meeting
April 07, 2026

Summary

Of the 516 public library systems in Texas, Leon Valley Public Library is one of only 101 who have earned this year's award. With this honor, our library is in the top 20% of all public libraries in the state.

Service Line Program

by



Residential Water and Sewer Solutions

Trusted by 1,300+ partners

Service Line Program by HomeServe (SLP) offers affordably priced repair/replacement plans that address homeowners' aging private sewer/septic and water infrastructure. When your residents experience an emergency, all they need to do is call us and we will connect them with a local vetted contractor with no service fee or deductible for covered repairs.

Program Highlights

- ✓ **Educates homeowners** about their lateral line responsibilities
- ✓ Handles all resident communications, service delivery and administration at **no cost** to the municipality
- ✓ Provides **ongoing revenue stream** to the municipality
- ✓ **Reduces calls** from residents to the municipality for lateral water and sewer line issues
- ✓ Includes a **24/7/365 multilingual hotline** for scheduling repairs
- ✓ All repairs performed to city code by **local-area, licensed contractors**, keeping money in the local economy
- ✓ All communication materials sent to residents are **pre-approved** by the municipality
- ✓ The only utility line protection program endorsed by **multiple state and municipal leagues**



HomeServe Stats



Over 1,340 municipal, utility and association partners across North America.



4.8 out of 5 stars customer satisfaction rating.



Saved customers **over \$2.5 billion** in home repairs to date.

Discover SLP in your state!

Call: 1-866-974-4801 or visit watersolutions.homeserve.com for more information.



Why Should Your City Offer This Program?



Aging infrastructure impacts private lines, too.

Nationwide a water main breaks every two minutes. The same elements that cause those failures also affect your residents' private lines: age of lines, deteriorating pipe material, freezing and thawing, and ground shifting.

This program provides an optional—proactive—solution to a problem that is bound to strike your residents at some point in time.



Homeowners believe service line repairs are the municipality's responsibility.

When private service lines break or leak, many homeowners call the municipality first and are often surprised—and frustrated—to learn that the municipality can't help.

Educational marketing about homeowners' responsibility for service lines is a key component of the program.



An unexpected repair expense can be hard on a budget—and peace of mind.

Studies show that most Americans do not have enough savings to cover an emergency repair or replacement cost that could be from hundreds to thousands of dollars. In addition, many can be overwhelmed by having to find a trustworthy contractor.

The program provides affordable repair plans backed by vetted, local-area contractors, keeping dollars in the local economy.

Discover SLP in your state!

Call: 1-866-974-4801 or visit watersolutions.homeserve.com for more information.



MARKETING AGREEMENT

This MARKETING AGREEMENT (“**Agreement**”) is entered into and made effective as of _____, (“**Effective Date**”), by and between the City of Leon Valley, Texas (“**City**”), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America (“**SLWA**,” and together with City, the “**Parties**,” and each, a “**Party**”).

WHEREAS, individual residential property owners (“**Customer(s)**”) residing in the City own and are responsible for sewer and water lines between the mainlines and the connection on their property;

WHEREAS, City desires to announce to Customers the opportunity, but not the obligation, to purchase plans as set forth in Exhibit A or as otherwise mutually agreed by the Parties in writing (including by email) (“**Plan(s)**”) to repair such lines; and

WHEREAS, SLWA is a subsidiary of HomeServe USA Corp. (“**HomeServe**”).

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City grants to SLWA the right to offer and market service Plans subject to the terms and conditions of this Agreement.

2. **Obligations of the Parties.**

A. **Mutual Grant of License.** City grants to SLWA a non-exclusive license (“**License**”) to use the designated names, symbols, trademarks, service marks, logotypes, trade names and insignias (“**Marks**”) owned by City or its Affiliates (defined below), which may include the use of City’s logo and name in advertising (including on SLWA’s websites or social media sites), in signature lines, and in marketing materials to be sent to Customers, all at SLWA’s sole cost and subject to City’s prior review and approval, which will not be unreasonably conditioned, delayed, denied, or withheld. SLWA grants to City a License to use SLWA’s Marks which shall be limited to the use of SLWA’s logo and name in advertising (including on City’s websites or social media sites), in all cases subject to SLWA’s prior review and approval, which will not be unreasonably conditioned, delayed, denied, or withheld. Each Party’s use of the other Party’s Marks in accordance with this Agreement will not infringe any other party’s rights. In the event that City extends a similar license to a competitor of SLWA during the Term, City shall provide thirty (30) days’ written notice prior to such grant of license and SLWA may immediately terminate this Agreement.

B. **Data.**

i. If City elects to do so, City may provide SLWA with “zip code” data for Customers in an agreed-upon format. If City further elects to do so, City may also provide a list of the name, service address, postal address (if different), residential telephone number, and, if available, email address of Customers and any other appropriate or necessary data (“**Customer Data**”) to SLWA, or to a third party if and as directed by SLWA in writing, for use by SLWA in furtherance of the marketing and sale of the Plans. If provided by City, Customer Data will be provided to SLWA quarterly or more frequently during the Term and in a mutually agreed electronic format. If provided by City to SLWA, Customer Data shall remain City’s property and Confidential Information (defined below), and SLWA will only use Customer Data as permitted by this Agreement. If Customer Data is provided by City to SLWA, City warrants, represents, and covenants that Customer Data has been and will be collected in compliance with all Applicable Laws, and that it is permitted by Applicable Laws and by any applicable privacy policy to provide Customer Data to SLWA and to permit SLWA to use Customer Data for the purposes set forth in or contemplated by this Agreement. SLWA may obtain Customer Data from a third-party in furtherance of the marketing and sale of the Plans. In the event SLWA obtains Customer Data from a third-party, it shall become and remain SLWA’s property and Confidential Information. “**Member**” means those Customers that purchase and are successfully enrolled in a Plan by SLWA. Each Member’s name, address, phone number, email address and any other information that SLWA collects from a Member, is SLWA’s property and Confidential Information.

ii. **Data Processing Addendum.** In the event that City provides Customer Data to SLWA, the Parties shall abide by all of the requirements and obligations set forth in that certain Data Processing Addendum, which can be accessed and viewed at: <https://www.homeserve.com/sc/legal/HomeServeDataPrivacyAddendum> (the “**DPA**”), which is incorporated herein by reference, and which may be modified by SLWA to maintain compliance with all Data Protection Laws (as defined in the DPA). In the event of any inconsistency between the provisions in this Agreement and those contained in the DPA, the DPA shall control.

3. **Term; Termination.** The term of this Agreement shall be for the number of years in Exhibit A commencing with the Effective Date (“**Initial Term**”). The Agreement will automatically renew for additional one (1) year terms, unless one of the Parties gives the other written notice at least ninety (90) days prior to the end of the then current term (each a “**Renewal Term**” and collectively with the Initial Term, the “**Term**”) that the Party does not intend to renew this Agreement. In the event that a Party is in material breach of this Agreement, the non-breaching Party may terminate this Agreement thirty (30) days after giving written notice to the breaching Party of such breach, (i) if said breach is not cured during said thirty (30) day period, or, (ii) if such breach is incapable of being cured in such period, the breaching Party has failed to take during such period substantive steps to cure such breach. Beginning twelve (12) months after the Effective Date, either Party may terminate this Agreement without cause upon sixty (60) days’ prior written notice to the other Party. SLWA will, to the extent permissible under Applicable Laws, be permitted to complete any marketing initiative approved by City prior to termination of this Agreement.

4. **Consideration.** SLWA shall pay City a fee based on the success of the marketing efforts using the Marks subject to the License as described herein (“**License Fee**”), as set forth in Exhibit A. The first payment of the License Fee shall be due by January 30th of the year immediately following the Effective Date. Subsequent payments shall be made on an annual basis throughout the Term, due and payable on January 30th of each succeeding year.

5. **Applicable Laws.** Each Party shall comply at all times with all applicable laws, statutes, treaties, rules, codes, ordinances, regulations, permits, official guidelines, judgements, orders and interpretations, as well as licensing or registration requirements (“**Applicable Laws**”) with respect to its obligations under this Agreement. For any Customer Data provided by City to SLWA, City warrants, represents and covenants that Customer Data has been and will be collected in compliance with all Applicable Laws. City is permitted by Applicable Laws and privacy policies to provide Customer Data to SLWA and to permit SLWA to use such data as contemplated by this Agreement.

6. **Confidentiality.** “**Confidential Information**” of a Party means any non-public, proprietary, or confidential information, whether or not it constitutes a trade secret under Applicable Laws, and any other information that a reasonable person would expect to be confidential. Each Party will treat Confidential Information received from the other Party as confidential, and such Party shall not disclose or use such information in a manner contrary to the purposes of this Agreement. Notwithstanding the foregoing, a Party shall not be liable to the other Party for any disclosure of Confidential Information that is required under any Applicable Laws, applicable public records act or under court order. To the extent legally permissible, a Party shall provide written notice to the other Party prior to any such disclosure.

7. **Ruling and/or Code Change; Coverage Changes.** In the event that: (i) a change or proposed change in Applicable Laws, or municipal or similar codes; or (ii) an interpretation, policy, ruling, or order by any court, tribunal, arbitrator, regulatory agency, commission, including a public service commission or similar body of the state or commonwealth where City is located, or other instrumentality of the United States, or any state, county, city, or other political subdivision; negatively or potentially negatively impacts the terms of this Agreement or the obligations of the Parties set forth in this Agreement, the Parties shall negotiate in good faith to modify the terms of this Agreement accordingly. Should the Parties be unable to reach a mutual agreement to revise this Agreement, then either Party may terminate this Agreement on thirty (30) days’ written notice to the other Party. Notwithstanding the above, the coverages under the Plans are subject to change by SLWA due to changes required by Applicable Laws or the service agreements for the Plans.

8. **Independent Contractor Status.** The obligations performed by each Party in this Agreement shall be executed as an independent contractor. SLWA shall have responsibility for and control over the details and means for providing the Plans under this Agreement. Neither Party nor any of its directors, managers, members, officers, employees, contractors, subcontractors, and agents, and in the case of City, also its elected officials (“**Representatives**”) shall be considered an employee, representative, agent or subcontractor of the other Party or its Representatives.

9. **Indemnification.** Each Party (the “**Indemnifying Party**”) hereby agrees to indemnify, defend and hold the other Party and its Representatives (collectively or individually, “**Indemnitee**”) harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (“**Claim(s)**”), which an Indemnitee may suffer or which may be sought against or are recovered or obtainable from an Indemnitee, as a result of or arising out of any breach of this Agreement by the Indemnifying Party, or any negligent or fraudulent act, intentional misconduct, or omission of the Indemnifying Party or its Representatives in the performance of this Agreement; provided that the applicable Indemnitee notifies the Indemnifying Party of any such Claim within a time that does not prejudice the ability of the Indemnifying Party to defend against such Claim. Any Indemnitee under this Agreement may participate in its own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation.

10. **Anti-Bribery and Corruption.**

A. Each Party warrants to the other that:

- i. it has not offered, promised, given, accepted, or agreed to give or accept, and shall not during the Term offer, promise, give, accept, or agree to give to or accept from any person any bribe on behalf of the other Party or otherwise with the object of obtaining a business advantage for the other Party or otherwise;
- ii. it will not engage in any activity or practice which would constitute an offense under any applicable anti-bribery and corruption laws, including but not limited to the United States Foreign Corrupt Practices Act of 1977, the United Kingdom’s Bribery Act 2010 and Canada’s Corruption of Foreign Public Officials Act, and it will notify the other Party as soon as practicable of any offense of the foregoing acts in connection with this Agreement, or any breach of the undertakings contained in this section of which it becomes aware;
- iii. it has in place, and during the Term will maintain, its own policies, procedures, and internal controls, including accounting procedures to record expenditures in connection with this Agreement, necessary to ensure compliance with any applicable anti-bribery and corruption laws;
- iv. it will ensure that any person who performs or has performed services for or on its behalf (“**Associated Person**”) complies with this section, it will not enter into an agreement with any Associated Person in connection with this Agreement unless such agreement contains terms substantially similar to those contained in this section, and it shall be responsible for any breach of such terms, or these terms, by any Associated Person that is a subcontractor of the Party hereunder;
- v. from time to time during the Term, at the reasonable request of the other Party, it will confirm in writing that it has complied with the terms of this section and will provide any information reasonably requested by the other Party to demonstrate such compliance; and
- vi. in the case of City, it will abide by the “Reporting Hotline” section of SLWA’s Business Partner Code of Conduct (described in “Business Partner Code of Conduct” section) to report to SLWA any request or demand for any improper payments or other improper advantage of any kind in connection with the performance of this Agreement.

11. **Records; Audit.** Each Party shall, at all times during the Term and for a period of seven (7) years after the termination or expiration of this Agreement, maintain complete and accurate records, together with supporting or underlying documents and materials, kept and maintained by such Party, its employees, contractors, agents, assigns, successors, or subcontractors, to substantiate such Party’s compliance with its obligations and responsibilities under this Agreement. Up to once per year of the Term, each Party shall have the right, upon at least ten (10) days’ prior written notice and during normal business hours, at its sole cost and expense, to audit and inspect, on its own or through a Representative, the other Party’s records for the purpose of confirming such other Party’s compliance with the terms of this Agreement.

12. **Notice.** Any notice required to be given under this Agreement shall be deemed to have been received when delivered (i) by personal service, (ii) by electronic mail with confirmation of delivery and receipt (provided a hard copy is sent promptly by regular mail), or (iii) by registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows.

To: City:
City of Leon Valley
6400 El Verde Rd.
Leon Valley, TX 78238-2399
Attention: Crystal Caldera
email: c.caldera@leonvalleytexas.gov

To: SLWA:
Utility Service Partners Private Label, Inc.
d/b/a Service Line Warranties of America
45 Glover Ave., 6th Fl.
Norwalk, CT 06850
Attention: Michael Backus, Chief Revenue Officer
email: michael.backus@homeserveusa.com

With a copy to:
Legal Department
email: legal@homeserveusa.com

13. **Entire Agreement; No Third-Party Beneficiaries; Severability.** The Parties acknowledge that no representations, agreements, or promises were made by the other Party or by any of its Representatives other than those specifically contained in this Agreement. This Agreement, including the recitals as well as any attachments or exhibits, constitutes the entire agreement of the Parties with respect to the matters contemplated in this Agreement, and supersedes any prior agreement or understanding with respect to them. The Parties agree that this Agreement was entered into solely for the respective benefit of each of them and their respective successors and assigns, and nothing in this Agreement is intended to create any third-party beneficiaries. This Agreement may be amended or modified only by a written instrument executed by an authorized representative of each of the Parties. No term or provision hereof shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the Party claimed to have waived or consented. Subject to Applicable Laws, the invalidity or unenforceability of a specific provision in the Agreement shall not render any other provision(s) invalid, inoperative, or unenforceable.

14. **Assignment.** Neither Party may assign or transfer any of its rights under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably delayed, withheld, conditioned, or denied, except to an affiliate of the assigning Party or an acquirer of all or substantially all of the assets of the assigning Party. Any purported assignment or delegation in violation of this section shall be null and void. No assignment or transfer of this Agreement shall relieve the assigning Party of any of its obligations under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the Parties as well as their respective successors or permitted assigns. For purposes of this Agreement, "Affiliate(s)" means any person or entity directly or indirectly controlling, controlled by, or under common control with a Party. In the case of SLWA, this shall mean its parent, HomeServe, and its direct and indirect subsidiaries.

15. **Counterparts; Electronic Delivery.** This Agreement may be executed in counterparts delivered by email, DocuSign, or other electronic transmission; such counterparts will be deemed originals and binding upon the Parties upon receipt, regardless of whether originals are delivered thereafter. All such counterparts will constitute one and the same contract, and the signature of any Party to any counterpart will be deemed a signature to any other counterpart.

16. **Governing Law; Venue; Waiver of Jury Trial.** The Parties shall comply with all Applicable Laws with respect to their respective obligations under this Agreement. This Agreement is governed by and shall be construed in accordance with the laws of Texas, without regard to the choice of law principles of the forum state. Any action at law, suit in equity, or other proceeding against any Party with respect to this Agreement or in connection with any of the matters contemplated by this Agreement shall be brought and maintained exclusively in the state or federal courts located in Texas, as applicable. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THAT

MAY EXIST TO HAVE A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON OR ARISING OUT OF, UNDER, OR IN ANY WAY CONNECTED WITH, THIS AGREEMENT.

17. **Business Partner Code of Conduct.** SLWA and City are committed to conducting their business activities with the highest standards of honesty and integrity. City acknowledges that it has received and reviewed SLWA’s Business Partner Code of Conduct (available at <https://www.homeserve.com/sc/cobc>) as updated from time to time, and City agrees to abide by SLWA’s Business Partner Code of Conduct as a material condition of this Agreement. Should City suspect or become aware of any actual or suspected violation of SLWA’s Business Partner Code of Conduct, City shall promptly notify SLWA or its anonymous ethics hotline (*see* SLWA’s Business Partner Code of Conduct)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

CITY OF LEON VALLEY

**UTILITY SERVICE PARTNERS
PRIVATE LABEL, INC.
D/B/A SERVICE LINE
WARRANTIES OF AMERICA**

By: _____

By: _____

Name: _____

Name: Michael Backus

Title: _____

Title: Chief Revenue Officer

Exhibit A

Marketing Agreement

City of Leon Valley
Term Sheet

- I. **Initial Term.** Three (3) Years, with the option for Renewal Term(s).
- II. **License Fee.** Ten percent (10%) of the fees actually received from Members during the Term under any Plans sold under the Agreement, **net** of any discount, rebates, refunds, chargebacks, credits, and sales or similar taxes incurred or paid by SLWA in connection with such Plans.
- III. **License Conditions.** Use of City's Marks in accordance with Section 2.A of the Agreement.
- IV. **Plans; Plan Fees; Scope of Coverage.** The summary of coverage is accurate as of the Effective Date. SLWA will offer the following rates to Customers:
 - A. Exterior water service line plan (initially, \$ 6.99 per month)
 - i. Covers Customers' responsibility: From the meter and/or curb box to the main shut-off valve inside the home.
 - ii. Covers thawing of frozen external water lines.
 - iii. Covers well service lines if applicable: From the external wall of Customers' well casing to the external foundation wall of the home.
 - iv. Coverage Cap: Unlimited number of calls/\$12,000 per call/unlimited annual maximum.
 - B. Exterior sewer/septic line plan (initially, \$ 7.99 per month)
 - i. Covers Customers' responsibility: From the external wall of the home to the sewer main.
 - ii. Covers septic lines if applicable: From the external foundation wall of the home to the point of connection to the septic tank.
 - iii. Coverage Cap: Unlimited number of calls/\$12,000 per call/unlimited annual maximum.
 - C. Interior plumbing and drainage plan (initially, \$ 20.99 per month)
 - i. Covers repair or replacement of the following inside the home, for which the Customers have sole responsibility, that is damaged due to normal wear and tear:
 - a. The blocked or leaking interior water supply and drainage system pipes that carry fresh or drinkable water and wastewater.
 - ii. Coverage Cap: Unlimited number of calls/\$3,000 per call/unlimited annual maximum.

Pricing above does not include taxes which will be collected by SLWA as well. SLWA may adjust the Plan fees; provided, that, any such adjustment shall not exceed one dollar (\$1.00) per month per Plan in any twelve (12) month period. If such adjustment shall exceed one dollar (\$1.00), both Parties must agree in writing.
- V. **Marketing Campaigns.** SLWA shall have the right to conduct up to three (3) campaigns per year through such channels as may be mutually agreed by the Parties.

RECOMMENDATION: It is recommended that Mayor and City Council authorize the Administration, or their designee, to enter into the royalty Marketing agreement with Utility Service Partners, Inc. (USP), a HomeServe company, for an initial term of three (3) years with option to renew, subject to Attorney review.

BACKGROUND: The Service Line Warranty Program, offered by Utility Service Partners, a HomeServe Company, was conceived to educate property owners about their service line responsibilities and to help residents avoid the out-of-pocket expense for unanticipated and potentially costly service line repairs and replacements. Our program will help the City of Leon Valley, TX achieve its goals by:

- Providing homeowners with affordable protection against significant and unexpected costs to remedy leaking/broken/ clogged water lines, sewer lines, and in-home plumbing lines
- Ensuring the delivery of timely, high-quality repair services in adherence to all applicable codes– **this includes replacement of lead and copper lines when discovered during a repair.**
- Providing exemplary service that reflects positively on the City.
- The program generates an ongoing, sustainable source of revenue for partner municipalities and stimulates the local economy by using fully vetted local contractors to complete the repairs.
- The City can elect to receive a royalty of 10% of the payments of plan fees received from customers who enroll for the duration of the program.

COVERAGE: The Service Line Warranty Program, by HomeServe offers three complete and separate voluntary programs. There is never a service fee/deductible or annual or lifetime limit. Residents can cancel the warranties at any time.

Exterior Water Service Line: Includes service to locate, excavate and repair/replace a leaking exterior water service line. Covered repairs include, but are not limited to leaks, breaks, corrosion, blockages, root intrusion, and other types of damage (such as from freezing) that impair or limit the intended function of the system. Includes thawing of frozen water lines. Includes restoration of ground surface features after excavation for service line repair, including filling, raking, reseeding, reinstallation of existing soft landscaping and shrubbery, and patching of paved surfaces.

Exterior Sewer Service Line: Includes services to locate, excavate and repair/replace a leaking exterior sewer service line. Covered repairs include, but are not limited to leaks, breaks, corrosion, blockages (due to fats, oils and grease), root intrusion, and other types of damage (such as from freezing) that impair or limit the intended function of the system. Includes restoration of ground surface features after excavation for service line repair, including filling, raking, reseeding, reinstallation of existing soft landscaping and shrubbery, and patching of paved surfaces.

Internal Plumbing and Drainage: Coverage includes the emergency breakdown costs of repairing or replacing interior water, sewer, and drainage pipe materials, valves and other plumbing-related material, including unblocking, repair and replacement. Repair of clogged toilets.

Product	Monthly	Annual Coverage Limit	Annual Service Calls/Per Call Coverage	Royalty for the City
External Water Line	\$6.99	Unlimited	Unlimited Calls \$12,000 Per Call	10%
External Sewer Line	\$7.99	Unlimited	Unlimited Calls \$12,000 Per Call	10%
In-Home Plumbing	\$20.99	Unlimited	Unlimited Calls \$3,000 Per Call	10%

IMPLEMENTATION: HomeServe will utilize the utility logo to brand the materials used to educate utility customers about our repair service plans. Program marketing literature clearly discloses that the Program and the utility are separate entities and that the program is voluntary for residents. HomeServe will create all marketing materials with input from the utility and will submit all marketing/communications materials to the utility for final approval before each campaign.

No mailing/customer data is required. Residents can choose to enroll via mail, phone or web. We bill customers directly. Customers can cancel at any time. No minimum enrollments required.

ENROLLMENT AND BILLING: The Service Line Program, by HomeServe offers residents simple options if they choose to enroll either via mail, phone, or web.

We handle all customer billing and residents can choose annual, quarterly, or monthly billing and may pay by check, direct debit/ACH, or credit card.

Once we receive the enrollment application, customers receive a welcome letter which includes their service agreement terms and conditions, their payment details, a reiteration of their policy coverage, and our toll-free customer service number. Customers also receive a welcome call from customer service as an additional, personalized confirmation of the program.

We handle all customer billing, and a homeowner can enroll or cancel at any time.

FINANCIAL IMPACT: No cost to the City to participate. The City can choose to receive 10% of payments received in the form a royalty - paid annually.

Service Line Program

_____ by _____



Solutions for Municipalities, Utilities and Homeowners Presentation



Leading Provider of Home Repair Solutions Partnerships



Offering services for over 20 years



4.8 out of 5 stars customer satisfaction



HomeServe Key Statistics*

- Over **4.6 million** customers
- Over **9.8 million** policies
- Over **1,300** municipal and utility partnerships
- Job serviced **every 38 seconds**
- Customer savings to date: **over \$2.5 billion**

* As of January 2026

"Since partnering with HomeServe, the Morgantown Utility Board has been able to offer the homeowners we serve an affordable way to protect their exterior water and sewer lines. This program has made a real difference by reducing unexpected repair costs for our participating customers and cutting down on service-related calls to the utility. During the time we have worked with HomeServe, we have not received a single complaint about the products and services it provides. We're happy to continue to work with HomeServe to provide this valuable service to our community."

Jeffrey Ray, General Counsel

Aging Infrastructure

Challenging for municipalities and homeowners

Lateral lines are subjected to the same elements as public lines

- Ground shifting, fluctuating temperatures, tree root penetration, corrosion, and more

Out of sight, out of mind

- Water and sewer lines located outside, usually underground

Failed lines waste thousands of gallons of water

- Presents a potential environmental hazard

Common homeowner misconceptions

- Municipality is responsible for maintenance of the water and sewer lines on their property
- Repairs are covered by their homeowner's policy



Homeowners Are Unprepared for Emergencies

And often expect solutions from municipalities/utilities



59% of Americans can't cover a \$1,000 emergency expense with savings.



80% of homeowners had a home emergency in the last year.



48% of homeowners would have to dip into savings or an emergency fund to cover an emergency home repair.



78% of utility customers believe the municipality or utility provider should educate them on repairs and preventative measures.



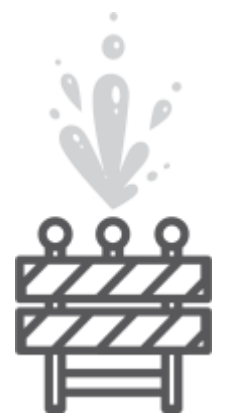
10K Americans retire each day and transition to a fixed income.



44% of customers say it's hard to find reliable services.

Source: Bankrate January 2025, Ipsos Public Affairs 2019, HomeServe Home Repair Survey January 2025, Census.gov, and HomeServe State of Home Survey conducted August 2025

Solution for Municipalities and their Residents



Residents

Optional low-cost protection against potentially expensive water, sewer, plumbing repairs



Educates residents about their responsibility for exterior lines



Municipality/Utility



Reduces calls to the Utility



Timely repairs reduce water loss from line breaks – use of local contractors infuses money into the local economy

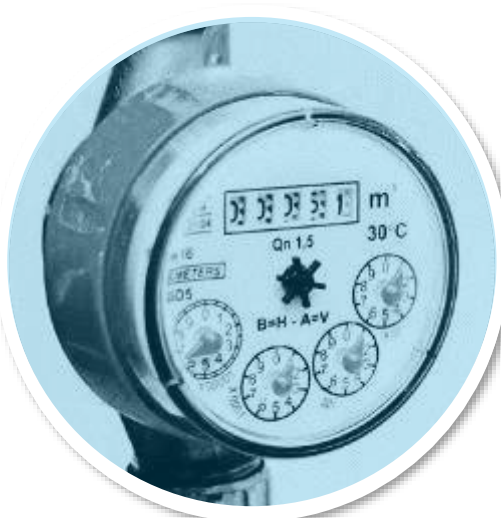


Turnkey program – provides marketing, billing, claims, customer service



No cost for the municipality/utility to participate

Optional Homeowner Protection



External Water Line

Up to \$12,000 per incident to repair/replace broken, cracked, or clogged exterior lines



External Sewer Line

Up to \$12,000 per incident to repair/replace broken, cracked, or clogged exterior lines



In-home Plumbing

Up to \$3,000 per incident on all water, sewer, and drain lines inside the home after point of entry



No annual or lifetime limits, deductibles, service fees, forms, or paperwork



Homeowner opt in or out at any time – no penalty



Toll-free emergency number available 24 hours a day, 365 days a year



No pre-inspection – 30 day waiting period



Locally based, fully licensed and vetted contractors



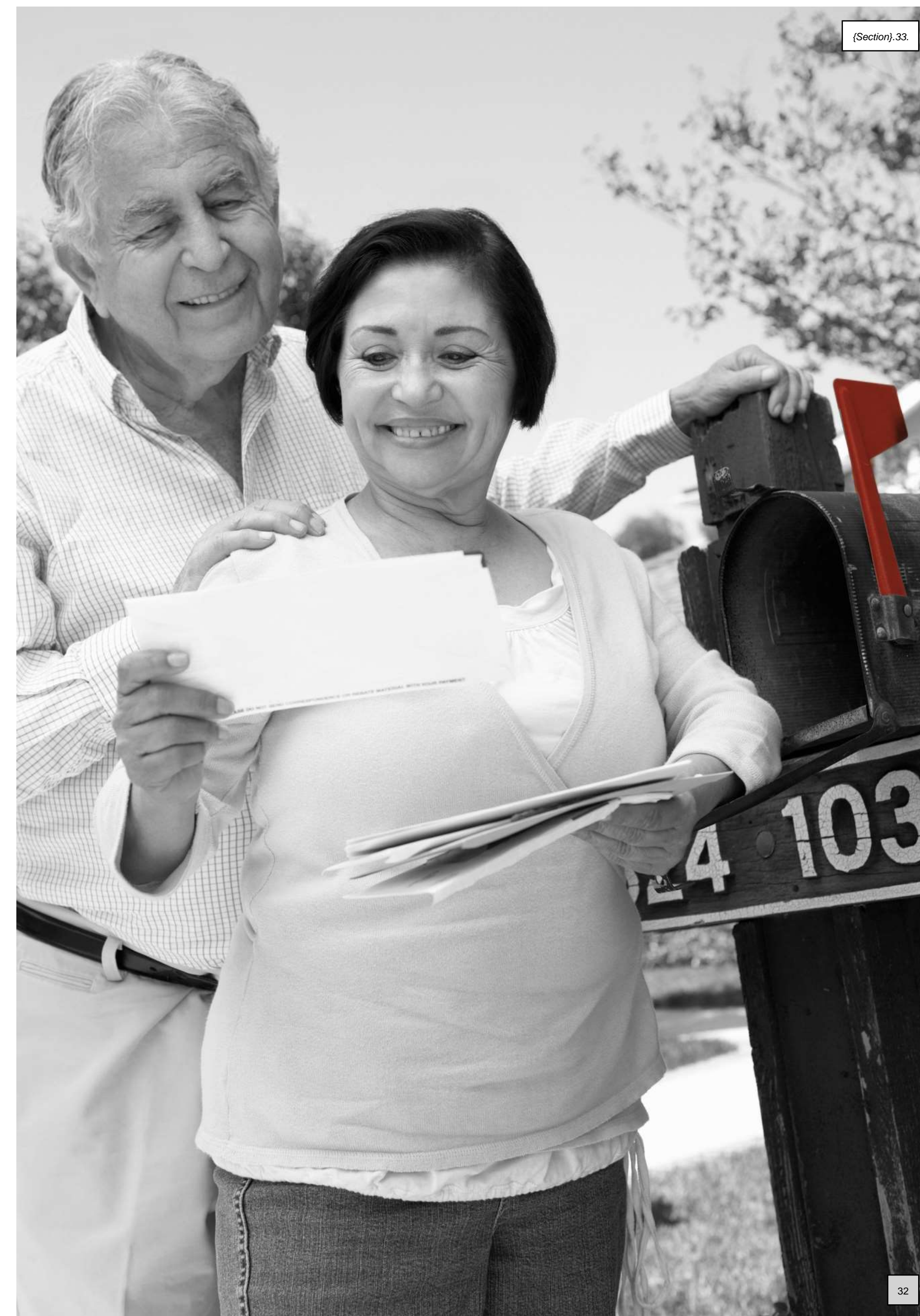
Guaranteed repairs

Homeowner Education

- No public funds used in marketing, distribution, or administration of the program
- Direct mail only – Limited to 3 mailing campaigns per year
- Partner must review and approve marketing material before each and every campaign
- Marketing clearly states city does not provide program and is voluntary for homeowner
- Easy enrollment options – consumer choice of mail, phone or web

Revenue Share

- Non-tax revenue share for the Municipality
- Municipality utilize funds for important initiatives including:
 - ✓Infrastructure improvements
 - ✓Low-income assistance/community charities
 - ✓Partially offset rate increases



HomeServe's Experience in Texas

Key Statistics



49

Texas partners



36K

customers with 62K protection plans



50K

jobs completed in the State of Texas



\$34M

savings for Texas homeowners



CURRENT TEXAS PARTNERS (49)

SAVED RESIDENTS ALMOST \$34MILLION IN REPAIR COSTS

- *El Paso Water*
- *SouthWest Water Company*
- *City of Arlington*
- *City of Killeen*
- *City of Lewisville*
- *City of Midland*
- *City of Odessa*
- *City of San Angelo*
- *City of Bryan*
- *City of Temple*
- *City of Rowlett*
- *City of Kyle*
- *City of Hurst*
- *City of Texarkana*
- *City of Lancaster*
- *City of Princeton*
- *City of Waxahachie*
- *City of Marshall*
- *City of Forney*
- *City of Corinth*
- *City of Rockport*
- *City of Anna*
- *City of La Marque*
- *City of Uvalde*
- *City of Mercedes*
- *City of Sweetwater*
- *City of Forest Hill*
- *East Medina County SUD*
- *College Mound SUD*
- *City of Commerce*
- *City of Dayton*
- *City of Hondo*
- *City of Rockdale*
- *City of Kaufman*
- *City of Navasota*
- *City of Kennedale*
- *City of Roanoke*
- *City of Decatur*
- *City of Madisonville*
- *City of Pilot Point*
- *City of Denver City*
- *City of Diboll*
- *City of Poteet*
- *City of Penitas*
- *City of Wilmer*
- *City of Hutchins*
- *City of Crandall*
- *Town of Anthony*
- *City of Corrigan*

Thank you!

For additional information,
please contact:

Emilie Zalfini
Regional Business Development
Director
412-527-2511 (cell)
Emilie.Zalfini@homeserveusa.com





2026 Swim Season Presentation

City Council Meeting

David Dimaline, Public Works Director

April 7, 2026

Summary

- Question
 - This presentation is an overview of the 2026 swim season, and TP&W grant received for the Forest Oaks Pool Renovation
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - At the City Council's Discretion

Background

- The Forest Oaks Pool is 6620 Evers Rd.
- San Antonio Pool Management provides the management and oversees operations of the Forest Oaks Pool
 - Staffing of Lifeguards
 - Responsible for concessions, maintaining water quality, and monitoring membership



Background

- Fees include daily gate fees, season passes, party rentals, swim lessons, and concessions
- Season passes are available for purchase online
 - Resident: \$40 adult; \$30 child
 - Non-Resident: \$100 adult; \$60 child
 - Affordability Rate (Residents Only): \$20 adult; \$15 child
- Daily gate fee \$5
- Max Amount per Family \$200 (resident)
- Max Amount per Family \$400 (non-resident)

Background

- The Forest Oaks Pool will open Memorial Day weekend on Saturday, May 23, 2026

May 23 – Aug 9

Aug 15 – Sept 27

Day	Hours	Day	Hours
Saturday	10:00 a.m. - 8:00 p.m.	Saturday	10:00 a.m. - 8:00 p.m.
Sunday	10:00 a.m. - 8:00 p.m.	Sunday	10:00 a.m. - 8:00 p.m.
Monday	10:00 a.m. - 8:00 p.m.	Monday	CLOSED
Tuesday	10:00 a.m. - 8:00 p.m.	Tuesday	CLOSED
Wednesday	CLOSED	Wednesday	CLOSED
Thursday	10:00 a.m. - 8:00 p.m.	Thursday	CLOSED
Friday	10:00 a.m. - 8:00 p.m.	Friday	CLOSED

Background

- Concessions include drinks, chips, candy, frozen treats
- A swim lane will be roped off again this season for a dedicated lane for pool members to swim laps
- Two lifeguards will be on duty from 10:00 a.m. – 12:00 p.m.; An additional two lifeguards will be on duty from 12:00 p.m. to 8:00 p.m.
- The Forest Oaks Pool is available for party rentals
 - Community Room: \$250 for two hours, up to 25 participants with \$5 for each additional person, \$50 reservation fee.
 - The Hill: \$100 for two hours, \$50 each additional hour, \$50 reservation fee.

Background

2025 Swim Season Expenses and Revenue

- Total Revenue - \$53,952.06
 - Season Passes, Gate Fees, Concessions
- Total Expenses - \$123,576.86
 - SA Pool Management Contract, Repairs, Concessions, Utilities

Fiscal Impact

{Section}.34.

- San Antonio Pool Management's proposal to operate the Forest Oaks Pool this season is \$109,396
- We anticipate replacing at least one pump and motor this year at an estimated cost of \$2,500
- Funds for pool operations and maintenance are included in the Public Works General Fund budget

Texas Parks & Wildlife Department Grant

- In 2024, the City applied for a TP&W Local Park Grant for renovations to the Forest Oaks Pool
- Notified by TP&W in January the City was awarded \$725,852 grant (50% reimbursement match)
- Total project cost for Concept D is \$1,451,704

Texas Parks and Wildlife Department Grant

{Section}.34.

- Project Scope:
 - Keep existing swimming pool and replaster
 - Install new pool equipment
 - Demolish baby pool, sidewalks, pool decking
 - Install new sidewalks/pool decking around pool
 - Demolish existing clubhouse and restrooms
 - Install new restrooms, mechanical building, storage room, and lifeguard office
 - Install a covered pavilion and shade canopies
 - Install new fencing
 - Install new ADA chair lift

- 1 EXISTING POOL
- 2 RESTROOM BUILDING
- 3 MECHANICAL BUILDING
- 4 SINGLE SHADE CANOPIES
- 5 OUTDOOR SHOWER
- 6 LIFE GUARD STATION
- 7 FLAGSTONE PATIO
- 8 PAVILION



Texas Parks and Wildlife Department Grant

{Section}.34.



Texas Parks and Wildlife Department Grant {Section}.34.

- Grant Timeline:

- February: Pre-agreement site visit (Complete)
- March – April: TPWD Local Park staff to prepare Land and Water Conservation Fund (LWCF) package
- May: LWCF package deadline to the National Park Service (NPS)
- May / June: NPS reviews package
- July: Federal Agreement issued
- Fall: Local Grant Agreement issued
- Grant Contract Period: 4 years from Grant Agreement Date
- Status Reports: Quarterly

Recommendation

- At the City Council's Discretion

ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF LEON VALLEY, TEXAS, CITY COUNCIL, AMENDING ORDINANCE CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.14 SHORT TERM RENTAL TO INCLUDE A DEFINITION FOR BLOCK FACE, AND AMENDING APPENDIX A FEE SCHEDULE, INCREASING THE REGISTRATION FEE TO \$200; AND PROVIDING FOR A PENALTY, REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Leon Valley is a home rule municipality. Chapter 215 of the Texas Local Government Code (LGC) authorizes a home rule municipality to regulate businesses pursuant to its police power. Chapter 51 of the LGC authorizes the governing body of a municipality to adopt, publish, amend, or repeal an ordinance, rule, or police regulation that is for good government, peace, or order of the municipality or for trade and commerce within the municipality and is necessary or proper for carrying out a power granted by law to the municipality or to an office or department of the municipality; and

WHEREAS, permanent residents desire the option to occasionally utilize their properties for Short-Term Rentals; and

WHEREAS, the operation of Short-Term Rentals should not be permitted to negatively affect property values and the quiet enjoyment of adjacent property in residential districts; and

WHEREAS, the City Council has determined that regulations are needed to protect the public health, safety, morals and general welfare of the citizens of Leon Valley; and

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

SECTION 1. Chapter 4 Business Regulations, Article 4.14 Short-Term Rental, is hereby amended as stated in Exhibit A, attached hereto and incorporated herein.

Section 2. Appendix A Fee Schedule is amended by adding Section A17.011 Short-Term Rental as follows:

“Sec. A17.011 Short-Term Rental
(a) Annual Registration Fee: \$200.00”

Section 3. Penalty. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Chapter 1. General Provisions, Article 1.01 Code of Ordinances, Section 1.01.009 General penalty for violations of code: continuing violations of the City of Leon Valley Code, and/or applicable state law.

Section 4. Severability Clause. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the

remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

Section 5. Savings Clause. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

Section 6. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. All provisions, sections and sub-sections not revised or amended herein shall remain in effect.

Section 7. Effective Date. This ordinance shall become effective on and after its passage and approval, and publication requirements as provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 19th day of August, 2025.

APPROVED

Chris Riley

CHRIS RILEY
MAYOR

Attest :

Sandra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form:

Arturo D. Rodriguez

ARTURO D. "ART" RODRIGUEZ
City Attorney

Presentation ARTICLE 4.14 SHORT-TERM RENTAL¹

Sec. 4.14.001 Purpose and applicability

This article aims to establish regulations for the registration and use of short-term rentals for single-family living units. The requirements of this article apply only to short-term rentals, as defined herein, located in residential zoning districts established under Chapter 15, Zoning of the City of Leon Valley Code of Ordinances. Nothing in this article, however, shall be construed as a waiver of the requirement to assess and collect hotel occupancy taxes for any residential rental for a period of less than 30 consecutive days of property located outside of such residential-only zoning districts.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.002 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Advertise means the written, audio, oral or other methods of drawing the public's attention whether by brochure, written literature or on-line posting to a short-term rental to promote the availability of the short-term rental.

Hotel Occupancy Tax means the hotel occupancy tax as defined in Chapter 11 of the Leon Valley Code of Ordinances and V.T.C.A. Texas Tax Code, Chapter 351.

Local emergency contact means an individual other than the applicant, who resides within 200 miles of the subject property, and who is designated by the owner/applicant to act as the owner's authorized agent if the owner has traveled outside of the immediate area or is otherwise unavailable. The local emergency contact should be reachable on a 24-hour basis, have access to the short-term rental property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and emergencies.

Owner means any person, agent, operator, firm, trust, corporation, limited liability company, partnership or business organization having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or code official of the estate of such person if ordered to take possession of real property by a court. The term "owner" does not include the holder of a non-possessory security interest in the property.

Party means a social gathering of people or special event, including those who have not rented the residence, for the primary purpose of eating, drinking or entertainment in a manner that is disruptive to the surrounding properties.

Per occurrence violation means that if a short-term rental owner has multiple violations in one day, under section 4.14.009 all violations are grouped as one violation for the purposes of progressive enforcement.

¹Ord. No. 2023-41, § 1(Exh. A), adopted November 7, 2023, set out provisions intended for use as Article 13, §§ 4.13.001—4.13.011. For the purposes of classification and to avoid duplication of numbers, and at the editor's discretion, these provisions have been included as Article 4.14, §§ 4.14.001—4.14.011.

Short-term rental (STR) means a residential dwelling unit, apartment, condominium, or accessory dwelling, that may or may not be owner or lessee occupied; where sleeping areas are rented to overnight guests for a period less than 30 consecutive days (but not less than 12 hours). The term does not include:

- (1) A unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
- (2) A bed and breakfast;
- (3) A hotel/residence hotel; or
- (4) Individual room rentals while owner/lessee holder-occupied.

Block face -one side of a city block, specifically the distance along one side of a street between two consecutive intersections or between an intersection and the end of a dead-end street. When a street is a circle or semi-circle with no intersection the entire street is considered one block face.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.003 Short-term rental registration requirements

No person shall hereafter advertise, offer to rent, or rent, lease, sublease, license or sublicense a residential property within the city as a short-term rental for which a registration has not been properly made and filed with the planning and zoning department of the city. Registration shall be made upon forms furnished by the city for such purpose and shall specifically require the following minimum information:

- (1) Name, address, phone number and e-mail address of the property owner of the short-term rental property;
- (2) Name, address, phone number and e-mail address of the designated local emergency contact;
- (3) All short-term rentals existing before this ordinance will have six months from the passage of this ordinance to register (November 7, 2023).

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.004 Reserved

Sec. 4.14.005 Restrictions on short-term rentals

- (a) To operate or allow to be operated a short-term rental without first registering, in accordance with this article, the property in which the rental is to occur;
- (b) To advertise or offer a short-term rental without first registering, in accordance with this article, the property in which the rental is to occur; documented advertisement of the subject property as a short-term rental, online or offline, shall be considered evidence of a violation of this article;
- (c) To operate a short-term rental that does not comply with all applicable city and state laws and codes;
- (d) To operate a short-term rental without paying the required hotel occupancy taxes;
- (e) To offer or allow the use of a short-term rental for the sole or primary purpose of having a party venue;
- (f) Permit the use of short-term rental for the purpose of housing sex offenders; operating a structured sober, recovery or other purpose living home or similar enterprise; selling illegal drugs; selling alcohol or another

activity that requires a permit or license under the Alcoholic Beverage Code or operating as a sexually oriented business.

- (g) In order to preserve the essential character of residential areas, it shall be unlawful in areas zoned for residential use, no short-term rental shall operate within 200 feet of another short-term rental on the same block face, measured property line to property line. This provision does not apply to individuals registered by May 30, 2024.
- (h) All persons who register as a short-term rental must utilize their property as a short-term rental.

A special exception - In order to obtain a permit for a short-term rental that would otherwise violate the minimum separation distance and lot limitation described herein, a property owner may apply to the city council for a special exception.

The city council shall consider factors such as the following:

- (1) Whether operation as a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;
- (2) Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);
- (3) Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;
- (4) Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to an accessory dwelling;
- (5) Whether the applicant occupies the premises as their primary residence or uses it as an investment property; and
- (6) Whether other short-term rentals in excess of the minimum separation distance are already operating on that block.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.006 Brochure and safety features

- (a) *Informational brochure.* Each registrant operating a Short-Term Rental shall provide guests with a brochure that includes:
 - (1) The registrant's 24-hour contact information;
 - (2) A local responsible party's 24-hour contract information if the owner is not within the city limits when guests are renting the premises;
 - (3) Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules; and
 - (4) Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire and emergency medical services providers and instructions for obtaining severe weather, natural or manmade disaster alerts and updates.
- (b) *Safety features.* Each short-term rental registrant shall provide, in the premises, working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one

working fire extinguisher. The premises shall, otherwise, comply with applicable Code of Ordinance requirements, including, but not limited to, building and fire codes.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.007 Reserved

Sec. 4.14.008 Registration term, fees, and renewal

- (a) All registrations under this chapter [article] shall be valid for a period of two years from the date of its issuance.
- (b) The fee for registration of a short-term rental shall be ~~\$25.00~~ \$200.00 with a late fee of twice the established fee.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.009 Suspension and revocation of short-term rental registration

- (a) The planning and zoning director, or his/her designee, may suspend and/or revoke a short-term rental registration if it is determined that the activities set forth above in section 4.14.005 are determined to have occurred at the short-term rental; or a short-term rental unit is listed on a hosting platform or advertised elsewhere without being registered as required under section 4.14.003.
- (b) In addition to section 4.14.011, a per occurrence violation of any of the conditions in section 4.14.009(a) shall result in progressive enforcement:
 - (1) Upon the first violation, the owner shall receive a written warning that includes a description of enforcement for future violations.
 - (2) Upon the second violation, the owner shall receive a written citation for the violation.
 - (3) Upon the third violation, registration for the short-term rental shall be terminated and the short-term rental host prohibited from re-applying for a new registration for six months from the date of termination.
 - (4) Upon the fourth violation, the registration for the short-term rental shall be terminated and the short-term rental host will be prohibited from re-applying for a new registration for one year from the date of termination.
 - (5) Upon the fifth violation, the registration for the short-term rental shall be terminated and the short-term rental host will be prohibited from re-applying for a new registration at any time in the future.
- (c) During the time period that a short-term rental registration is suspended or revoked, it shall be unlawful to advertise, offer to rent or rent, lease, sublease, license or sublicense the residential property subject to the suspension or revocation within the city as a short-term rental.
- (d) All violations roll off of your record every 24 months from the date of occurrence.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.010 Appeal of denial, suspension, or revocation of registration

In the event an applicant has been denied registration or if a registration has been suspended or revoked, the party affected may appeal that action to the city manager by submitting a letter within ten business days of the

denial, suspension, or revocation. The city manager, or his/her designee, shall review the appeal at a staff level and decide within ten business days of receiving the appeal request and shall have the authority to uphold or reject the action complained of and order that the registration be granted or reinstated. However, should the city manager uphold the denial, suspension, or revocation, they shall schedule a hearing before the city council at a regular or special meeting within 30 days of the denial, unless the applicant withdraws the appeal in writing. Such a hearing shall be an administrative hearing, and adherence to formal rules of evidence shall not be required. The decision of the city council may be appealed as allowed by law to any court with jurisdiction.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Sec. 4.14.011 Violations and penalties

Violation of this article upon conviction shall be punished by a fine not to exceed the sum of \$500.00 for each offense and each day such violation shall continue shall be deemed to constitute a separate offense. Warnings, citations, and revocations may be issued to dwelling owners, operators, lessors, agents, occupants, tenants, and/or guests, depending on the nature of the violation. Dwelling owners are ultimately responsible for compliance with the requirements and restrictions imposed upon a short-term rental by this article and for the conduct of their dwelling operators, lessors, agents, occupants, tenants, and guests, regardless of whether the owners are present at the dwelling.

(Ord. No. 2023-41, § 1(Exh. A), 11-7-2023)

Crystal Caldera

From: Mayor Riley
Sent: Wednesday, March 11, 2026 3:53 PM
To: linda meffert
Cc: Crystal Caldera; Betty Heyl
Subject: Fw: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

Crystal - please place this item for discussion on the April 7th council meeting. Thank you.

Sincerely,

Chris Riley

Mayor, City of Leon Valley

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From: Crystal Caldera <c.caldera@leonvalleytexas.gov>
Sent: Wednesday, March 11, 2026 3:42:02 PM
To: Linda Meffert [REDACTED]; Mayor Riley <mayorriley@leonvalleytexas.gov>; Betty Heyl <betty.hey@leonvalleytexas.gov>; Danielle Bolton <danielle.bolton@leonvalleytexas.gov>; Philip Campos <philip.campos@leonvalleytexas.gov>; Rey Orozco <rey.orozco@leonvalleytexas.gov>; Beth Mursch <beth.mursch@leonvalleytexas.gov>
Cc: Citizens To Be Heard <citizenstobeheard@leonvalleytexas.gov>; [REDACTED]
 <[REDACTED]>
Subject: RE: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

Good afternoon Mr. and Mrs. Merffert,

We are in receipt of your concern regarding short-term rentals. Unfortunately, this matter is not considered an emergency under statute, and the City’s Home Rule Charter does not allow an item to be added to the agenda within eight calendar days of a scheduled meeting. The agenda for the March 17th meeting has already been posted. There is an item on the March 17th agenda related to short-term rentals; however, it is limited to discussion of the Short-Term Rental Occupancy Tax. While the Council will be able to discuss the tax, the agenda item does not include discussion of broader regulations.

That said, I know the City Council would like to address the concerns you raised. It is my understanding that a councilmember intends to request that a discussion item related to short-term rentals be placed on the April 7 meeting agenda. If any ordinance changes were to occur, they would require a minimum of two readings by the Council. As a result, the earliest possible adoption would likely be the first meeting in May.

It is also important to note that any future ordinance changes would not impact current short-term rental operations that are already operating legally under the existing ordinance.

Please know that the City Council wants to be responsive to your concerns and understands the urgency you have expressed. They are not taking this matter lightly. Below is a brief timeline of the City Council’s deliberations on short-term rentals:

City Council Timeline on Short-Term Rentals

Short-term rentals have appeared on City Council agendas multiple times:

- January 12, 2021 – Tabled
- January 19, 2021 – Discussed
- April 6, 2021 – Discussed
- April 20, 2021 – Discussed
- August 3, 2021 – Tabled

- August 17, 2021 – Discussed
- August 16, 2022 – Tabled
- September 6, 2022 – Discussed
- January 17, 2023 – Discussed
- March 7, 2023 – Item added by Councilmembers Stevens and Orozco
 - Council directed the City Attorney to draft an ordinance based on the information provided.

Additional actions:

- July 22, 2023 – Draft ordinance discussed at Council retreat
- September 5, 2023 – First reading of ordinance amending regulations
- September 29, 2023 – Council feedback provided to the City Manager
- October 17, 2023 – City Manager presented Council feedback
 - Council directed staff to simplify the ordinance and bring it back for consideration
- November 7, 2023 – Second reading; ordinance passed unanimously establishing a registration process
- November 21, 2023 – Council adopted the Short-Term Rental Occupancy Tax remittance requirement
- July 15, 2025- Discussion and Possible Action on Revisions to the Short Term Rentals
- August 5, 2025 -Council Executive session to discuss STR regulations
- August 19, 2025 – Council clarified the definition of “block face” and increased the registration fee
- February 17, 2026 – Discussion on the Occupancy Tax regulations
- March 3, 2026 -Discussion on the Occupancy Tax regulations -Tabled
- March 17, 2026 - Discussion on the Occupancy Tax regulations

We appreciate you bringing your concerns forward and will ensure the Council remains aware of the issue. Sincerely,

Crystal Caldera, MPA, PhD
City Manager
6400 El Verde Rd
Leon Valley, Texas 78238
Tele:210-684-1391 Ext. 219
Fax: 210-684-1515



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From: Linda Meffert <[REDACTED]>
Sent: Wednesday, March 11, 2026 1:23 PM
To: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>; Betty Heyl <betty.heyl@leonvalleytexas.gov>; Danielle Bolton <danielle.bolton@leonvalleytexas.gov>; Philip Campos <philip.campos@leonvalleytexas.gov>; Rey Orozco <rey.orozco@leonvalleytexas.gov>; Beth Mursch <beth.mursch@leonvalleytexas.gov>
Cc: Citizens To Be Heard <citizenstobeheard@leonvalleytexas.gov>; [REDACTED]
Subject: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Manager, Mayor, and Members of Council,

I am outreaching to alert you to growing risks unfolding rapidly in Leon Valley and to express deep concern about what the continued “lack of action” signals for the future of our community.

A new short-term rental commercial lodging operation opened last week directly next door to our family home. The property is currently [advertised as a destination for large groups of 16 or more guests for “celebrations”](#), with an outlandish large-party-layout backyard, stadium-style commercial lighting, and dormitory-style sleeping arrangements designed to **accommodate large groups specifically for parties** inside a single-family residence.

This is not an unexpected or isolated situation. Directly **across the street from our home is another short-term rental advertising accommodations for 18 guests**, and immediately next to that property is **another listing advertising capacity for 28 guests**, showcased as “large group gatherings”. In addition to two other commercial properties on a cul-de-sac of 26 single-family-home properties, and the “castle” property expected to be next for Short Term Rental (STR).

As citizens have previously escalated to you on multiple occasions over recent years: our neighborhood are being converted into a cluster of high-capacity commercial lodging properties. The expected impacts—well-documented in cities across the country—are spiking. Research shows that cities that experience clustering of large-capacity short-term rentals consistently report the same outcomes: escalating nuisance complaints and crimes, lighting and noise disturbances, traffic/parking congestion, trash, safety concerns associated with constant turnover of large groups of strangers, and a gradual erosion of the stability that comes from full-time neighbors who know and care for one another.

More troubling is the longer-term effect that has been documented nationally: the **erosion of the social fabric of neighborhoods**. When residential homes are steadily converted into high-volume lodging operations, the sense of community begins to disappear. Streets that once held families, long-term neighbors, and children playing outside become transient lodging zones where occupancy changes every few days. The bonds that define a neighborhood slowly unravel. Our way-of-life held precious by the Meffert Family, who’ve proudly called Leon Valley home for 54 years, alongside many other neighbors, is disintegrating before our eyes.

Leon Valley’s size makes it especially vulnerable...doesn’t take many commercial-scale short-term rentals to fundamentally reshape the character of entire neighborhoods. It may not be next door to you now....but it is coming. Research shows this. Across the country—and throughout Texas—cities have confronted these same realities. Many others have learned that waiting too long allows clustering to take hold, after which the impacts become far more difficult to reverse. Others have taken **progressive and thoughtful action, establishing guardrails** that balance property rights with the protection of residential neighborhoods and community stability.

Our city is being placed at risk. Waiting does not stop the transformation or need to **adeptly navigate legal uncertainties** — waiting simply allows the erosion to accelerate.

I respectfully urge the City to **acknowledge what is now happening and begin a serious asses**
the situation, followed by a thoughtful plan for how Leon Valley intends to mitigate the growing risks. Many municipalities have demonstrated that it is possible to **place reasonable guardrails around this industry while protecting residents and community character**. Leon Valley deserves the same level of thoughtful stewardship. Our neighborhoods—and the sense of community that defines them—are too important to leave to chance.

Please take action now.

Sincerely,
Linda Meffert
6532 Adair Drive
Leon Valley, Texas 78238
210-452-2025

From: Linda Meffert
Sent: Saturday, September 2, 2023 5:35 PM
To: citizenstobeheard@leonvalleytexas.gov
Subject: Request for Leon Valley City Government to Take Immediate Action on Short-Term-Rental Impacts

Your consideration in requesting that this be read aloud during the City Council Meeting is most appreciated.

To: The City of Leon Valley, Texas USA: Mayor, City Council Members, City Manager, and City Secretary

Thank you for this opportunity.

Regarding the growing negative impact of Short Term Rentals in Leon Valley, I implore you to take immediate action to protect the citizens, community, and businesses of Leon Valley and surrounding communities.

Specifically, I am requesting that the City Councilmen propose and then approve a vote immediately:

- to allow the city staff to prepare:
 - A recap of how other communities are combatting the significant damage incurred by Short Term Rentals in residential neighborhoods
 - A presentation of professional recommendations regarding Short Term Rentals for a city’s specific approaches and actions and risk-mitigation, accompanied by recommended timelines for implementation
- The goal of which is:
 - to properly educate all stakeholders in Leon Valley on the nation-wide facts of the STR damages to communities
 - to serve as a guide for city councilmen to approve the city to take the appropriate steps recommended

Time is of the essence, especially given the City Council has taken absolutely no action whatsoever to protect our community, while other cities have been consistently demonstrating progressive approaches.

- To share just one example: in June 2023, the city of **Dallas has banned STR’s from single-family neighborhoods** effective 12/31/23 <https://www.fox4news.com/news/dallas-short-term-rentals>

Leon Valley is a sitting duck as STR investors see our complete absence of diligence in this area as shrewd means to swell their profits even larger.....and quicker....and easier!

City Council,

I urge you not to attempt to delay taking action.

However, please resist “recreating the wheel” yourselves by tossing out a few tactics that likely have already been proven to be ineffective.

Please leverage this long-awaited opportunity to vote immediately to allow our city staff:

- To review what other cities have already successfully implemented and refined recently, as well as upcoming planned work
- To expertly update the holistic plan previously prepared by the city staff on this topic years ago
 - to which the City Council refused to move forward with any of those recommendations
- To empower the City Council, and all stakeholders (residents, businesses, associations) with accurate and complete data on this national topic
 - So the leadership of our city can fulfill their responsibilities to the community, including to:
 - Mitigate vast negative impacts neighborhoods are encountering as a result of STR’s being allowed to operate with absolutely no guidelines/oversight
 - Prevent other residents from these horrible impacts in the future
 - Protect the way-of-life and lifestyle enjoyed for generations here
 - Preserve resources of the city

Since January’s failed attempt to persuade the City Council to take action, let me assure you that the impacts of businesses operating in residential neighborhoods cause distress and issues daily – each and every day - to my family and neighbors. Please start to take action today!

Sincerely,

Linda Meffert

6532 Adair Drive

Leon Valley, Texas 78238 USA

210-452-2025

FOR REFERENCE ONLY / ADDENDUM:

Request submitted to the City of Leon Valley by Linda Meffert

at **The Leon Valley City Council Meeting on January 17, 2023** on topic of “Short Term Rentals”

This request to made to implore you to re-consider taking action on “Short-Term-Rentals” (STR) in Leon Valley. Your help is desperately needed to:

- Provide support to mitigate vast negative impacts neighborhoods that have/are encountering (clearly as a direct result from STR’s as proven by academically significant national research)
- Enact proactive improvements to:
 - Prevent other residents from these horrible impacts in the future

- Protect the way-of-life and lifestyle enjoyed for generations here
- Preserve resources of the city

We are not asking for city government to immediately:

- prepare to enforce regulations
- commence suing non-complaint owners
- research to identify brand new approaches to address STR’s
- prepare a resource plan for applying the expected revenue increases of collection of hotel taxes and retracted homestead exemptions

We simply want you to:

- set good-stewardship rules in place to serve as a deterrent for those STR’s looking to exploit communities made vulnerable by lack of guidelines that can be harnessed when combating the direct impacts to the well-being of residents through direct communication to property owners and to the numerous companies who market them (AirBNB, etc)
- mirror what other more well-funded cities have formulated: implement processes, controls, communication, and resources. My cursory research indicates a few critical components:
 - Require registration with the city so that:
 - Safety precautions are set (smoke detectors, 2 per bedroom occupancy limits, etc.)
 - Regulate the quantity of homes that can be converted to “Short-Term-Rental”
 - Fire/Police are aware of the high-turnover strangers (non-residents) at these homes
 - The community has a method to have proactive visibility to the change from residential to commercial use of a property in their neighborhood
 - Hotel taxes can be collected appropriately, to be able to fund:
 - Resources to monitor and to respond to violations (# of occupants/bedroom, parties, noise, etc.)
 - For non-owner-occupied, process to trigger retraction of homestead exemption
 - Loss income for just the two STR’s is ~\$10,000 per YEAR!
 - Require owners to :
 - Inform neighbors within close proximity by providing contact information for escalations and, if applicable listing of service providers (Airbnb, etc.)
 - Post permit #'s on all listings

To help motivate you to take action immediately, please find this summation of the short-term-rental situation at 6519 Adair which commenced late in 2022. We now have three STR’s in our 26-home area and expect another one is coming soon. STR’s have considerably impacted our neighborhood culture on the cul-de-sac of Adair Drive and Countess Adria Street, significantly affecting the overall well-being of the residents. All of these items are nationally recognized as well-known direct impacts of Short-Term Rentals; none are unique to us, but have severely degraded our daily life.

- **Disturbances/Noise** - large irregular quantity of strangers arriving/leaving and holding parties a la “vacation-rental-house” style at any time. Over the past months, these strangers have consistently displayed a lack of consideration in the moderation and tone of their activities. Parties persist late into the night, with loud music poolside, which is adjacent to neighbors trying to rest and work. Assuming the owners set a “no-smoking inside” policy, the renters have tended to convene outside in the front/street and side-yard proceeding to smoke tobacco cigarettes, other types of smoking, and vaping, drinking alcohol, pacing while talking loudly on mobile phones, and gathering in large groups with high-volume and spirited conversations. This activity occurs directly in front of the window of our family den, which causes significant detriment to our overall sense of peace, calm, and comfort, especially on weekdays mornings and evenings, and throughout the weekends.
- **Safety Concern: Personal Welfare**– prior to this short-term-rental situation, our neighborhood coordinated well to communicate about any unusual activity or unexpected vehicles, reaching out to police as needed. This sense

of safety has been significantly impacted; none of us have any idea who is renting this home day-by-day. The likelihood of crime will undoubtedly increase, as this transient population causes us all to be more vulnerable to robbery, theft, and other types of altercations. Previously, it was very rare to see a large number of people moving large bags and boxes in/out of homes. Now it is commonplace. It is highly concerning.

- **Safety Concerns: Property Condition/Damage**— short-term renters tend not to take the same level of caretaking and upkeep that residents do, plus can affect neighbors’ homes, reducing the overall condition and value of the area. To share one specific example: in mid-December, a renter’s vehicle crashed into three neighbors’ mailbox. If the community hadn’t coordinated to piece together video tapes of the property destruction, we would never have known the renter did this (failed to report it), then coordinated to prepare outreach to have corrected. How scary to lose the sense of trust and confidence in one’s neighbors!
- **Safety Concern: Vacant Property** – Between short-term rental contacts, the house is unoccupied and unattended. This can cause a large variety of different problems. Often all the lights (inside and outside) remain on inside the home, the front porch chair and flowerpots knocked over on their sides, and emptied garbage cans remain curbside.....until a housekeeper happens to make a visit. Large limbs fell from the oak tree have laid in the front yard, unattended, for months. These periods of vacancy can attract other issues like pests.
- **Traffic / Parking** – not only has the quantity of vehicles increased, the high speed and lack of courtesy of the drivers has been staggering. The lack of sidewalks is a treasure to our neighborhood, endearing is especially to those of us who daily stroll, but these renters do not share this perspective, causing substantial personal safety concerns, especially following the destruction to the mailbox and subsequent failure to acknowledge. At times, there have been over a dozen cars parked up/down the street, as well as vehicles parked on the front lawn of the rental home.
- **Loss of Sleep (night/morning)** - the late-night arrivals of the renters and early morning departures – with all the commotion and noises that accompany packing up a large number of vehicles before/after vacations has been extremely frustrating; causing neighborhood dogs to wake up due to the suspicious activity, which in turns, alerts human residents attempting to rest.
- **Loss of Peace & Quiet (daytime)** – similar to the impacts outlined above, these disruptions have also impacted the previous quiet/low-traffic situation This rental home has now become a high traffic venue with high-turnover of renters. These gatherings, comings/goings, loading in/out, have impacted our ability to effectively work-from-home. Dogs barking and alerting neighbors to view strangers and unusual activity have been difficult to manage.
- **Trash** – Frequently overflowing garbage cans, including boxes, bags, and lots of beer/liquor bottles, two episodes of broken glass on the street. The recycle bin clearly did not only contain recyclables. This one has been the most consistently aggravating issue as this also directly affects our visiting family and friends. I have had to request multiple times to have the front yard cleaned up. What an embarrassment and eyesore to view regularly, especially knowing that the next group of renters will likely behave in the same manner.

In addition to the direct impact to citizens, my cursory research indicates that city impacts include:

- Strain on local resources, as STR’s attract larger groups of people than regular residents – or even traditional long-term rentals
- Decreased housing availability and affordability for local residents, as some property owners may choose to list their homes as short-term rentals rather than offering them as long-term rentals, which can contribute to a shortage of rental housing in the area.
- Lost taxing revenue from unchecked homestead exemptions from non-occupying owners
- Higher crime levels, requiring more resources and less citizen overall satisfaction
- Lower property values due to the variety of issues noted herein.

Please help protect the citizens of Leon Valley from expanded impact! The shock and surprise of figuring out the root cause of the wide variety of issues have been upsetting and harrowing: Absolutely no visibility was provided that the residential neighborhood our family has cherished now contains commercial enterprises: being rented to strangers who come/go all hours of the day/night.

High-levels of frustration, anxiety and stress of having to grapple with the impacts to our families, our work, and friends have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. Please help restore our loss of hope of having our confidence to be in our home safely, comfortable having family and friends over, neighborly trust, and sense of community – we want to be able to expect a lifestyle of safety, peace, and avoidance of conflict that STR’s have proven to destroy nationally without proper good stewardship, controls, regulations, communication, and resources.

I urge you to re-consider taking action immediately on “Short-Term-Rentals” in Leon Valley.

Sincerely,

Linda Brewster Meffert
6532 Adair Drive
Leon Valley, TX 78238

From: Linda Meffert
Sent: Friday, January 20, 2023 7:57 AM
To: will.bradshaw@leonvalleytexas.gov; josh.stevens@leonvalleytexas.gov; jed.hefner@leonvalleytexas.gov; rey.orocho@leonvalleytexas.gov; benny.martinez@leonvalleytexas.gov
Cc: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>
Subject: Short-Term-Rental - Request for Leon Valley City Government to Take Action Now - Follow-Up from City Council Meeting January 17, 2023 - RESPONSE REQUESTED

January 20, 2023

To: Leon Valley’s City Council

RE: The Leon Valley City Council Meeting on January 17, 2023 on topic of “Short Term Rentals”

Unceremoniously dismissing out-of-hand the property and personal safety interests of a group of decades-long residents, in favor of the freedom for out-of-state investors’ lucrative financial interests is more than insulting....it's downright disheartening and even dangerous. The City Council section on the Leon Valley website includes a pledge of being “willing to listen to the concerns and ideas of the citizens on how we can make Leon Valley the very best city in which to live and work.” I wholeheartedly concur that this is the primary role of a City Council member. However, the actions at the January 17, 2023 public session are completely contrary to this statement.

Please let’s utilize this opportunity to reflect and re-align. Socrates’ views can aid in this process; “the goal of politics is to make the citizens as good as possible so that they live the best lives.” by making the citizens “good”; experts explain that Socrates means that the politicians should instill virtuous characteristics such as self-control, bravery, piety and justice. Let’s utilize this opportunity to move toward these ideals, not incite further discontent.....chasing long-term citizens away from contributing to making Leon Valley “the very best city in which to live and work”.

Attached please find a document containing:

- Detailed information on the points I summarized verbally on Tuesday evening at the 1/17/23 City Council meeting
- Copy of communication made to the property owner at 6519 Adair, who has since taken no action nor shared any intention to take any action admitted: “I’m sure that I would share many of those same concerns” shared: STR is by-far the most financially lucrative use for the property

Please can you confirm that these were the recommendations provided to the citizens of Leon Valley by city government:

- "Elitism" of the citizens speaking at Jan 17 session is the root cause of this issue – and your recommended solution is we should all examine our collective consciences
- The citizens who are asking to mirror the STR policy of City of San Antonio are in actuality wasting precious city resources – spending funds frivolously

Citizens should form a Homeowners Association to combat the well-known/nationally-researched STR's

Citizens should call 911 "each and every time" one of these impacts are being encountered – so city can measure impact

Let's wait for other cities to perfect their STR policies, then start to figure out what Leon Valley should do.

If these recommendations I documented are correct, then I think it's not difficult to concur that they are ridiculous and unacceptable. My respective responses to each are:

1. *Given research shows that most all leading cities have STR policies, the accusation made of "elitism" is actually being slung across every one of these cities' leadership!*
2. *What is the city staff working on that could be re-prioritized so focus can be temporarily diverted to this pressing matter? We are not asking to hire additional personnel or resources to accommodate. Do you need help from citizens? If so, please share.*
3. *Other cities are performing this role on the behalf of citizens – why should we be forced to fund and manage on our own? Plus it's too small-scale in nature to yield the citywide improvement being sought by these long-time residents of Leon Valley.*
4. *Police having to tell day-renters to behave like good community citizens (pick up trash; don't break beer bottles in the streets) presents a clear and present danger to public safety, spreading resources thinly and risking the public safety officials as they do not enjoy visibility that the occupants of the property are renting the property for a day or so. Tomorrow a new group of partying vacationers will arrive and the process starts all over again. Plus, since the city doesn't track which properties have day-renters occupying...it is impossible to harness these metrics to drive data-based decisions.*
5. *Even though STR policies remain deficient in some areas still and funding concerns persist, let's at least prevent further preying on our neighborhoods by outside investing here for easy profits.*

Please can you re-confirm that the City Council intends to take no action whatsoever on this matter? If action is planned, please share.

Please provide guidance on next steps recommended. What do citizens do now? My proposed ideas for citizens' next steps are open to your feedback and counsel:

- Return to the City Council meetings every two weeks and speak for 3 minutes
- Participate prominently in the Town Hall on Jan 28, 2023
 - Is it OK for the citizens to invite industry experts to come speak on this topic – to alert citizens of the research-proven impacts of unregulated STR's
- Participate in Leon Valley's Earthwise Living Day
- Alert community of nationally-known impacts – such as day/vacation-renters using recycling bins as trash receptacles, lack of consideration for conserving energy and resources
- Explore what other city committees/resources can be requested to engage on this issue now
- Explore approach for researching loss of income impacts – analysis of hotel tax receipts compared with known occupancy of identified STR's and homestead exemptions reviews
- Contact AirBNB for both properties in our neighborhood – providing them detailed visibility into previous impacts, including photographs of our damaged property and excessive trash
- Take photographs and videos of the issues and report them to AirBNB immediately
- Monitor reviews of the properties on AirBNB and engage with AirBNB actively
- Outreach to family, friends, colleagues, media, other cities, associations for resources/advice
- Establish a LinkedIn Community Group of Leon Valley Residents & Businesses to promote "good citizenship" and promote participation in city activities
- Offer assistance to the city if/when the City Council approves them to take some action

Please help us. High-levels of frustration, anxiety and stress of having to grapple with the impacts – personally and professionally - have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. STR's have been proven nationally to destroy the fabric of a communities more

intensely and rapidly: if proper good stewardship, controls, regulations, communication, and resources are not proactively put into place. Please help restore our loss of hope of re-building confidence in expecting a lifestyle of safety, peace, and avoidance of conflict on a daily basis.

{Section}.35.

Let us strive to be just and brave together!

Sincerely,
Linda Brewster Meffert
6532 Adair Drive
Leon Valley, TX 78238

Crystal Caldera

From: Linda Meffert <[REDACTED]>
Sent: Wednesday, March 11, 2026 1:23 PM
To: Crystal Caldera; Mayor Riley; Betty Heyl; Danielle Bolton; Philip Campos; Rey Orozco; Beth Mursch
Cc: Citizens To Be Heard; [REDACTED]
Subject: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Manager, Mayor, and Members of Council,

I am outreaching to alert you to growing risks unfolding rapidly in Leon Valley and to express deep concern about what the continued “lack of action” signals for the future of our community.

A new short-term rental commercial lodging operation opened last week directly next door to our family home. The property is currently [advertised as a destination for large groups of 16 or more guests for “celebrations”](#), with an outlandish large-party-layout backyard, stadium-style commercial lighting, and dormitory-style sleeping arrangements designed to **accommodate large groups specifically for parties** inside a single-family residence.

This is not an unexpected or isolated situation. Directly **across the street from our home is another short-term rental advertising accommodations for 18 guests**, and immediately next to that property is **another listing advertising capacity for 28 guests**, showcased as “large group gatherings”. In addition to two other commercial properties on a cul-de-sac of 26 single-family-home properties, and the “castle” property expected to be next for Short Term Rental (STR).

As citizens have previously escalated to you on multiple occasions over recent years: our neighborhood are being converted into a cluster of high-capacity commercial lodging properties. The expected impacts—well-documented in cities across the country—are spiking. Research shows that cities that experience clustering of large-capacity short-term rentals consistently report the same outcomes: escalating nuisance complaints and crimes, lighting and noise disturbances, traffic/parking congestion, trash, safety concerns associated with constant turnover of large groups of strangers, and a gradual erosion of the stability that comes from full-time neighbors who know and care for one another.

More troubling is the longer-term effect that has been documented nationally: the **erosion of the social fabric of neighborhoods**. When residential homes are steadily converted into high-volume lodging operations, the sense of community begins to disappear. Streets that once held families, long-term neighbors, and children playing outside become transient lodging zones where occupancy changes every few days. The bonds that define a neighborhood slowly unravel. Our way-of-life held precious by the Meffert Family, who’ve proudly called Leon Valley home for 54 years, alongside many other neighbors, is disintegrating before our eyes.

Leon Valley’s size makes it especially vulnerable...doesn’t take many commercial-scale short-term rentals to fundamentally reshape the character of entire neighborhoods. It may not be next door to you now....but it is coming. Research shows this. Across the country—and throughout Texas—cities have confronted these same realities. Many others have learned that waiting too long allows clustering to take hold, after which the impacts become far more difficult to reverse. Others have taken **progressive and thoughtful action, establishing guardrails** that balance property rights with the protection of residential neighborhoods and community stability.

Our city is being placed at risk. Waiting does not stop the transformation or need to **adeptly navigate legal uncertainties** — waiting simply allows the erosion to accelerate.

I respectfully urge the City to **acknowledge what is now happening and begin a serious assessment of the situation**, followed by a thoughtful plan for how Leon Valley intends to mitigate the growing risks. Many municipalities have demonstrated that it is possible to **place reasonable guardrails around this industry while protecting residents and community character**. Leon Valley deserves the same level of thoughtful stewardship. Our neighborhoods—and the sense of community that defines them—are too important to leave to chance.

Please take action now.

Sincerely,
Linda Meffert
6532 Adair Drive
Leon Valley, Texas 78238
210-452-2025

From: Linda Meffert
Sent: Saturday, September 2, 2023 5:35 PM
To: citizenstobeheard@leonvalleytexas.gov
Subject: Request for Leon Valley City Government to Take Immediate Action on Short-Term-Rental Impacts

Your consideration in requesting that this be read aloud during the City Council Meeting is most appreciated.

To: The City of Leon Valley, Texas USA: Mayor, City Council Members, City Manager, and City Secretary

Thank you for this opportunity.

Regarding the growing negative impact of Short Term Rentals in Leon Valley, I implore you to take immediate action to protect the citizens, community, and businesses of Leon Valley and surrounding communities.

Specifically, I am requesting that the City Councilmen propose and then approve a vote immediately:

- to allow the city staff to prepare:
 - A recap of how other communities are combatting the significant damage incurred by Short Term Rentals in residential neighborhoods
 - A presentation of professional recommendations regarding Short Term Rentals for a city’s specific approaches and actions and risk-mitigation, accompanied by recommended timelines for implementation
- The goal of which is:

- to properly educate all stakeholders in Leon Valley on the nation-wide facts of the STR to communities
- to serve as a guide for city councilmen to approve the city to take the appropriate steps recommended

Time is of the essence, especially given the City Council has taken absolutely no action whatsoever to protect our community, while other cities have been consistently demonstrating progressive approaches.

- To share just one example: in June 2023, the city of **Dallas has banned STR’s from single-family neighborhoods** effective 12/31/23 <https://www.fox4news.com/news/dallas-short-term-rentals>

Leon Valley is a sitting duck as STR investors see our complete absence of diligence in this area as shrewd means to swell their profits even larger.....and quicker....and easier!

City Council,

I urge you not to attempt to delay taking action.

However, please resist “recreating the wheel” yourselves by tossing out a few tactics that likely have already been proven to be ineffective.

Please leverage this long-awaited opportunity to vote immediately to allow our city staff:

- To review what other cities have already successfully implemented and refined recently, as well as upcoming planned work
- To expertly update the holistic plan previously prepared by the city staff on this topic years ago
 - to which the City Council refused to move forward with any of those recommendations
- To empower the City Council, and all stakeholders (residents, businesses, associations) with accurate and complete data on this national topic
 - So the leadership of our city can fulfill their responsibilities to the community, including to:
 - Mitigate vast negative impacts neighborhoods are encountering as a result of STR’s being allowed to operate with absolutely no guidelines/oversight
 - Prevent other residents from these horrible impacts in the future
 - Protect the way-of-life and lifestyle enjoyed for generations here
 - Preserve resources of the city

Since January’s failed attempt to persuade the City Council to take action, let me assure you that the impacts of businesses operating in residential neighborhoods cause distress and issues daily – each and every day - to my family and neighbors. Please start to take action today!

Sincerely,
 Linda Meffert
 6532 Adair Drive
 Leon Valley, Texas 78238 USA
 210-452-2025

FOR REFERENCE ONLY / ADDENDUM:

Request submitted to the City of Leon Valley by Linda Meffert at **The Leon Valley City Council Meeting on January 17, 2023** on topic of “Short Term Rentals”

This request is made to implore you to re-consider taking action on “Short-Term-Rentals” (STR) in Leon Valley. Your help is desperately needed to:

- Provide support to mitigate vast negative impacts neighborhoods that have/are encountering (clearly as a direct result from STR’s as proven by academically significant national research)
- Enact proactive improvements to:
 - Prevent other residents from these horrible impacts in the future
 - Protect the way-of-life and lifestyle enjoyed for generations here
 - Preserve resources of the city

We are not asking for city government to immediately:

- prepare to enforce regulations
- commence suing non-complaint owners
- research to identify brand new approaches to address STR’s
- prepare a resource plan for applying the expected revenue increases of collection of hotel taxes and retracted homestead exemptions

We simply want you to:

- set good-stewardship rules in place to serve as a deterrent for those STR’s looking to exploit communities made vulnerable by lack of guidelines that can be harnessed when combating the direct impacts to the well-being of residents through direct communication to property owners and to the numerous companies who market them (AirBNB, etc)
- mirror what other more well-funded cities have formulated: implement processes, controls, communication, and resources. My cursory research indicates a few critical components:
 - Require registration with the city so that:
 - Safety precautions are set (smoke detectors, 2 per bedroom occupancy limits, etc.)
 - Regulate the quantity of homes that can be converted to “Short-Term-Rental”
 - Fire/Police are aware of the high-turnover strangers (non-residents) at these homes
 - The community has a method to have proactive visibility to the change from residential to commercial use of a property in their neighborhood
 - Hotel taxes can be collected appropriately, to be able to fund:
 - Resources to monitor and to respond to violations (# of occupants/bedroom, parties, noise, etc.)
 - For non-owner-occupied, process to trigger retraction of homestead exemption
 - Loss income for just the two STR’s is ~\$10,000 per YEAR!
 - Require owners to :
 - Inform neighbors within close proximity by providing contact information for escalations and, if applicable listing of service providers (Airbnb, etc.)
 - Post permit #'s on all listings

To help motivate you to take action immediately, please find this summation of the short-term-rental situation at 6519 Adair which commenced late in 2022. We now have three STR’s in our 26-home area and expect another one is coming soon. STR’s have considerably impacted our neighborhood culture on the cul-de-sac of Adair Drive and Countess Adria Street, significantly affecting the overall well-being of the residents. All of these items are nationally recognized as well-known direct impacts of Short-Term Rentals; none are unique to us, but have severely degraded our daily life.

- **Disturbances/Noise** - large irregular quantity of strangers arriving/leaving and holding parties a la “vacation-rental-house” style at any time. Over the past months, these strangers have consistently displayed a lack of consideration in the moderation and tone of their activities. Parties persist late into the night, with loud music poolside, which is adjacent to neighbors trying to rest and work. Assuming the owners set a “no-smoking inside” policy, the renters have tended to convene outside in the front/street and side-yard proceeding to smoke

tobacco cigarettes, other types of smoking, and vaping, drinking alcohol, pacing while talking loudly on phones, and gathering in large groups with high-volume and spirited conversations. This activity occurs directly in front of the window of our family den, which causes significant detriment to our overall sense of peace, calm, and comfort, especially on weekdays mornings and evenings, and throughout the weekends.

- **Safety Concern: Personal Welfare**— prior to this short-term-rental situation, our neighborhood coordinated well to communicate about any unusual activity or unexpected vehicles, reaching out to police as needed. This sense of safety has been significantly impacted; none of us have any idea who is renting this home day-by-day. The likelihood of crime will undoubtedly increase, as this transient population causes us all to be more vulnerable to robbery, theft, and other types of altercations. Previously, it was very rare to see a large number of people moving large bags and boxes in/out of homes. Now it is commonplace. It is highly concerning.
- **Safety Concerns: Property Condition/Damage**— short-term renters tend not to take the same level of caretaking and upkeep that residents do, plus can affect neighbors’ homes, reducing the overall condition and value of the area. To share one specific example: in mid-December, a renter’s vehicle crashed into three neighbors’ postbox. If the community hadn’t coordinated to piece together video tapes of the property destruction, we would never have known the renter did this (failed to report it), then coordinated to prepare outreach to have corrected. How scary to lose the sense of trust and confidence in one’s neighbors!
- **Safety Concern: Vacant Property** – Between short-term rental contacts, the house is unoccupied and unattended. This can cause a large variety of different problems. Often all the lights (inside and outside) remain on inside the home, the front porch chair and flowerpots knocked over on their sides, and emptied garbage cans remain curbside.....until a housekeeper happens to make a visit. Large limbs fell from the oak tree have laid in the front yard, unattended, for months. These periods of vacancy can attract other issues like pests.
- **Traffic / Parking** – not only has the quantity of vehicles increased, the high speed and lack of courtesy of the drivers has been staggering. The lack of sidewalks is a treasure to our neighborhood, endearing is especially to those of us who daily stroll, but these renters do not share this perspective, causing substantial personal safety concerns, especially following the destruction to the postbox and subsequent failure to acknowledge. At times, there have been over a dozen cars parked up/down the street, as well as vehicles parked on the front lawn of the rental home.
- **Loss of Sleep (night/morning)** - the late-night arrivals of the renters and early morning departures – with all the commotion and noises that accompany packing up a large number of vehicles before/after vacations has been extremely frustrating; causing neighborhood dogs to wake up due to the suspicious activity, which in turns, alerts human residents attempting to rest.
- **Loss of Peace & Quiet (daytime)** – similar to the impacts outlined above, these disruptions have also impacted the previous quiet/low-traffic situation This rental home has now become a high traffic venue with high-turnover of renters. These gatherings, comings/goings, loading in/out, have impacted our ability to effectively work-from-home. Dogs barking and alerting neighbors to view strangers and unusual activity have been difficult to manage.
- **Trash** – Frequently over-flowing garbage cans, including boxes, bags, and lots of beer/liquor bottles, two episodes of broken glass on the street. The recycle bin clearly did not only contain recyclables. This one has been the most consistently aggravating issue as this also directly affects our visiting family and friends. I have had to request multiple times to have the front yard cleaned up. What an embarrassment and eyesore to view regularly, especially knowing that the next group of renters will likely behave in the same manner.

In addition to the direct impact to citizens, my cursory research indicates that city impacts include:

- Strain on local resources, as STR’s attract larger groups of people than regular residents – or even traditional long-term rentals
- Decreased housing availability and affordability for local residents, as some property owners may choose to list their homes as short-term rentals rather than offering them as long-term rentals, which can contribute to a shortage of rental housing in the area.
- Lost taxing revenue from unchecked homestead exemptions from non-occupying owners
- Higher crime levels, requiring more resources and less citizen overall satisfaction
- Lower property values due to the variety of issues noted herein.

Please help protect the citizens of Leon Valley from expanded impact! The shock and surprise of figuring out cause of the wide variety of issues have been upsetting and harrowing: Absolutely no visibility was provided that the residential neighborhood our family has cherished now contains commercial enterprises: being rented to strangers who come/go all hours of the day/night.

High-levels of frustration, anxiety and stress of having to grapple with the impacts to our families, our work, and our friends have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. Please help restore our loss of hope of having our confidence to be in our home safely, comfortable having family and friends over, neighborly trust, and sense of community – we want to be able to expect a lifestyle of safety, peace, and avoidance of conflict that STR’s have proven to destroy nationally without proper good stewardship, controls, regulations, communication, and resources.

I urge you to re-consider taking action immediately on “Short-Term-Rentals” in Leon Valley.

Sincerely,

Linda Brewster Meffert
6532 Adair Drive
Leon Valley, TX 78238

From: Linda Meffert
Sent: Friday, January 20, 2023 7:57 AM
To: will.bradshaw@leonvalleytexas.gov; josh.stevens@leonvalleytexas.gov; jed.hefner@leonvalleytexas.gov; rey.orozco@leonvalleytexas.gov; benny.martinez@leonvalleytexas.gov
Cc: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>
Subject: Short-Term-Rental - Request for Leon Valley City Government to Take Action Now - Follow-Up from City Council Meeting January 17, 2023 - RESPONSE REQUESTED

January 20, 2023

To: Leon Valley’s City Council

RE: The Leon Valley City Council Meeting on January 17, 2023 on topic of “Short Term Rentals”

Unceremoniously dismissing out-of-hand the property and personal safety interests of a group of decades-long residents, in favor of the freedom for out-of-state investors’ lucrative financial interests is more than insulting...it's downright disheartening and even dangerous. The City Council section on the Leon Valley website includes a pledge of being “willing to listen to the concerns and ideas of the citizens on how we can make Leon Valley the very best city in which to live and work.” I wholeheartedly concur that this is the primary role of a City Council member. However, the actions at the January 17, 2023 public session are completely contrary to this statement.

Please let’s utilize this opportunity to reflect and re-align. Socrates’ views can aid in this process; “the goal of politics is to make the citizens as good as possible so that they live the best lives.” by making the citizens “good”; experts explain that Socrates means that the politicians should instill virtuous characteristics such as self-control, bravery, piety and justice. Let’s utilize this opportunity to move toward these ideals, not incite further discontent.....chasing long-term citizens away from contributing to making Leon Valley “the very best city in which to live and work”.

Attached please find a document containing:

Detailed information on the points I summarized verbally on Tuesday evening at the 1/17/23 City Council meeting

Copy of communication made to the property owner at 6519 Adair, who has since taken no action nor shared any intention to take any action admitted: “I’m sure that I would share many of those same concerns” shared: STR is by-far the most financially lucrative use for the property

Please can you confirm that these were the recommendations provided to the citizens of Leon Valley by city government:

- "Elitism" of the citizens speaking at Jan 17 session is the root cause of this issue – and your recommended solution is we should all examine our collective consciences
- The citizens who are asking to mirror the STR policy of City of San Antonio are in actuality wasting precious city resources – spending funds frivolously
- Citizens should form a Homeowners Association to combat the well-known/nationally-researched impact of STR's
- Citizens should call 911 “each and every time” one of these impacts are being encountered – so city can measure impact
- Let’s wait for other cities to perfect their STR policies, then start to figure out what Leon Valley should do.

If these recommendations I documented are correct, then I think it’s not difficult to concur that they are ridiculous and unacceptable. My respective responses to each are:

1. *Given research shows that most all leading cities have STR policies, the accusation made of “elitism” is actually being slung across every one of these cities’ leadership!*
2. *What is the city staff working on that could be re-prioritized so focus can be temporarily diverted to this pressing matter? We are not asking to hire additional personnel or resources to accommodate. Do you need help from citizens? If so, please share.*
3. *Other cities are performing this role on the behalf of citizens – why should we be forced to fund and manage on our own? Plus it’s too small-scale in nature to yield the citywide improvement being sought by these long-time residents of Leon Valley.*
4. *Police having to tell day-renters to behave like good community citizens (pick up trash; don’t break beer bottles in the streets) presents a clear and present danger to public safety, spreading resources thinly and risking the public safety officials as they do not enjoy visibility that the occupants of the property are renting the property for a day or so. Tomorrow a new group of partying vacationers will arrive and the process starts all over again. Plus, since the city doesn’t track which properties have day-renters occupying...it is impossible to harness these metrics to drive data-based decisions.*
5. *Even though STR policies remain deficient in some areas still and funding concerns persist, let’s at least prevent further preying on our neighborhoods by outside investing here for easy profits.*

Please can you re-confirm that the City Council intends to take no action whatsoever on this matter? If action is planned, please share.

Please provide guidance on next steps recommended. What do citizens do now? My proposed ideas for citizens’ next steps are open to your feedback and counsel:

- Return to the City Council meetings every two weeks and speak for 3 minutes
- Participate prominently in the Town Hall on Jan 28, 2023
 - Is it OK for the citizens to invite industry experts to come speak on this topic – to alert citizens of the research-proven impacts of unregulated STR’s
- Participate in Leon Valley’s Earthwise Living Day
- Alert community of nationally-known impacts – such as day/vacation-renters using recycling bins as trash receptables, lack of consideration for conserving energy and resources
- Explore what other city committees/resources can be requested to engage on this issue now
- Explore approach for researching loss of income impacts – analysis of hotel tax receipts compared with known occupancy of identified STR’s and homestead exemptions reviews
- Contact AirBNB for both properties in our neighborhood – providing them detailed visibility into previous impacts, including photographs of our damaged property and excessive trash
- Take photographs and videos of the issues and report them to AirBNB immediately
- Monitor reviews of the properties on AirBNB and engage with AirBNB actively
- Outreach to family, friends, colleagues, media, other cities, associations for resources/advice

- Establish a LinkedIn Community Group of Leon Valley Residents & Businesses to promote “good citizens” and promote participation in city activities
- Offer assistance to the city if/when the City Council approves them to take some action

Please help us. High-levels of frustration, anxiety and stress of having to grapple with the impacts – personally and professionally - have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. STR’s have been proven nationally to destroy the fabric of a communities more intensely and rapidly: if proper good stewardship, controls, regulations, communication, and resources are not proactively put into place. Please help restore our loss of hope of re-building confidence in expecting a lifestyle of safety, peace, and avoidance of conflict on a daily basis.

Let us strive to be just and brave together!

Sincerely,
Linda Brewster Meffert
6532 Adair Drive
Leon Valley, TX 78238

Crystal Caldera

From: Greg Meffert <[REDACTED]>
Sent: Wednesday, March 11, 2026 8:31 PM
To: Crystal Caldera
Cc: Linda Meffert; Mayor Riley; Betty Heyl; Danielle Bolton; Philip Campos; Rey Orozco; Beth Mursch; Citizens To Be Heard
Subject: Re: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

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Thank you.

On Wed, Mar 11, 2026, 5:32 PM Crystal Caldera <c.caldera@leonvalleytexas.gov> wrote:

Yes, sir. Your item has been added for discussion on the April 7, 2026 agenda by the Mayor. I will also ensure that the City Attorney has been provided with the information you submitted.

Thanks

Crystal Caldera, MPA, PhD
City Manager
[6400 El Verde Rd](#)
[Leon Valley, Texas 78238](#)
Tele:210-684-1391 Ext. 219
Fax: 210-684-1515



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From: Greg Meffert <[REDACTED]>
Sent: Wednesday, March 11, 2026 4:31 PM
To: Crystal Caldera <c.caldera@leonvalleytexas.gov>
Cc: Linda Meffert <[REDACTED]>; Mayor Riley <mayorriley@leonvalleytexas.gov>; Betty Heyl <betty.hey@leonvalleytexas.gov>; Danielle Bolton <danielle.bolton@leonvalleytexas.gov>; Philip Campos <philip.campos@leonvalleytexas.gov>; Rey Orozco <rey.orozco@leonvalleytexas.gov>; Beth Mursch <beth.mursch@leonvalleytexas.gov>; Citizens To Be Heard <citizenstobeheard@leonvalleytexas.gov>
Subject: Re: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Short-Term-Rental Emergency Situation

You don't often get email from greg.meffert@gmail.com. [Learn why this is important](#)

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Should have added that yes I am also very aware of all the previous discussions you listed, but overall the majority of the council reconciled to what showed to be a fairly feckless approach in the end to address the issue. So we are hoping with changes in the council that there is more of an open mind to get more in step with our neighbors on this issue.

On Wed, Mar 11, 2026 at 4:25 PM Greg Meffert <[REDACTED]> wrote:

Crystal,

Understood. I hear your point on retroactive enforcement, however I did research further on what happened to those existing STRs that were grandfathered in after the 12.5% / block density cutoff. And in the end, still adding the density regulations had a positive long term impact as properties were turned over or missed their renewal permit windows. Plus adding the liability insurance restrictions and "no party" restrictions also had an immediate positive impact even for those like us who are now already virtually surrounded by such properties.

Greg

On Wed, Mar 11, 2026 at 3:42 PM Crystal Caldera <c.caldera@leonvalleytexas.gov> wrote:

Good afternoon Mr. and Mrs. Merffert,

We are in receipt of your concern regarding short-term rentals. Unfortunately, this matter is not considered an emergency under statute, and the City's Home Rule Charter does not allow an item to be added to the agenda within eight calendar days of a scheduled meeting. The agenda for the March 17th meeting has already been posted.

There is an item on the March 17th agenda related to short-term rentals; however, it is limited discussion of the Short-Term Rental Occupancy Tax. While the Council will be able to discuss the tax, the agenda item does not include discussion of broader regulations.

That said, I know the City Council would like to address the concerns you raised. It is my understanding that a councilmember intends to request that a discussion item related to short-term rentals be placed on the April 7 meeting agenda. If any ordinance changes were to occur, they would require a minimum of two readings by the Council. As a result, the earliest possible adoption would likely be the first meeting in May.

It is also important to note that any future ordinance changes would not impact current short-term rental operations that are already operating legally under the existing ordinance.

Please know that the City Council wants to be responsive to your concerns and understands the urgency you have expressed. They are not taking this matter lightly. Below is a brief timeline of the City Council’s deliberations on short-term rentals:

City Council Timeline on Short-Term Rentals

Short-term rentals have appeared on City Council agendas multiple times:

- January 12, 2021 – Tabled
- January 19, 2021 – Discussed
- April 6, 2021 – Discussed
- April 20, 2021 – Discussed
- August 3, 2021 – Tabled
- August 17, 2021 – Discussed
- August 16, 2022 – Tabled
- September 6, 2022 – Discussed
- January 17, 2023 – Discussed
- March 7, 2023 – Item added by Councilmembers Stevens and Orozco
 - Council directed the City Attorney to draft an ordinance based on the information provided.

Additional actions:

- July 22, 2023 – Draft ordinance discussed at Council retreat
- September 5, 2023 – First reading of ordinance amending regulations
- September 29, 2023 – Council feedback provided to the City Manager
- October 17, 2023 – City Manager presented Council feedback
 - Council directed staff to simplify the ordinance and bring it back for consideration
- November 7, 2023 – Second reading; ordinance passed unanimously establishing a registration process
- November 21, 2023 – Council adopted the Short-Term Rental Occupancy Tax remittance requirement

- July 15, 2025- Discussion and Possible Action on Revisions to the Short Term Rentals
- August 5, 2025 -Council Executive session to discuss STR regulations
- August 19, 2025 – Council clarified the definition of “block face” and increased the registration fee
- February 17, 2026 – Discussion on the Occupancy Tax regulations
- March 3, 2026 -Discussion on the Occupancy Tax regulations -Tabled
- March 17, 2026 - Discussion on the Occupancy Tax regulations

We appreciate you bringing your concerns forward and will ensure the Council remains aware of the issue.

Sincerely,

Crystal Caldera, MPA, PhD
City Manager
[6400 El Verde Rd](#)
[Leon Valley, Texas 78238](#)
Tele:210-684-1391 Ext. 219
Fax: 210-684-1515



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From: Linda Meffert [REDACTED] >
Sent: Wednesday, March 11, 2026 1:23 PM
To: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>; Betty Heyl <betty.heyl@leonvalleytexas.gov>; Danielle Bolton <danielle.bolton@leonvalleytexas.gov>; Philip Campos <philip.campos@leonvalleytexas.gov>; Rey Orozco <rey.orozco@leonvalleytexas.gov>; Beth Mursch <beth.mursch@leonvalleytexas.gov>
Cc: Citizens To Be Heard <citizenstobeheard@leonvalleytexas.gov>; [REDACTED]

Subject: Yet Another Request for: Leon Valley City Government to Take Immediate Action on Term-Rental Emergency Situation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Manager, Mayor, and Members of Council,

I am outreaching to alert you to growing risks unfolding rapidly in Leon Valley and to express deep concern about what the continued “lack of action” signals for the future of our community.

A new short-term rental commercial lodging operation opened last week directly next door to our family home. The property is currently [advertised as a destination for large groups of 16 or more guests for “celebrations”](#), with an outlandish large-party-layout backyard, stadium-style commercial lighting, and dormitory-style sleeping arrangements designed to **accommodate large groups specifically for parties** inside a single-family residence.

This is not an unexpected or isolated situation. Directly **across the street from our home is another short-term rental advertising accommodations for 18 guests**, and immediately next to that property is **another listing advertising capacity for 28 guests**, showcased as “large group gatherings”. In addition to two other commercial properties on a cul-de-sac of 26 single-family-home properties, and the “castle” property expected to be next for Short Term Rental (STR).

As citizens have previously escalated to you on multiple occasions over recent years: our neighborhood are being converted into a cluster of high-capacity commercial lodging properties. The expected impacts—well-documented in cities across the country—are spiking. Research shows that cities that experience clustering of large-capacity short-term rentals consistently report the same outcomes: escalating nuisance complaints and crimes, lighting and noise disturbances, traffic/parking congestion, trash, safety concerns associated with constant turnover of large groups of strangers, and a gradual erosion of the stability that comes from full-time neighbors who know and care for one another.

More troubling is the longer-term effect that has been documented nationally: the **erosion of the social fabric of neighborhoods**. When residential homes are steadily converted into high-volume lodging operations, the sense of community begins to disappear. Streets that once held families, long-

term neighbors, and children playing outside become transient lodging zones where occupant changes every few days. The bonds that define a neighborhood slowly unravel. Our way-of-life held precious by the Meffert Family, who've proudly called Leon Valley home for 54 years, alongside many other neighbors, is disintegrating before our eyes.

Leon Valley's size makes it especially vulnerable...doesn't take many commercial-scale short-term rentals to fundamentally reshape the character of entire neighborhoods. It may not be next door to you now....but it is coming. Research shows this. Across the country—and throughout Texas—cities have confronted these same realities. Many others have learned that waiting too long allows clustering to take hold, after which the impacts become far more difficult to reverse. Others have taken **progressive and thoughtful action, establishing guardrails** that balance property rights with the protection of residential neighborhoods and community stability.

Our city is being placed at risk. Waiting does not stop the transformation or need to **adeptly navigate legal uncertainties** — waiting simply allows the erosion to accelerate.

I respectfully urge the City to **acknowledge what is now happening and begin a serious assessment of the situation**, followed by a thoughtful plan for how Leon Valley intends to mitigate the growing risks. Many municipalities have demonstrated that it is possible to **place reasonable guardrails around this industry while protecting residents and community character**. Leon Valley deserves the same level of thoughtful stewardship. Our neighborhoods—and the sense of community that defines them—are too important to leave to chance.

Please take action now.

Sincerely,

Linda Meffert

[6532 Adair Drive](#)

[Leon Valley, Texas 78238](#)

210-452-2025

From: Linda Meffert

Sent: Saturday, September 2, 2023 5:35 PM

To: citizenstobeheard@leonvalleytexas.gov

Subject: Request for Leon Valley City Government to Take Immediate Action on Short-Term-Rental Impacts

Your consideration in requesting that this be read aloud during the City Council Meeting is most appreciated.

To: The City of Leon Valley, Texas USA: Mayor, City Council Members, City Manager, and City Secretary

Thank you for this opportunity.

Regarding the growing negative impact of Short Term Rentals in Leon Valley, I implore you to take immediate action to protect the citizens, community, and businesses of Leon Valley and surrounding communities.

Specifically, I am requesting that the City Councilmen propose and then approve a vote immediately:

- to allow the city staff to prepare:
 - A recap of how other communities are combatting the significant damage incurred by Short Term Rentals in residential neighborhoods
 - A presentation of professional recommendations regarding Short Term Rentals for a city's specific approaches and actions and risk-mitigation, accompanied by recommended timelines for implementation

- The goal of which is:
 - to properly educate all stakeholders in Leon Valley on the nation-wide facts of the STR damages to communities
 - to serve as a guide for city councilmen to approve the city to take the appropriate steps recommended

Time is of the essence, especially given the City Council has taken absolutely no action what protect our community, while other cities have been consistently demonstrating progressive approaches.

- To share just one example: in June 2023, the city of **Dallas has banned STR’s from single-family neighborhoods** effective 12/31/23 <https://www.fox4news.com/news/dallas-short-term-rentals>

Leon Valley is a sitting duck as STR investors see our complete absence of diligence in this area as shrewd means to swell their profits even larger.....and quicker....and easier!

City Council,

I urge you not to attempt to delay taking action.

However, please resist “recreating the wheel” yourselves by tossing out a few tactics that likely have already been proven to be ineffective.

Please leverage this long-awaited opportunity to vote immediately to allow our city staff:

- To review what other cities have already successfully implemented and refined recently, as well as upcoming planned work
- To expertly update the holistic plan previously prepared by the city staff on this topic years ago
 - to which the City Council refused to move forward with any of those recommendations
- To empower the City Council, and all stakeholders (residents, businesses, associations) with accurate and complete data on this national topic
 - So the leadership of our city can fulfill their responsibilities to the community, including to:
 - Mitigate vast negative impacts neighborhoods are encountering as a result of STR’s being allowed to operate with absolutely no guidelines/oversight
 - Prevent other residents from these horrible impacts in the future
 - Protect the way-of-life and lifestyle enjoyed for generations here
 - Preserve resources of the city

Since January's failed attempt to persuade the City Council to take action, let me assure you impacts of businesses operating in residential neighborhoods cause distress and issues daily – each and every day - to my family and neighbors. Please start to take action today!

Sincerely,

Linda Meffert

[6532 Adair Drive](#)

[Leon Valley, Texas 78238 USA](#)

210-452-2025

FOR REFERENCE ONLY / ADDENDUM:

Request submitted to the City of Leon Valley by Linda Meffert

at **The Leon Valley City Council Meeting on January 17, 2023** on topic of “Short Term Rentals”

This request to made to implore you to re-consider taking action on “Short-Term-Rentals” (STR) in Leon Valley. Your help is desperately needed to:

- Provide support to mitigate vast negative impacts neighborhoods that have/are encountering (clearly as a direct result from STR's as proven by academically significant national research)
- Enact proactive improvements to:
 - Prevent other residents from these horrible impacts in the future
 - Protect the way-of-life and lifestyle enjoyed for generations here
 - Preserve resources of the city

We are not asking for city government to immediately:

- prepare to enforce regulations

- commence suing non-complaint owners
- research to identify brand new approaches to address STR's
- prepare a resource plan for applying the expected revenue increases of collection of hotel taxes and retracted homestead exemptions

We simply want you to:

- set good-stewardship rules in place to serve as a deterrent for those STR's looking to exploit communities made vulnerable by lack of guidelines that can be harnessed when combating the direct impacts to the well-being of residents through direct communication to property owners and to the numerous companies who market them (AirBNB, etc)
- mirror what other more well-funded cities have formulated: implement processes, controls, communication, and resources. My cursory research indicates a few critical components:
 - Require registration with the city so that:
 - Safety precautions are set (smoke detectors, 2 per bedroom occupancy limits, etc.)
 - Regulate the quantity of homes that can be converted to "Short-Term-Rental"
 - Fire/Police are aware of the high-turnover strangers (non-residents) at these homes
 - The community has a method to have proactive visibility to the change from residential to commercial use of a property in their neighborhood
 - Hotel taxes can be collected appropriately, to be able to fund:
 - Resources to monitor and to respond to violations (# of occupants/bedroom, parties, noise, etc.)
 - For non-owner-occupied, process to trigger retraction of homestead exemption
 - Loss income for just the two STR's is ~\$10,000 per YEAR!
 - Require owners to :
 - Inform neighbors within close proximity by providing contact information for escalations and, if applicable listing of service providers (Airbnb, etc.)
 - Post permit #'s on all listings

To help motivate you to take action immediately, please find this summation of the short-term-rental situation at 6519 Adair which commenced late in 2022. We now have three STR's in our 26-home area

and expect another one is coming soon. STR's have considerably impacted our neighborhood on the cul-de-sac of Adair Drive and Countess Adria Street, significantly affecting the overall well-being of the residents. All of these items are nationally recognized as well-known direct impacts of Short-Term Rentals; none are unique to us, but have severely degraded our daily life.

- **Disturbances/Noise** - large irregular quantity of strangers arriving/leaving and holding parties a la "vacation-rental-house" style at any time. Over the past months, these strangers have consistently displayed a lack of consideration in the moderation and tone of their activities. Parties persist late into the night, with loud music poolside, which is adjacent to neighbors trying to rest and work. Assuming the owners set a "no-smoking inside" policy, the renters have tended to convene outside in the front/street and side-year proceeding to smoke tobacco cigarettes, other types of smoking, and vaping, drinking alcohol, pacing while talking loudly on mobile phones, and gathering in large groups with high-volume and spirited conversations. This activity occurs directly in front of the window of our family den, which causes significant detriment to our overall sense of peace, calm, and comfort, especially on weekdays mornings and evenings, and throughout the weekends.
- **Safety Concern: Personal Welfare**– prior to this short-term-rental situation, our neighborhood coordinated well to communicate about any unusual activity or unexpected vehicles, reaching out to police as needed. This sense of safety has been significantly impacted; none of us have any idea who is renting this home day-by-day. The likelihood of crime will undoubtedly increase, as this transient population causes us all to be more vulnerable to robbery, theft, and other types of altercations. Previously, it was very rare to see a large number of people moving large bags and boxes in/out of homes. Now it is commonplace. It is highly concerning.
- **Safety Concerns: Property Condition/Damage**– short-term renters tend not to take the same level of caretaking and upkeep that residents do, plus can affect neighbors' homes, reducing the overall condition and value of the area. To share one specific example: in mid-December, a renter's vehicle crashed into three neighbors' postbox. If the community hadn't coordinated to piece together video tapes of the property destruction, we would never have known the renter did this (failed to report it), then coordinated to prepare outreach to have corrected. How scary to lose the sense of trust and confidence in one's neighbors!
- **Safety Concern: Vacant Property** – Between short-term rental contacts, the house is unoccupied and unattended. This can cause a large variety of different problems. Often all the lights (inside and outside) remain on inside the home, the front porch chair and flowerpots knocked over on their sides, and emptied garbage cans remain curbside.....until a housekeeper happens to make a visit. Large limbs fell from the oak tree have laid in the front yard, unattended, for months. These periods of vacancy can attract other issues like pests.
- **Traffic / Parking** – not only has the quantity of vehicles increased, the high speed and lack of courtesy of the drivers has been staggering. The lack of sidewalks is a treasure to our neighborhood, endearing is especially to those of us who daily stroll, but these renters do not share this perspective, causing substantial personal safety concerns, especially following the destruction to the postbox and subsequent failure to acknowledge. At times, there have been over a dozen cars parked up/down the street, as well as vehicles parked on the front lawn of the rental home.
- **Loss of Sleep (night/morning)** - the late-night arrivals of the renters and early morning departures – with all the commotion and noises that accompany packing up a large number of vehicles before/after vacations has been extremely frustrating; causing neighborhood dogs to

wake up due to the suspicious activity, which in turns, alerts human residents attempt rest.

- **Loss of Peace & Quiet (daytime)** – similar to the impacts outlined above, these disruptions have also impacted the previous quiet/low-traffic situation This rental home has now become a high traffic venue with high-turnover of renters. These gatherings, comings/goings, loading in/out, have impacted our ability to effectively work-from-home. Dogs barking and alerting neighbors to view strangers and unusual activity have been difficult to manage.
- **Trash** – Frequently over-flowing garbage cans, including boxes, bags, and lots of beer/liquor bottles, two episodes of broken glass on the street. The recycle bin clearly did not only contain recyclables. This one has been the most consistently aggravating issue as this also directly affects our visiting family and friends. I have had to request multiple times to have the front yard cleaned up. What an embarrassment and eyesore to view regularly, especially knowing that the next group of renters will likely behave in the same manner.

In addition to the direct impact to citizens, my cursory research indicates that city impacts include:

- Strain on local resources, as STR’s attract larger groups of people than regular residents – or even traditional long-term rentals
- Decreased housing availability and affordability for local residents, as some property owners may choose to list their homes as short-term rentals rather than offering them as long-term rentals, which can contribute to a shortage of rental housing in the area.
- Lost taxing revenue from unchecked homestead exemptions from non-occupying owners
- Higher crime levels, requiring more resources and less citizen overall satisfaction
- Lower property values due to the variety of issues noted herein.

Please help protect the citizens of Leon Valley from expanded impact! The shock and surprise of figuring out the root cause of the wide variety of issues have been upsetting and harrowing: Absolutely no visibility was provided that the residential neighborhood our family has cherished now contains commercial enterprises: being rented to strangers who come/go all hours of the day/night.

High-levels of frustration, anxiety and stress of having to grapple with the impacts to our families, our work, and our friends have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. Please help restore our loss of hope of having our confidence to be in our home safely, comfortable having family and friends over, neighborly trust, and sense of community – we want to be able to expect a lifestyle of safety, peace, and avoidance of conflict that STR’s have proven to destroy nationally without proper good stewardship, controls, regulations, communication, and resources.

I urge you to re-consider taking action immediately on “Short-Term-Rentals” in Leon Valley.

Sincerely,

Linda Brewster Meffert

6532 Adair Drive

Leon Valley, TX 78238

From: Linda Meffert
Sent: Friday, January 20, 2023 7:57 AM
To: will.bradshaw@leonvalleytexas.gov; josh.stevens@leonvalleytexas.gov;
jed.hefner@leonvalleytexas.gov; rey.orozco@leonvalleytexas.gov;
benny.martinez@leonvalleytexas.gov
Cc: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>
Subject: Short-Term-Rental - Request for Leon Valley City Government to Take Action Now - Follow-Up from City Council Meeting January 17, 2023 - RESPONSE REQUESTED

January 20, 2023

To: Leon Valley’s City Council

RE: The Leon Valley City Council Meeting on January 17, 2023 on topic of “Short Term Rentals”

Unceremoniously dismissing out-of-hand the property and personal safety interests of a group of decades-long residents, in favor of the freedom for out-of-state investors’ lucrative financial interests is more than insulting....it's downright disheartening and even dangerous. The City Council section on the Leon Valley website includes a pledge of being “willing to listen to the concerns and ideas of the citizens on how we can make Leon Valley the very best city in which to live and work.” I wholeheartedly concur that this is the primary role of a City Council member. However, the actions at the January 17, 2023 public session are completely contrary to this statement.

Please let’s utilize this opportunity to reflect and re-align. Socrates’ views can aid in this process; “the goal of politics is to make the citizens as good as possible so that they live the best lives.” by making the citizens “good”; experts explain that Socrates means that the politicians should instill virtuous characteristics such as self-control, bravery, piety and justice. Let’s utilize this opportunity to move toward these ideals, not incite further discontent.....chasing long-term citizens away from contributing to making Leon Valley “the very best city in which to live and work”.

Attached please find a document containing:

Detailed information on the points I summarized verbally on Tuesday evening at the 1/17/23 City Council meeting

Copy of communication made to the property owner at 6519 Adair, who has

since taken no action nor shared any intention to take any action

admitted: "I'm sure that I would share many of those same concerns"

shared: STR is by-far the most financially lucrative use for the property

Please can you confirm that these were the recommendations provided to the citizens of Leon Valley by city government:

"Elitism" of the citizens speaking at Jan 17 session is the root cause of this issue – and your recommended solution is we should all examine our collective consciences

The citizens who are asking to mirror the STR policy of City of San Antonio are in actuality wasting precious city resources – spending funds frivolously

Citizens should form a Homeowners Association to combat the well-known/nationally-researched impact of STR's

Citizens should call 911 "each and every time" one of these impacts are being encountered – so city can measure impact

Let's wait for other cities to perfect their STR policies, then start to figure out what Leon Valley should do.

If these recommendations I documented are correct, then I think it's not difficult to concur that they are ridiculous and unacceptable. My respective responses to each are:

1. *Given research shows that most all leading cities have STR policies, the accusation made of "elitism" is actually being slung across every one of these cities' leadership!*
2. *What is the city staff working on that could be re-prioritized so focus can be temporarily diverted to this pressing matter? We are not asking to hire additional personnel or resources to accommodate. Do you need help from citizens? If so, please share.*
3. *Other cities are performing this role on the behalf of citizens – why should we be forced to fund and manage on our own? Plus it's too small-scale in nature to yield the citywide improvement being sought by these long-time residents of Leon Valley.*
4. *Police having to tell day-renters to behave like good community citizens (pick up trash; don't break beer bottles in the streets) presents a clear and present danger to public safety, spreading resources thinly and risking the public safety officials as they do not*

*enjoy visibility that the occupants of the property are renting the property for a d
Tomorrow a new group of partying vacationers will arrive and the process starts all over
again. Plus, since the city doesn't track which properties have day-renters occupying...it
is impossible to harness these metrics to drive data-based decisions.*

- 5. *Even though STR policies remain deficient in some areas still and funding concerns persist, let's at least prevent further preying on our neighborhoods by outside investing here for easy profits.*

Please can you re-confirm that the City Council intends to take no action whatsoever on this matter? If action is planned, please share.

Please provide guidance on next steps recommended. What do citizens do now? My proposed ideas for citizens' next steps are open to your feedback and counsel:

- Return to the City Council meetings every two weeks and speak for 3 minutes
- Participate prominently in the Town Hall on Jan 28, 2023
 - Is it OK for the citizens to invite industry experts to come speak on this topic – to alert citizens of the research-proven impacts of unregulated STR's
- Participate in Leon Valley's Earthwise Living Day
- Alert community of nationally-known impacts – such as day/vacation-renters using recycling bins as trash receptables, lack of consideration for conserving energy and resources
- Explore what other city committees/resources can be requested to engage on this issue now
- Explore approach for researching loss of income impacts – analysis of hotel tax receipts compared with known occupancy of identified STR's and homestead exemptions reviews
- Contact AirBNB for both properties in our neighborhood – providing them detailed visibility into previous impacts, including photographs of our damaged property and excessive trash
- Take photographs and videos of the issues and report them to AirBNB immediately
- Monitor reviews of the properties on AirBNB and engage with AirBNB actively
- Outreach to family, friends, colleagues, media, other cities, associations for resources/advice
- Establish a LinkedIn Community Group of Leon Valley Residents & Businesses to promote "good citizenship" and promote participation in city activities
- Offer assistance to the city if/when the City Council approves them to take some action

Please help us. High-levels of frustration, anxiety and stress of having to grapple with the impacts – personally and professionally - have ensued. The loss of our sense of community and the dread of future impacts without any support from the city government is harrowing. STR's have been proven nationally to destroy the fabric of a communities more intensely and rapidly: if proper good stewardship, controls, regulations, communication, and resources are not proactively put into place.

Please help restore our loss of hope of re-building confidence in expecting a lifestyle of safety and avoidance of conflict on a daily basis.

Let us strive to be just and brave together!

Sincerely,

Linda Brewster Meffert

6532 Adair Drive

Leon Valley, TX 78238

10-Year Capital Acquisition Plan FY 2027-2036

Crystal Caldera, PhD

City Manager

City Council Meeting

April 07, 2026

**CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN**

{Section}.36.

DEPARTMENTS	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	Total Capital
Municipal Court	-	-	-	-	-	-	-	-	-	-	-
Finance	-	-	-	-	-	-	-	-	-	-	-
City Manager & Council	-	-	-	-	-	-	-	-	-	-	-
Information Technology	15,000	-	-	6,500	33,500	6,500	6,500	6,500	-	-	74,500
Police	306,500	171,200	73,000	65,000	-	68,000	68,000	7,000	7,000	144,500	910,200
Impound Lot	-	-	10,000	-	-	-	-	-	10,000	-	20,000
Fire	475,000	782,000	650,000	524,000	525,000	1,570,000	560,000	35,000	140,000	1,535,000	6,796,000
Public Works	380,000	298,500	350,000	367,000	355,000	340,000	265,000	230,000	245,000	64,600	2,895,100
Planning & Zoning	-	-	-	-	-	-	-	-	-	75,000	75,000
Code & Animal Control	-	90,000	-	-	-	-	-	-	-	-	90,000
Parks	-	1,655,135	116,000	370,000	40,000	80,000	25,000	-	114,000	250,000	2,650,135
Library	82,000	57,000	30,000	-	90,000	25,000	-	-	29,000	24,000	337,000
TOTAL	\$ 1,258,500	\$ 3,053,835	\$ 1,229,000	\$ 1,332,500	\$ 1,043,500	\$ 2,089,500	\$ 924,500	\$ 278,500	\$ 545,000	\$ 2,093,100	\$ 13,847,935

FY26 General Fund Unassigned Fund Balance (Unadutied) \$ 6,346,361

FY27 General Fund Unassigned Fund Balance (Unadutied) \$ 5,087,861

FY26 Future Capital Purchase Fund Balance (Unadutied) \$ 275,000

DEPARTMENTS	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	Total Capital
Economic Development	440,000	5,000	-	-	-	-	-	-	-	-	-
TOTAL	\$ 440,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY26 Economic Development Fund Balance (Unaudited) \$ 964,275

FY27 Economic Development Fund Balance (Unaudited) \$ 524,275

DEPARTMENTS	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	Total Capital
Tree Mitigation	180,000	-	-	-	-	1,000,000	-	-	-	-	-
TOTAL	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -

FY 26 Tree Mitigation Fund Balance (Unaudited) \$ 668,975

FY 27 Tree Mitigation Fund Balance (Unaudited) \$ 488,975

CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
INFORMATION TECHNOLOGY

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Time Clock	New	New	15,000									
Meraki 48 port Switch (1) - Library	Variable	Replacement				6,500						
Meraki 48 port Switch (1) - Public Works	Variable	Replacement					6,500					
Data center Server - All	Variable	Replacement					27,000					
Meraki 48 port Switch (1) - Police	Variable	Replacement						6,500				
Meraki 48 port Switch (1) - Fire	Variable	Replacement							6,500			
Meraki 48 port Switch (1) - City Hall	Variable	Replacement								6,500		
TOTAL INFORMATION TECHNOLOGY			\$ 15,000	\$ -	\$ -	\$ 6,500	\$ 33,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ -	\$ -



CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
POLICE DEPARTMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Gym Equipment - Universal Trainer	2015	Replacement	6,500									
Property Room Plans	New	New	300,000									
Radios	Variable	Replacement		150,000								
Duty Firearm	Variable	Replacement		15,000								
Gym Equipment - Pro-Stepper	Variable	Replacement		6,200								
Patrol Vehicle (1 w/equip)	Variable	Replacement			68,000							
Gym Equipment - Misc.	Variable	Replacement			5,000							
Mobile Digital Terminals	Variable	Replacement				65,000						
Detective Vehicle (1 w/equip)	Variable	Replacement					68,000					
Patrol Vehicle (1 w/equip)	Variable	Replacement						68,000				
Gym Equipment - Treadmill	Variable	Replacement								7,000		
Gym Equipment - Universal Trainer	Variable	Replacement									7,000	
Patrol Vehicle (1 w/equip)	Variable	Replacement										68,000
Mobile Digital Terminals	Variable	Replacement										70,000
Gym Equipment - Pro-Stepper	Variable	Replacement										6,500
TOTAL POLICE			\$306,500	\$171,200	\$73,000	\$65,000	\$-	\$68,000	\$68,000	\$7,000	\$7,000	\$144,500

CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
IMPOUND LOT

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Lot Maintenance - Sealcoat/Striping	2025	Replacement			10,000							
Lot Maintenance - Sealcoat/Striping	2029	Replacement									10,000	
TOTAL IMPOUND LOT			\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -

**CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
FIRE DEPARTMENT**

{Section}.36.

Item	Acquisition Date	Purchase Type	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36
Stretcher	2014	Replacement	50,000									
Rescue Air Bags	2013	Replacement	30,000									
Thermal Imaging Camera (3)	Variable	Replacement	30,000									
Extron Server	Variable	Replacement	15,000									
Ambulance with Power Load System - M159B*	2013	Replacement	250,000									
Support Truck S159	2012	Replacement	100,000									
Covered Parking for City Vehicles/Equip	New	New		20,000								
Brush Truck R159	2014	Replacement		250,000								
Exterior Painting	2014	Replacement		50,000								
Fire - Gear Extractor	2013	Replacement		12,000								
Automatic Bay Doors - Repair	Variable	Replacement		25,000								
Breathing Air Compressor	Variable	Replacement		100,000								
SCBA's (30)	Variable	Replacement		325,000								
Stretcher	Variable	Replacement			50,000							
Extraction Tools (3)	Variable	Replacement			150,000							
DW Camera System	Variable	Replacement			25,000							
Ambulance with Power Load System - M159A	2018	Replacement			425,000							
Water Heater Replacement	Variable	Replacement				10,000						
Cardiac Monitors (5)	Variable	Replacement				250,000						
Generator for EMS (2)	Variable	Replacement				14,000						
Mechanical CPR Device (4)	Variable	Replacement				80,000						
Vehicle Assistant Fire Chief	2021	Replacement				85,000						
DFM Vehicle - DFM 159	2019	Replacement				85,000						
AC System	Variable	Replacement					50,000					
Stretcher	Variable	Replacement					50,000					
Ambulance with Power Load System - M159C	2020	Replacement					425,000					
SCBA's (3)	Variable	Replacement						35,000				
Engine E159A	2016	Replacement						1,500,000				
Emergency Generator	Variable	Replacement						35,000				
Stretcher	Variable	Replacement							50,000			
Ambulance with Power Load System - M159D	2025	Replacement							425,000			
Fire Chief Truck	2025	Replacement							85,000			
Generator and ATS	Variable	Replacement								35,000		
Stretcher	Variable	Replacement									50,000	
Station Alerting	Variable	Replacement									30,000	
Flood Siren Server	Variable	Replacement									30,000	
One Rain Server	2023	Replacement									30,000	
Engine E159B	2022	Replacement										1,500,000
Utility Terrain Vehicle	2024	Replacement										35,000
TOTAL FIRE DEPARTMENT			\$475,000	\$782,000	\$650,000	\$524,000	\$525,000	\$1,570,000	\$560,000	\$ 35,000	\$140,000	\$1,535,000

* Indicates item partially paid by Future Capital Purchase in FY26

CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
PUBLIC WORKS

{Section}.36.

Item	Acquisition Date	Purchase Type	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36
M14 F150 Pick-Up 1/2 Ton	2013	Replacement	65,000									
M3 Ford F-150	2012	Replacement	65,000									
Public Works Building Plans & Engineering	New	New	250,000									
Exterior Painting City Hall	2015	Restoring		70,000								
Roof Kinman House	2017	Replacement		8,500								
Exterior Painting Kinman House	2017	Restoring		10,000								
M6A Case Loader Backhoe	2015	Replacement		150,000								
M15 Chevrolet Silverado 2500	2016	Replacement		60,000								
C21 International Water Truck	2010	Replacement			100,000							
C20 Southwest Gooseneck Trailer	2017	Replacement			75,000							
C22 Cart-Away Concrete Mixer Trailer	2018	Replacement			20,000							
C23 Doosan Forklift	2018	Replacement			40,000							
C19 Asphalt Zipper	2007	Replacement			115,000							
AC System Repair 6429	2017	Replacement				12,000						
AC System (AC Technical/HTC) City Hall Repair	2015	Replacement				150,000						
M16 Chevy Silverado 1/2 Ton	2017	Replacement				60,000						
C12A Doosan Compressor	2013	Replacement				30,000						
C18 Ingersoll Rand Roller	1999	Replacement				50,000						
M22 Chevrolet Silverado	2019	Replacement				65,000						
Water Heater Replacement Kinman House	2020	Replacement					5,000					
AC System Kinman House	2020	Replacement					15,000					
C10A Leeboy Motor Grader	2014	Replacement					100,000					
M21 Ford F350 Truck Flatbed	2019	Replacement					45,000					
C25 International Dump Truck	2020	Replacement					100,000					
C26 Concrete Load Pro	2020	Replacement					80,000					
Car washing Equipment	2021	Replacement					10,000					
C25 International Dump Truck	2020	Replacement						100,000				
C26 Concrete Load Pro	2020	Replacement						80,000				
Car washing Equipment	2021	Replacement						10,000				
Traffic Signal System - Huebner/Evers	2017	Replacement						150,000				
ST01 Onan generator	2000	Replacement							115,000			
M24 GMC 2500 Supercab 4x2	2023	Replacement							65,000			
M21 Ford F 350 Truck Flatbed	2019	Replacement							70,000			
Water Heater Replacement 6429	2022	Replacement							5,000			
Water Heater Replacement (PD)	2022	Replacement							10,000			
C16 Broce Broom	2022	Replacement								70,000		
Water Heater Replacement (City Hall)	2023	Replacement								10,000		
Traffic Signal Hubner and Evers	2016	Replacement								150,000		
Traffic Signal System - Wurzbach	2017	Replacement									150,000	
M27 Kubota tractor & shredder	2023	Replacement									60,000	
Emergency Generator 6429		Replacement									35,000	
ATV (2 seater)	2025	Replacement										15,000
Concrete grinder walk behind	2025	Replacement										12,000
Equipment trailer	2025	Replacement										7,000
C30 Custom Trailer	2025	Replacement										30,600
TOTAL PUBLIC WORKS			\$380,000	\$298,500	\$350,000	\$367,000	\$355,000	\$340,000	\$265,000	\$230,000	\$245,000	\$ 64,600



CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
PLANNING AND ZONNING

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Comprehensive Master Plan update	2026	Replacement										75,000
TOTAL PLANNING & ZONNING			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000



CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
ECONOMIC DEVELOPMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Royal Tile LP*	2025	Incentive	15,000									
Little Caesars*	2025	Incentive	35,000	5,000								
Hotel Feasibilities Study	New	New	40,000									
Public Works Building Plans & Engineering	New	New	250,000									
Tyler Technologies (Incode)	Update	Update	100,000									
TOTAL ECONOMIC DEVELOPMENT			\$ 440,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Indicates future payments related to previously approved EDC incentive agreements.

FY26 Economic Development Fund Balance (Unaudited) \$ 964,275

FY27 Economic Development Fund Balance (Unaudited) \$ 524,275

CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
CODE & ANIMAL CONTROL

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Animal Control Truck	2017	Replacement		75,000								
Animal Control Repurpose Pick Up Truck	Variable	Replacement		15,000								
TOTAL CODE & ANIMAL CONTROL			\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
PARKS**

{Section}.36.

Item	Acquisition Date	Purchase Type	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36
FO Pool*		Replacement		1,655,135								
Silo Park Playscape	2018	Replacement			50,000							
Old Mill Pavilion	2018	Replacement			16,000							
Old Mill Park Playscape	2018	Replacement			50,000							
RRP Multi-purpose play structure	1996	Replacement				125,000						
RRP Playground Equipment Natural Area	2013	Replacement				50,000						
RRP Shade Structures	2019	Replacement				180,000						
Silo Fitness Equipment	2016	Replacement				15,000						
Old Mill fencing	2018	Replacement					40,000					
Ridge Park fitness equipment	2018	Replacement						15,000				
Ridge Park Pavilion	2019	Replacement						15,000				
Ridge Park Playscape	2019	Replacement						50,000				
Silo Park Pavilion	2016	Replacement							25,000			
Lawnmower 60"	2025	Replacement									15,000	
Veterans Park Monument	2026	Replacement									24,000	
Pool Repairs - Replastering	2026	Replacement									75,000	
Hike & Bike Trail Segment II	2026	Replacement										250,000
TOTAL PARKS			\$ -	\$1,655,135	\$116,000	\$370,000	\$40,000	\$80,000	\$25,000	\$ -	\$114,000	\$250,000

* Indicates project is expected to be funded, in whole or in part, by grant funding.

CITY OF LEON VALLEY
GENERAL FUND 10 YEAR CAPITAL ACQUISITION PLAN
LIBRARY

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Flooring Carpet Tiles	Variable	Restoring	70,000									
A/C Unit repair	Variable	Replacement	12,000									
A/C Unit	Variable	Replacement		12,000								
Adult & YA Tables & Seating	1991	Replacement		20,000								
Kitchen Update	Variable	Restoring		25,000								
Exterior Painting	Variable	Restoring			30,000							
AC System Replacement	Variable	Replacement				60,000						
Water Heater Replacement	Variable	Replacement				5,000						
Children's Furniture Update	2013	Replacement				25,000						
Flooring	2025	Replacement						25,000				
A/C Unit	Variable	Replacement									24,000	
Ceiling Fans - exterior	2025	Replacement									5,000	
A/C Unit	Variable	Replacement										24,000
TOTAL LIBRARY			\$ 82,000	\$ 57,000	\$ 30,000	\$ -	\$ 90,000	\$ 25,000	\$ -	\$ -	\$ 29,000	\$ 24,000

CITY OF LEON VALLEY
TREE MITIGATION 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
ROW Tree Removal			90,000									
Natural Area			90,000									
*Bandera Rd								1,000,000				
TOTAL TREE MITIGATION			\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -

*Bandera Rd Parkway trees, Benches

FY 26 Tree Mitigation Fund Balance (Unaudited) \$ 668,975

FY 27 Tree Mitigation Fund Balance (Unaudited) \$ 488,975



**CITY OF LEON VALLEY
ENTERPRISE FUND 10 YEAR CAPITAL ACQUISITION PLAN**

{Section}.36.

DEPARTMENTS	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	Total Capital
*Water	640,000	640,000	810,000	730,000	755,000	640,000	-	1,514,000	-	-	5,729,000
*Sewer	500,000	625,000	560,000	500,000	500,000	500,000	-	-	-	-	3,185,000
TOTAL	\$ 1,140,000	\$ 1,265,000	\$ 1,370,000	\$ 1,230,000	\$ 1,255,000	\$ 1,140,000	\$ -	\$ 1,514,000	\$ -	\$ -	\$ 8,914,000

*Indicates Priorites previously adopted by council

FY 26 Unassigned Net Postion (Unadited) \$ 1,353,797
FY 27 Unassigned Net Postion (Unadited) \$ 213,797

DEPARTMENTS	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	Total Capital
Stormwater	800,000	270,000	-	200,000	70,000	70,000	55,000	-	-	150,000	1,615,000
TOTAL	\$ 800,000	\$ 270,000	\$ -	\$ 200,000	\$ 70,000	\$ 70,000	\$ 55,000	\$ -	\$ -	\$ 150,000	\$ 1,615,000

FY 26 Stormwater Net Postion (Unadited) \$ 727,336
FY 27 Stormwater Net Postion (Unadited) \$ (72,664)



CITY OF LEON VALLEY
ENTERPRISE FUND 10 YEAR CAPITAL ACQUISITION PLAN
WATER DEPARTMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Replace Water Mains City-Wide	1960 - 1990	Replacement	500,000									
Purchase Water Rights	New	New	140,000									
Replace Water Mains City-Wide	1960 - 1990	Replacement		500,000								
Purchase Water Rights	New	New		140,000								
S136 Leeboy Asphalt Distributor	2017	Replacement			100,000							
S137 Dynpac Roller	2017	Replacement			70,000							
Replace Water Mains City-Wide	1960 - 1990	Replacement			500,000							
Purchase Water Rights	New	New			140,000							
W13 Ford F550 Dumptruck	2018	New				100,000						
W8 Backhoe	2009	Replacement				130,000						
Replace water mains city-wide	1960-1990	Replacement				500,000						
ST01 Onan 100KW Generator	2010	Replacement					115,000					
Replace Water Mains City-Wide	Replacement	Replacement					500,000					
Purchase Water Rights	New	New					140,000					
Replace Water Mains City-Wide	Replacement	Replacement						500,000				
Purchase Water Rights	New	New						140,000				
S122 Top Hat Trailer	2014	Replacement									7,000	
S123 Top Hat Trailer	2014	Replacement									7,000	
Marshall Elevated Water Storage Tank	1935	Replacement									1,500,000	
TOTAL WATER DEPARTMENT			\$640,000	\$640,000	\$810,000	\$ 730,000	\$755,000	\$640,000	\$ -	\$1,514,000	\$ -	\$ -



CITY OF LEON VALLEY
ENTERPRISE FUND 10 YEAR CAPITAL ACQUISITION PLAN
SEWER DEPARTMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Replace Sewer Mains City-Wide	1960 - 1990	Replacement	500,000									
W10 3/4 Ton Pickup Truck	2016	Replacement		65,000								
Replace Sewer Mains City-Wide	1960 - 1990	Replacement		500,000								
W12 Vermeer Vac-Tron Trailer	2017	Replacement		60,000								
W11 Sewer Jet Machine	2016	Replacement			60,000							
Replace Sewer Mains City-Wide	1960 - 1990	Replacement			500,000							
Replace sewer mains city-wide	1960-1990	Replacement				500,000						
Replace Sewer Mains City-Wide	Replacement	Replacement					500,000					
Replace Sewer Mains City-Wide	Replacement	Replacement						500,000				
TOTAL SEWER DEPARTMENT			\$ 500,000	\$ 625,000	\$ 560,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -

CITY OF LEON VALLEY
ENTERPRISE FUND 10 YEAR CAPITAL ACQUISITION PLAN
STORMWATER DEPARTMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Huebner Creek Erosion Control	Variable	Replacement	800,000									
S143 Hustler Super ZHD	2017	Replacement		20,000								
S144 John Deere Rotary Cutter	2018	Replacement		250,000								
S135 Vermeer Chipper	2017	Replacement				70,000						
Stewart Amos Isuzu Street Sweeper	2018	Replacement				130,000						
S197 Vermeer Chipper	2025	Replacement					70,000					
M18 John Deere Mower Tractor w/Shred	2018	Replacement						70,000				
W-17 Excavator Trailer	2023	Replacement							15,000			
W-15 John Deere Mini Excavator	2022	Replacement							40,000			
M29 JCB Backhoe	2025	Replacement										150,000
TOTAL STORMWATER DEPARTMENT			\$ 800,000	\$ 270,000	\$ -	\$ 200,000	\$ 70,000	\$ 70,000	\$ 55,000	\$ -	\$ -	\$ 150,000

CITY OF LEON VALLEY
RED LIGHT CAMERA FUND 10 YEAR CAPITAL ACQUISITION PLAN
TRAFFIC SAFETY DEPARTMENT

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	67,000									
Detective Vehicle	Variable	Replacement		65,000								
Radios	Variable	Replacement		50,000								
Police Patrol Vehicle (1 w/equip)	Variable	Replacement			67,000							
In-Car Camera Systems	Variable	Replacement			100,000							
Police Patrol Vehicle (1 w/equip)	Variable	Replacement				67,000						
Police Patrol Vehicle (2 w/equip)	Variable	Replacement					134,000					
Police Patrol Vehicle (1 w/equip)	Variable	Replacement						67,000				
Detective Vehicle	Variable	Replacement						67,000				
Detective Vehicle	Variable	Replacement							65,000			
Police Patrol Vehicle (1 w/equip)	Variable	Replacement								67,000		
In-Car Camera Systems	Variable	Replacement								100,000		
Police Patrol Vehicle (1 w/equip)	Variable	Replacement									67,000	
TOTAL RLC-TRAFFIC SAFETY			\$ 67,000	\$ 115,000	\$ 167,000	\$ 67,000	\$ 134,000	\$ 134,000	\$ 65,000	\$ 167,000	\$ 67,000	\$ -

FY26 Red Light Camera Fund Balance (Unaudited) \$ 638,184

FY27 Red Light Camera Fund Balance (Unaudited) \$ 571,184



CITY OF LEON VALLEY
CRIME CONTROL FUND 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Detective Vehicle (1 w/equip)	2017	Replacement	68,000									
Flock Safety Cameras	Variable	Replacement	50,000									
Property Rooms Plans	New	New	100,000									
Radios	Variable	Replacement		250,000								
Duty Firearm	Variable	Replacement		15,000								
Patrol Vehicle (1 w/equip)	Variable	Replacement			68,000							
Flock Safety Cameras	Variable	Replacement				50,000						
TOTAL CRIME CONTROL FUND			\$ 218,000	\$ 265,000	\$ 68,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY26 Crime Control Fund Balance (Unaudited) \$ 821,123

FY27 Crime Control Fund Balance (Unaudited) \$ 603,123

CITY OF LEON VALLEY
COURT BUILDING SECURITY FUND 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
TOTAL BY FISCAL YEAR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 26 Court Building Security Fund Balance (Unaudited) \$ 102,007 Previous Article 102.017

Pre-HB 1950 revenue

The funds collected as set forth herein may be used only to finance the following items when used for the purpose of providing security services for buildings housing the Municipal Court:

- (A) The purchase or repair of x-ray machines and conveying systems;
- (B) Handheld metal detectors;
- (C) Walkthrough metal detectors;
- (D) Identification cards and systems;
- (E) Electronic locking and surveillance equipment;
- (F) Bailiffs or other contract security personnel during time when they are providing appropriate security services;
- (G) Signage;
- (H) Confiscated weapon inventory and tracking systems; or
- (I) Locks, chains or other security hardware.

CITY OF LEON VALLEY
COURT TECHNOLOGY FUND 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

Item	Acquisition Date	Purchase Type	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BY FISCAL YEAR			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 26 Court Technology Fund Balance (Unaudited)

Court Technology	77,670	
Combined Building & Technology	5,754	
	77,670	Article 102.0172(b)

H.B. 1950 adds Article 102.0175 to the Code of Criminal Procedure creating a consolidated Municipal Court Building Security and Technology Fund for municipalities under 100,000.
 Funds may be used for either Court Security under Article 102.017(b)-(c) or Technolgy under Article 102.0172(b).

Art. 102.0172. MUNICIPAL COURT TECHNOLOGY FUND. (a) Except as provided by Subsection (d), the municipal court technology fund is a fund in the municipal treasury. The fund consists of money allocated to the fund under Section [134.103](#), Local Government Code.

(b) Money in a municipal court technology fund may be used only to finance the purchase of or to maintain technological enhancements for a municipal court or municipal court of record, including:

- (1) computer systems;
- (2) computer networks;
- (3) computer hardware;
- (4) computer software;
- (5) imaging systems;
- (6) electronic kiosks;
- (7) electronic ticket writers; and
- (8) docket management systems.

(c) The municipal court technology fund shall be administered by or under the direction of the governing body of the municipality.

(d) This section does not apply to a municipality with a population of less than 100,000.



CITY OF LEON VALLEY
COMMUNITY CENTER FUND 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Bathrooms	Variable	Replacement	160,000									
Exterior Painting 6427	2020	Restoring		25,000								
Exterior Painting 6421	2020	Restoring		25,000								
Flooring 6427	2006	Replacement			20,000							
AC System 6427	2018	Replacement				50,000						
Water Heater Replacement 6421	2020	Replacement				5,000						
AC System 6421	2020	Replacement					50,000					
Water Heater Replacement 6427	2024	Replacement							5,000			
Ceiling Fans - exterior 6421	2020	Replacement								5,000		
TOTAL COMMUNITY CENTER			\$ 160,000	\$ 50,000	\$ 20,000	\$ 55,000	\$ 50,000	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -

FY 26 Community Center Fund Balance (Unaudited) \$ 362,544

FY 27 Community Center Fund Balance (Unaudited) \$ 202,544



CITY OF LEON VALLEY
FORFEITURE FUND 10 YEAR CAPITAL ACQUISITION PLAN

{Section}.36.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>FY 34-35</i>	<i>FY 35-36</i>
Undercover Police Vehicles (1)	Variable	Replacement	65,000									
Property Rooms Plans	New	New	100,000									
Radios	Variable	Replacement		250,000								
Duty Firearm	Variable	Replacement		5,000								
Undercover Police Vehicles (1)	Variable	Replacement		65,000								
Police Patrol Vehicles (2) w/equip	Variable	Replacement		134,000								
Video Server	Variable	Replacement			60,000							
In-Car Camera Systems	Variable	Replacement			100,000							
Multi Function Copier	Variable	Replacement			9,300							
Undercover Police Vehicles (1)	Variable	Replacement					65,000					
Police Patrol Vehicles (2) w/equip	Variable	Replacement							134,000			
Detective Police Vehicles (1)	Variable	Replacement								65,000		
TOTAL FORFEITURE FUND			\$ 165,000	\$ 454,000	\$ 169,300	\$ -	\$ 65,000	\$ -	\$ 134,000	\$ 65,000	\$ -	\$ -

FY 26 Forfeiture Fund Balance (Unaudited) \$ 931,031

FY 27 Forfeiture Fund Balance (Unaudited) \$ 766,031



OTHER NONMAJOR GOVERNEMENTAL FUNDS

FUND	FUND BALANCE	DESCRIPTION
Lease Fund	9,887	Funds must only be spent on expenses related to the continuing education of qualified persons. Eligible expenses are not limited to tuition or registration fees, subscriptions, or travel expenses if they are related to continuing education.
Child Safety Fund	93,167	Article 102.014 (g) instructs that the money collected must be used for a school crossing guard program if the municipality operates one.

10-Year Capital Acquisition Plan FY 2027-2036

Crystal Caldera, PhD

City Manager

City Council Meeting

April 07, 2026



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 17, 2026 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 Danielle Bolton
- Mayor Pro-Tem, Council Place 2 Betty Heyl
- Council Place 3 Philip Campos
- Council Place 4 Rey Orozco
- Council Place 5 Beth Mursch

Mayor Chris Riley called the meeting to order at 6:00 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley introduced members of Troop 911 - Jaxson Christiansen, Jacob Reed, and Jace Perkins and asked them to lead the Pledge of Allegiance.

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

Mayor Riley read the caption for Agenda Item 2.1 aloud.

1. Pursuant to Texas Local Government Code Section 551.072: Deliberations about Real Property to Discuss the Purchase of 6908 Poss Rd, Leon Valley Texas, 78238

The City Council went into Executive Session at 6:01 PM.

3. Reconvene into Regular Session

The City Council reconvened into Open Session at 6:31 PM

4. **Citizens to be Heard** - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.

Those who spoke at this time were Abraham Diaz, Evan Bohl, and Tiffany Bradfield.

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

No action taken.

6. Presentations

1. **Presentation of a Proclamation Declaring March, Red Cross Month to Matthew "Matty" O'Sullivan - Mayor Chris Riley**

Mayor Riley presented a proclamation declaring March Red Cross Month to Red Cross representatives Nellia Jones, Red Cross Regional Philanthropy Officer, Brandy Weitzel, GSA Red Cross Board Member, and Vanessa Vasquez, GSA Red Cross Board Member.

Council Place 3, Philip Campos, requested that Agenda Item 10.1 be moved up to this point in the agenda. There being no objection, the item was moved.

10. Regular Agenda

1. **Discussion and Possible Action of a Resolution Awarding the Highest Qualified Firm and Authorizing the City Manager to Enter into a Contract with Ardurra to Update the Current Leon Valley Comprehensive Master Plan - M. Gallardo, Planning and Zoning Director**

Mike Gallardo, Planning and Zoning Director, presented this item.

Ardurra representatives Byron Sanderfer, Client Service Manager and Lata Krishnarao, Project Manager, were present to answer any questions.

A motion was made by Council Place 4, Orozco, to approve the resolution awarding the contract, and directing the City Manager to negotiate said contract with Ardurra. The motion was seconded by Council Place 3, Campos.

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

The motion passed unanimously.

Mayor Riley went ahead and moved Agenda Item 10.2 up at this time.

2. Discussion and Possible Action on an Ordinance Amending Chapter 11 - Taxation, Article 11.05 Short Term Rentals Occupancy Tax to add a Requirement of Permit Number Listings and Address Identification (First Reading was Held on 02-17-2026) - Dr. Caldera, City Manager

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

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

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

The motion passed unanimously.

6. Presentations Continued

2. Presentation of Leon Valley Crime Trends and Community Safety Update 2025 - D. Gonzalez, Police Chief

David Gonzalez, LVPD Chief, presented the Leon Valley Crime Trends and Community Safety Update 2025.

3. Presentation, Discussion and Possible Action of the Annual Town Hall Meeting Survey Results - Dr. C. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the 2026 Annual Town Hall Summary. Dr. Caldera explained that the large capital projects would be discussed further on April 7, 2026. Dr. Caldera asked if this update satisfied the City Manager-Council Goals provided to her during her evaluation. There was consensus among the council that this did satisfy this objective.

4. Presentation, Discussion and Possible Action on Utilizing SAWS Recycled Water for Landscape Irrigation for the Huebner Creek Greenway Hike and Bike Trail - Phase I - D. Dimaline, Public Works Director

David Dimaline, Public Works Director, presented this item.

A motion was made by Council Place 3, Campos, to further explore the cost of this; not to commit us, and the source of funds as well. The motion was seconded by Council Place 2, Heyl.

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

The motion passed unanimously.

5. Presentation and Direction to Staff on the Texas A&M Forest Service Community Forestry Grant to Fund a Position for a Municipal Forester - D. Dimaline, Public Works Director

David Dimaline, Public Works Director, presented this item.

A motion was made by Council Place 3, Campos, to withdraw the grant application, investigate an arborist contract for next year's budget, bring back an amendment to the Tree Mitigation Ordinance, and explore what other funds could be used for a possible contract moving forward. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

6. Presentation, Discussion, and Direction to Staff on the 4th of July Event - C. Miranda - Community Relations Director

Dr. Crystal Caldera, City Manager, presented options for a July 4th celebration.

A discussion followed, along with suggestions from the City Council.

Dr. Crystal Caldera, City Manager, will bring back options for City Council consideration.

7. Announcements by the Mayor and Council Members. At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

Mayor Chris Riley and members of the City Council shared announcements.

8. City Manager's Report

1. Upcoming Important Events:

- **April 7, 2026 – Regular City Council Meeting**
6:30 PM · City Council Chambers
- **January 01, 2026 - April 20, 2026 – Period that Registered Voters may apply for a Ballot by Mail**
- **March 10-13, 2026 – Spring Break at the Library**
 - March 10th – Baby Storytime at 11:00 AM
 - March 10th – Bird Houses at 3:30 PM
 - March 11th – Toddler & Preschool Guest Storytime at 10:30 AM
 - March 11th – Slime Time at 3:00 PM
 - March 12th – Toddler & Preschool Storytime at 10:30 AM
 - March 13th – DIY Calming Jars at 12:00 PM
 - March 13th – Movie Presentation: Luca at 3:30 PM
 - March 14th – Drum Circle at 11:30 AM
- **March 28, 2026 – City-Wide Garage Sale**
8:00 AM – 6:00 PM

- **April 02, 2026 – Last Day to Register to Vote** on the May 02, 2026, General Election Ballot
- **April 25, 2026 – Coffee with the Mayor & City Council**
9:00 AM – 11:00 AM, at the Leon Valley Conference Center, 6421 Evers Road
- **Miscellaneous other Events and Announcements**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print on the table in the foyer and posted on the City website.

She provided the following updates:

- DPS is closed due to a pipe burst in their ceiling, but they should re-open soon.
- City Hall and the Fire Department had a power outage yesterday, but power was restored around 9:00 PM last night.
- Online permit payments are down right now, but we are working to get that service back up as quickly as possible.
- A second interview for the position of Economic Development Director will be held on Saturday at 7:45 AM, so hopefully that position will be filled soon.

- 9. Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

A motion was made by Council Place 3, Campos, to approve the Consent Agenda as presented. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **03-03-2026 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **01-27-2026 Planning Zoning Commission Meeting Minutes**
3. **Presentation and Discussion of the Monthly Financial Report Ending February 28, 2026 - C. Goering, Finance Director**
4. **Presentation and Discussion on the Leon Valley Police Department Racial Profiling Report for 2025 - D. Gonzalez, Police Chief**
5. **Discussion and Possible Action Approving a Specific Use Permit Request to Allow a Drive Thru Coffee Shop in a B-2 Retail District on an Approximately 0.44 Acre Tract of Land, Located at NE Corner of Bandera and Huebner Road; and More**

Specifically Described as Lot 10, CB 4446G Clear Creek Village Subdivision Unit 2 (1st Read was Held on 03-04-2026) - M. Gallardo, Planning and Zoning Director

6. Discussion and Possible Action on a Resolution of the City of Leon Valley, TX., City Council Appointing Russell Hernandez as Commissioner (7), Donnie Britt as Commissioner (4), and Karen Lockhart to Alternate (1) on the Planning & Zoning Commission - S. Passailaigue, City Secretary

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

None

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

Mayor Riley read the caption for Agenda Item 12.1 aloud.

1. Pursuant to Texas Local Government Code Section 551.076: Deliberations about the Deployment of Security Personnel and Security Audit

The City Council went into Executive Session at 9:00 PM.

13. Reconvene into Regular Session

The City Council reconvened into Open Session at 10:12 PM

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

No action taken.

15. Adjournment

Mayor Riley announced that the meeting adjourned at 10:13 PM.

These minutes were approved by the Leon Valley City Council on the 7th day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

DRAFT



Leon Valley Park Commission Meeting Minutes

The Park Commission of the City of Leon Valley, Texas met on the 8th day of January 2026, at 6:00 p.m., at Conference Center, 6427 Evers Road, Leon Valley, Texas, 78238 for the purpose of the following business, to-wit:

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

Park Commission Chairman Christensen called the meeting to order at 6:00 p.m., with the following members in attendance: Commissioners Elaine Valdez, Ann Sawyer, Diana Frazier, John Hoyt, Tiffany Bradfield and Terra Patterson. Absent were Commissioners Joyce Trent, and Jennifer Pecina. Also present was Councilor Rey Orozco, and Staff Liaison David Dimaline.

2. Review and Consider Approval of the September 11, 2025, Park Commission Meeting Minutes.

Commissioner Valdez made a motion to approve the minutes, which was seconded by Commissioner Hoyt. The motion carried unanimously.

3. Citizens to be Heard.

There were no citizens to be heard.

4. Old Business

a. Discussion – Update on Hike and Bike Trail Segment 2

David Dimaline reported on the progress to date. The bid advertisement was posted in the Express News on January 2nd and will run again on January 9th. The bid is being advertised on the City of Leon Valley's website, and CIVCAST. A pre-bid meeting will be held on January 26th. The bid opening is scheduled for January 30th at 2:00 p.m.

5. New Business

a. Welcome to Staff & New Commissioner

Commissioner Bradfield introduced herself to the Park Commission and looks forward to working with everyone. The Park Commissioners took the opportunity to introduce themselves and thanked Commissioner Bradfield for volunteering to serve on the Park Commission.

b. Discussion and Possible Action – Consider Recommendation on Veterans Memorial

David Dimaline presented the Veterans Memorial Park Enhancement Options. The City Council approved funding in the current fiscal year budget for \$20,000 for the installation of a Veterans Memorial, to be designed by the vendor. The City Council requested the Park Commission to provide a recommendation on the location of the monument.

The vendor designed, 2-sided option is \$18,787, and will have the wording: "Dedicated to all who served in our country's military protecting our freedom during times of peace and war. Their love of country and devotion to duty will forever be remembered". An example of a bench was also presented with a price of \$800. A bench/s could be added to the area with leftover funding from the monument. A discussion occurred on the pricing of the bench, and David Dimaline reported that staff can explore some other price options for benches and report back.

Councilor Rey Orozco addressed the Park Commission explaining the importance of Veterans Memorial Park. He was pleased that City Council was able to approve the funding for the Veterans Memorial monument for this fiscal year. He explained the next step is for the Park Commission to decide on the location of the monument and asked the Park Commission to please provide their recommendation. The recommendation will then go before the City Council for final approval.

A discussion was held on various location options. Commissioner Frazier asked if the Park Commission could recess and visit the site so everyone could provide their input as to the location of the monument.

Chairman Christensen announced the Park Commission would recess to perform the site visit at 6:22 p.m.

Chairman Christensen called the Park Commission to Order at 6:42 p.m.

A discussion was held and Commissioner Valdez made a motion for the placement of the Veterans Memorial to be placed near the edge of the circular concrete, on the east side of the Veterans Memorial, in line with the existing flagpole and Veterans Memorial sign. The motion was seconded by Commissioner Frazier. The motion carried unanimously.

c. Discussion and Possible Action – Extending Raymond Rimkus Park Hours

David Dimaline presented the item and explained that recently some youth sports teams were utilizing the fields for practice, and it had been reported that practices were lasting past dark at Rimkus Park. Parks are open from sunrise to sunset, seven days a week. One option would be to extend Raymond Rimkus Park Hours. A discussion was held and Commissioner Valdez made a motion to maintain the

current hours at Raymond Rimkus Park. The motion was seconded by Commissioner Patterson. The motion carried unanimously.

6. Commissioner's and Staff Comments

Commissioner Sawyer wished everyone a Happy New Year.

Commissioner Frazier enjoyed the holiday decorations and thanked the Public Works Department.

Commissioner Patterson asked about the Adopt a Spot program and for any opportunities to participate.

David Dimaline said he looked forward to working with everyone in the new year, and to please let him know if there are any items that Public Works can address.


Chairman Christensen thanked the Commissioners for their attendance. He mentioned the Park Commission has a history of meeting at different Parks and would like to schedule an upcoming Park Commission meeting at one of the city parks.

7. Adjourn.

Chairman Christensen asked for a motion to adjourn. Commissioner Sawyer made a motion to adjourn the meeting, which was seconded by Commissioner Patterson. The vote carried unanimously. The meeting was adjourned at 7:20 p.m.



Roger Christensen, Chairman



Date



Leon Valley Park Commission Meeting Minutes

The Park Commission of the City of Leon Valley, Texas met on the 12th day of February 2026, at 6:00 p.m., at Conference Center, 6427 Evers Road, Leon Valley, Texas, 78238 for the purpose of the following business, to-wit:

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

Park Commission Chairman Christensen called the meeting to order at 6:03 p.m., with the following members in attendance: Commissioners Elaine Valdez, Ann Sawyer, Jennifer Pecina, and John Hoyt. Absent were Commissioners Joyce Trent, Terra Patterson, Nancy Marufo, and Tiffany Bradfield. Also present was Staff Liaison David Dimaline.

2. Review and Consider Approval of the January 8, 2026 Park Commission Meeting Minutes.

Commissioner John Hoyt amended the meeting minutes to provide clarity on the location of the Veterans Memorial location. Commissioner Valdez made a motion to approve the meeting minutes as amended, which was seconded by Commissioner Sawyer. The motion carried unanimously.

3. Citizens to be Heard.

Mr. Dustin Nieto introduced himself and thanked the Park Commission for their work. He spoke in favor of developing the park land located at Poss and Peachtree where the Community Pool was located. He expressed his support for a Zen garden, splash pad, and/or keeping it as an available green space. He does not support utilizing the space for a dog park.

4. Old Business

a. Discussion – Update on Hike and Bike Trail Segment 3

David Dimaline updated the Park Commission on the Huebner Creek Greenway Hike and Bike trail Segment 3, and provided a map of the project alignment. The City will apply through the Metropolitan Planning Organization Transportation Improvement Program call for projects in the fall of 2026. Commissioner Sawyer stated she was against the trail project and expressed concerns about crime, security and the floodplain. Chairman Christensen stated the hike and bike trail would be an attractive use within an existing flood plain. Commissioner Valdez expressed her support for connectivity of the trails.

b. Discussion – Update on the Texas Parks & Wildlife Grant Award for the Forest Oaks Pool

David Dimaline provided an update on the Texas Parks & Wildlife Grant for the Forest Oaks Pool. The project cost is \$1,451,704 and the grant is a 50% match or \$725,852. The existing pool footprint will remain but includes re-plastering, new pool equipment. The baby pool will be demolished, and ADA compliant decking and sidewalks will be constructed. The existing facility will be demolished, and a new clubhouse, restrooms, mechanical building, storage and lifeguard office will be constructed. The grant Agreement is scheduled to be issued in early fall.

c. Discussion – Update on the 1/24 – 1/25 Weather Event

David Dimaline provided a briefing of Public Works operations during the ice event that occurred on January 24th and January 25th. The Public Works Department used de-icing agent on approximately ten bridge/hill locations throughout the City. Water was shut off to the park restrooms, and community garden during the freeze. Water was restored on Sunday afternoon when temperatures rose above freezing. Both water wells were winterized months ago. There were no reported leaks during the weather event.

d. Reports – Subcommittees – Tree and Swimming Pool

No report.

5. New Business

a. Discussion and Possible Action – Bexar Branches Alliance Tree Planting at Raymond Rimkus Park

David Dimaline presented the item and explained that Bexar Branches Alliance received a grant to plant 50 trees in Raymond Rimkus Park. They are working with arborists to finalize plans to add trees along the trail and tennis court area. They would like to have the tree planting either Thursday, March 19th or Thursday, March 26th.

A discussion was held and Commissioner Hoyt made a motion to approve the tree planting. The motion was seconded by Commissioner Valdez. The motion carried unanimously.

6. Commissioner’s and Staff Comments

Commissioner Sawyer wished everyone a Happy Valentine’s Day.

Commissioner Hoyt shared information on the Heart of Texas East Wildlife Trail Program through the Texas Parks and Wildlife Department. The Raymond Rimkus Park is included within the Alamo Loop. There is a sign located on Poss Rd.


identifying the Heart of Texas East Wildlife Trail. Raymond Rimkus Park is listed on the Alamo Trail as providing habitat for migrating songbirds, ducks, other nesting birds. Commissioner Hoyt also spoke in favor of the City acquiring the property on Poss Rd. that is adjacent to Rimkus Park.

Chairman Christensen is looking forward to planning an upcoming Park Commission meeting in one of the City's pocket parks.

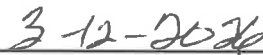
David Dimaline announced that the Earthwise Living Day event is scheduled for March 7, 2026, and the City in partnership with CPS Energy will again provide 300 trees—up to two trees for each participant starting at 9:00 a.m.

7. Adjourn.

Chairman Christensen asked for a motion to adjourn. Commissioner Valdez made a motion to adjourn the meeting, which was seconded by Commissioner Pecina. The vote carried unanimously. The meeting was adjourned at 7:15 p.m.



Roger Christensen, Chairman



Date



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

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

Commissioner 3 Abraham Diaz
Chair, Commissioner 6 Erick Matta
Commissioner 5 Olen Yarnell
1st Alternate Russell Hernandez

ABSENT

Commissioner 1 David Perry
2nd Vice Chair, Commissioner 2 Andrea Roofe
2nd Alternate Donnie Britt
3rd Alternate Karen Lochart

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

Chair Matta called the meeting to order at 6:35 PM. Chair Matta asked 1st Alternate Russell Hernandez to sit on the dais to fill in for Commissioner Perry, and 2nd Vice Chair, Commissioner 2 Andrea Roofe, who were not present.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving of January 27, 2026, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

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

Voting Yea: Commissioner 3 Diaz, Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, 1st Alternate Hernandez

The motion passed unanimously.

4.3 Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Drive Thru Coffee Shop in a B-2 Retail District on an Approximately 0.44 Acre Tract of Land, Located at NE Corner of Bandera and Heubner Road; and More Specifically Described as Lot 10, CB 4446G Clear Creek Village Subdivision Unit 2- M. Gallardo, Planning and Zoning Director

Chair Matta opened the discussion by announcing that the Commission wanted to reorder the agenda and discuss item 4.2 before item 3.1.

A motion was made by Commissioner Diaz to move item 4.2 ahead of item 3.1. The motion was seconded by 1st Alternate Hernandez.

The Commission briefly discussed the challenges regarding the location and the preservation of trees. However, the Commission came to consensus that a Drive Thru Coffee Shop positively benefits the City of Leonn Valley.

Chair Matta opened the Public Hearing at 7:02pm. No one spoke and Chair Matta closed the closed the Public Hearing at 7:02pm.

A motion was made by 1st Alternate Hernandez to approve the Specific Use Permit. The motion was seconded by Commissioner Diaz.

Voting Yea: Commissioner 3 Diaz, Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, 1st Alternate Hernandez

The motion passed unanimously.

3. OLD BUSINESS

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

Chair Matta opened the discussion by stating that the summary presented to the Commission coincides with his notes from the Planning and Zoning Workshops. During the discussion Commissioner Yarnell and 1st Alternate Hernandez discussed a couple of recommendations for clarity. Additional suggestions were noted and added as part of the update to the permitted use table. Overall, feedback from the Commission confirmed that the summary accurately represented their recommendations.

The Commission also came to a consensus on selecting a date for a joint meeting with City Council regarding the recommendations for the permitted use table. The Commission selected Tuesday, April 28, 2026, as Option #1 and Tuesday, May 12, 2026, as Option #2.

4. NEW BUSINESS

1. Discussion and Recommendation Appointing New Commissioners and Alternates - M. Gallardo, Planning and Zoning Director

Chair Matta started the discussion on the process of filling the vacancy for the Planning & Zoning Commission due to the resignation of Commissioner Koger and Commissioner Martinez.

A motion was made by Commissioner Diaz to designate 1st Alternate Hernandez to Commissioner 7, 2nd Alternate Britt to Commissioner 4 and 3rd Alternate Lockhart to 1st Alternate. The motion was seconded by Commissioner Yarnell.

Voting Yea: Commissioner 3 Diaz, Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, 1st Alternate Hernandez

The motion passed unanimously.

2. Discussion and Possible Action Excusing Commissioner 3, Abraham Diaz, 2nd Alternate Donnie Britt and 3rd Alternate Karen Lochart from the January 27, 2026, Planning and Zoning Commission Meeting in Accordance with Chapter 15 Article 15.02 Zoning Ordinance Division 13 Organization and Enforcement Section 15.02.721- M. Gallardo, Planning and Zoning Director

Chair Matta opened the discussion with some context as to why the Commission is required to vote on attendance. The group came to a consensus that Commissioner Diaz could vote on attendance even though he was listed as absent in the previous meeting.

Commissioner Yarnell made a motion to excuse all the absences. The motion was seconded by 1st Alternate Hernandez.

The motion passed unanimously.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 7:24 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 24th of March 2026.

APPROVED



ERICK MATTA
CHAIR

MAYOR AND COUNCIL COMMUNICATION

DATE: April 07, 2026

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

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

SPONSOR(S): (N/A)

PURPOSE

The purpose of this item is to present an application to serve on the Earthwise Living Committee for City Council consideration.

THE FOLLOWING APPLICATIONS WERE SUBMITTED:

Leticia Carreon - Received on 03/12/2026

FISCAL IMPACT

None

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

RESOLUTION NO. 26-0__R

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

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

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

Leticia Carreon

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

That the appointment of the aforementioned individual to the Leon Valley Board of
Adjustment and that the term become effective immediately.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley
on this the 7th day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAGUE, TRMC, City Secretary

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

MAYOR AND COUNCIL COMMUNICATION

DATE: April 7, 2026

TO: Mayor and Council

FROM: David Dimaline, Public Works Director

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

SUBJECT: Discussion and Possible Action on a Resolution Awarding the Lowest Qualified Bid in the Amount of \$979,511.60, with 15% For Contingency and Authorizing the City Manager to Enter into a Contract with Presidio Contracting, LLC for the Huebner Creek Greenway Hike and Bike Trail Extension Project

SPONSOR(S): None

PURPOSE & BACKGROUND

The purpose of this item is to consider approval of a Resolution awarding a bid in the amount of \$979,511.60 with 15% for contingency and authorizing the City Manager to enter into a contract with Presidio Contracting, LLC for the Huebner Creek Greenway Hike and Bike Trail Extension Project.

The lowest qualified bid for the project was submitted by Presidio Contracting, LLC. The project received an Advance Funding Agreement for a Transportation Alternatives Set-Aside (TASA) Program Project through the Texas Department of Transportation. The scope of work consists of construction of a 10’ wide, concrete hike and bike trail from Bandera Rd. to Evers Rd. The trail will include a 70’ steel truss bridge at the location of Drain #2 of Huebner Creek (located behind Sunlight Dr. near Evening Sun), trail signs, and directional monuments. A bid package was developed and advertised for 30 days. The bid advertisement was placed in the Express News for two consecutive Fridays, and the bid documents and construction plans were placed in public plan rooms, and the City’s web site.

The bid opening was held on January 30, 2026, and the City received the following fifteen bids:

Company	Bid Amount
Presidio Contracting, LLC	\$979,511.60
Noble General Contractors	\$987,000.00
TCL Construction Enterprises, LLC	\$1,099,832.80
J&P Paving, Co. Inc.	\$1,150,700.00

Millis Development & Construction	\$1,159,259.01
Myers Concrete Construction, LP	\$1,165,609.00
AJ Commercial Services	\$1,183,964.00
RCO Construction, LLC.	\$1,196,087.00
D&S Concrete Contractors	\$1,239,606.00
Platinum Paving	\$1,243,541.00
Salinas Construction Technologies	\$1,265,211.56
Abelar, Inc.	\$1,284,999.00
AEX Construction	\$1,378,362.36
D. Plata Construction Co., LLC	\$1,410,972.51
Lone Star Sitework	\$1,455,010.90

The bid submittals, documents, and reference checks were completed by the City Engineer, and they recommend awarding the construction contract to the lowest and best qualified bid—Presidio Contracting, LLC. Staff from TxDOT also reviewed the bid submittal from Presidio Contracting, and they have provided their concurrence.

FISCAL IMPACT

Project Costs

Engineering:	\$ 335,000.00
Base Services plus Additional Services	
Construction:	\$ 979,511.60
Contingency (15%):	\$ 146,926.74
TxDOT Portion:	<u>\$ 22,573.00</u>
Total Project Cost:	\$1,484,011.34

Grant Funding

Federal Participation (80%):	\$1,260,312.00
Local Govt. Participation (20%):	\$ 337,651.00
Indirect State Cost:	<u>\$ 1,038.00</u>
Total Project Cost Estimate:	\$1,599,001.00

City Budgeted Funds: \$2,173,297

The current fund balance for the FY 25 General Fund (As of 9/30/25) is \$8,325,209.

RECOMMENDATION

Staff recommends approval of the Resolution.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY OF LEON VALLEY CITY COUNCIL AWARDING THE LOWEST QUALIFIED BID IN THE AMOUNT OF \$979,511.60, WITH \$146,926.74 FOR CONTINGENCY (15%), AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PRESIDIO CONTRACTING, LLC FOR THE CONSTRUCTION OF THE HUEBNER CREEK GREENWAY HIKE AND BIKE TRAIL EXTENSION PROJECT.

WHEREAS, the City of Leon Valley was awarded an Advance Funding Agreement for a Transportation Alternatives Set-Aside (TASA) Program Project through the Texas Department of Transportation; and

WHEREAS, the City of Leon Valley solicited bids, and on January 30, 2026, a bid opening was held with fifteen companies submitting a bid; and

WHEREAS, the City Engineer reviewed the submittals, bid documents, and completed reference checks; and recommends awarding the construction contract for the Huebner Creek Greenway Hike and Bike Trail Extension Project to the lowest and best qualified bid to Presidio Contracting, LLC, in the amount of \$979,511.60, with 15% for contingency; and

WHEREAS, it is recommended that the City Council accepts the lowest qualified bid from Presidio Contracting, LLC, and authorize the City Manager to enter into a contract in the amount of \$979,511.60 to perform the construction of the Huebner Creek Greenway Hike and Bike Trail Extension Project.

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

1. The City Manager of the City of Leon Valley, Texas or her designee, is authorized to accept the lowest qualified bid from Presidio Contracting, LLC and enter into a contract, including any and all amendments, in the amount of \$979,511.60 with 15% for contingency, to construct the Huebner Creek Greenway Hike and Bike Trail Extension Project.
2. The Mayor and City Council, with the adoption of this Resolution, further authorize the City Manager to act on behalf of the City of Leon Valley in all matters related to the construction contract.
3. The City of Leon Valley will continue to work to support plans and initiatives that improve streets, sidewalks, and traffic management systems to increase safety, reduce congestion, and promote accessibility for all residents.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 7th day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE
City Secretary, TRMC

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Consider Approval of a Resolution Awarding the
Lowest Qualified Bid to
Presidio Contracting, LLC for the
Huebner Creek Greenway Hike and Bike
Trail Extension Project

David Dimaline
Public Works Director
City Council Meeting
April 7, 2026

Summary

- A Resolution Awarding the Lowest Qualified Bid to Presidio Contracting, LLC to Construct the Huebner Creek Greenway Hike and Bike Trail Extension Project
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - Recommend approval of the Resolution

Purpose

- To consider approving a Resolution awarding a bid in the amount of \$979,511.60 with 15% for contingency, and authorizing the City Manager to enter into a contract with Presidio Contracting, LLC for the Huebner Creek Greenway Hike and Bike Trail Extension Project

Background

- The City received an Advance Funding Agreement for a Transportation Alternatives Set Aside Program Project through the Texas Department of Transportation
- The project scope of work includes:
 - Construction of a 10' wide concrete hike and bike trail from Bandera Rd. to Evers Rd.
 - Construction of a 70' steel truss bridge
 - Trail signs, and directional monuments

Background



Background

- A bid package was developed and advertised in coordination with TxDOT
- The bid advertisement was advertised for 30 days, placed in the Express News for two consecutive weeks, and the bid document and plans were placed on the City's web site, as well as public plan rooms
- The bid opening was January 30, 2026
- A total of fifteen bids were received

Background

- The following bids were received:

Company	Bid Amount
Presidio Contracting	\$979,511.60
Noble GC	\$987,000.00
TCL Construction	\$1,099,832.80
J&P Paving	\$1,150,700.00
Millis Construction	\$1,159,259.01
Myers Concrete	\$1,165,609.00
AJ Commercial Services	\$1,183,964.00

Background

- Bids Received (continued)

Company	Bid Amount
RCO Construction	\$1,196,087.00
D&S Contractors	\$1,239,606.00
Platinum Paving	\$1,243,541.00
Salinas Construction	\$1,265,211.56
Abelar, Inc.	\$1,284,999.00
AEX Construction	\$1,378,362.36
D. Plata Construction	\$1,410,972.51
Lone Star Sitework	\$1,455,010.90

Background

- The City Engineer reviewed each of the bid submittals, bid documents, and completed reference checks. TxDOT provided a letter of concurrence.
- They recommend awarding the construction contract for the project to the lowest and best qualified bid to Presidio, Contracting, LLC

Fiscal Impact

Project Costs

Engineering:	\$ 335,000.00
Construction:	\$ 979,511.60
Contingency (15%):	<u>\$ 146,926.74</u>
Project Total:	\$ 1,461,438.34

Grant Funding

Federal (80%):	\$1,260,312.00
Local (20%):	\$ 337,651.00
Indirect State Cost:	<u>\$ 1,038.00</u>
Total Project Cost Est:	\$ 1,599,011.00

- The City budgeted funds in the amount of \$2,173,297. The FY 2025 Fund balance for the General Fund (As of 9/30/25) is \$8,325,209.

Recommendation

- Recommend approval of a Resolution awarding a bid & authorizing the City Manager to enter into a contract with Presidio Contracting, LLC in the amount of \$979,511.60 with 15% for contingency

Goals & Objectives

- **C. Infrastructure:**
 - Enhance Transportation & Roadways – Support plans and initiatives that improve streets, sidewalks, and traffic management systems to increase safety, reduce congestion, and promote accessibility for all residents.
- **E. Recreational Green Space and Parks**
 - Develop and maintain high-quality parks, recreational green spaces, and wellness-focused areas that encourage physical activity, environmental stewardship, and community engagement
 - Objective #1 - Invest in the development, beautification and upkeep of parks, trails, and open spaces to ensure they are safe, accessible, and enjoyable for all residents. Encourage grant opportunities to improve parks and open spaces.

MAYOR AND COUNCIL COMMUNICATION

{Section}.65.

DATE: April 7, 2026

TO: Mayor and Council

FROM: Crystal Miranda, Community Relations Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion on a Resolution Authorizing the Amendment of a Lease Agreement with the Northwest Seniors Club at the City of Leon Valley Irene Baldrige Community Center - C. Miranda, Community Relations Director

SPONSOR(S): N/A

PURPOSE

The City of Leon Valley’s extended lease agreement with the Northwest Seniors for the use of the Leon Valley Community Center was approved on February 4, 2025. The attached proposed amended lease includes a provision to allow designated overnight parking spaces for the Northwest Seniors Club member’s vehicles while they travel on organized trips. The lease also includes clarifying language granting the Northwest Seniors Club authorized access to a City-provided key lock box for the purpose of opening and securing the facility during approved use times.

FISCAL IMPACT

There is no additional anticipated fiscal impact with this amendment.

RECOMMENDATION

Staff recommends approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 26-__R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AUTHORIZING THE AMENDMENT OF THE LEASE AGREEMENT WITH THE NORTHWEST SENIORS CLUB AT THE CITY OF LEON VALLEY IRENE BALDRIDGE COMMUNITY CENTER.

WHEREAS, the City of Leon Valley, executed a lease agreement with the Northwest Senior Citizen Club Organization for the lease of the City of Leon Valley Irene Baldrige Community Center located at 6427 Evers Road, Leon Valley, Texas, approved on February 4, 2025; and

WHEREAS, the Northwest Senior Citizen Club has requested an amendment to better accommodate their organized programs and members; and

WHEREAS, the proposed amendments include a provision allowing designated overnight parking spaces for Northwest Senior Citizen Club member’s vehicles while they travel on organized trips; and

WHEREAS, the proposed amendments also clarify that the Northwest Senior Citizens Club shall have authorized access to a City-provided key lock box for the purpose of opening and securing the facility during approved use times; and

WHEREAS, all other terms and conditions of the lease remain unchanged; and

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

SECTION 1. The Leon Valley City Council hereby authorizes the execution of an amendment to the lease agreement with the Northwest Senior Citizen Club incorporating the provisions described above.

SECTION 2. That all other terms and conditions of the original lease agreement not amended herein shall remain in effect.

SECTION 3. This Resolution shall be effective upon the date of final adoption.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 7th day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE
City Secretary, TRMC

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

STATE OF TEXAS {}
COUNTY OF BEXAR {}

OFFICIAL RULES, REGULATIONS & LEASE AGREEMENT
of the
CITY OF LEON VALLEY
Irene Baldrige
COMMUNITY CENTER
6427 Evers Road

This Lease Agreement made and entered into this 21st day of January 2025, by and between the **CITY OF LEON VALLEY**, a municipal corporation in Bexar County, Texas (**LESSOR**) and **NORTHWEST SENIOR CITIZENS CLUB (LESSEE)**.

PREMISES: For and in consideration of rental fees to be paid and the covenants to be performed by LESSEE hereunder, LESSOR hereby leases in its present condition, the The City of Leon Valley Irene Baldrige Community Center and parking lot, upon the following terms and conditions:

HOURS OF OPERATION: The hours of rental for said premises unless otherwise agreed to in writing and signed by the parties hereto, shall be as follows: Monday, Tuesday, Thursday, and Friday: 9:00 a.m. to 2:00 p.m., and Wednesday: 9:00 a.m. to 3:00 p.m. for the duration of the term of the lease as shown below, with the following exception:

LESSEE hereby acknowledges that the day before any event sponsored by Lessor that necessitates use of the entire premises, as periodically determined by LESSOR and within LESSOR’s sole discretion, LESSEE shall not have use of the Premises. LESEE shall be given notice within a reasonable amount of time (30 days notice if possible) once such an event is scheduled. The day before any City Sponsored event that necessitates use of the entire premise as determined by City, LESSEE shall not have use of the facilities. LESSEE shall be given notice within a reasonable time once such event is scheduled (30 days notice if possible).

The LESSEE is authorized to use the center two (2) weekend days per calendar year, to include the Fridays before the event for setup at no charge for rent and security, subject to availability. LESSEE may select the date at the time of lease agreement renewal.

The LESSOR will provide overnight parking spaces for up to two annual trips at either the community and conference center area or at City Hall. The location of the parking shall not interfere with scheduled City or Private events and will be determined seven days prior to the trip. LESSEE shall have members sign a vehicle parking release and waiver for liability agreement prior to each scheduled trip departure date.

USE OF BUILDING: During the term of this lease the building is to be used by Lessee for the purpose of No r t h w e s t S e n i o r C i t i z e n ’ s C l u b activities and for no other reason without written consent from the Lessor.

ESTIMATED ATTENDANCE: 25 – 300

WILL ALCOHOLIC BEVERAGES BE SERVED? NO **SOLD?** NO

TERM OF LEASE:
Commencing Date: January 01, 2025
Renewal Date: December 31, 2027

Shall extend until it is formally revisited and amended by both parties.

TAX FILINGS: LESSEE agrees to file 990 EZ Form beginning in tax year ending, 2025 and every year moving forward, in order to be in compliant with this agreement.

SPECIAL CONDITIONS: City continues the process of facility maintenance, renovation, and/or improvements. Should the City undertake same during the term of this lease, Lessee shall be notified at least thirty (30) days in advance unless the City has good cause and is unable to notify within this time period. City will attempt to accommodate Lessee during any such time period; however, cancellation may become necessary. If this lease is

terminated for this reason, City will honor the terms of this agreement for an equivalent time to the remaining option, once such maintenance, renovation and/or improvements are completed.

SPECIAL, AFTER HOUR, OR WEEKEND EVENTS: LESSEE understands and agrees that a separate rental agreement shall be entered into for any other Special, After Hour or Weekend Events that does not fall within the Use of Building hereunder.

RENTAL: LESSEE acknowledges that in consideration of LESSEE’s status as a Senior Citizens’ Organization that may benefit all Leon Valley Senior Citizens there will be no weekly rental fees charged. This waiver amount is equivalent to approximately:

- Utilities: \$7,200.00 per year
- Supplies: \$1,584.00 per year
- Facility Rental: \$1,500 per week (52 wks/yr) \$78,000 per year
- Public Works: \$6,480 per year
(Crew Maintenance of Grounds and Building/Set Up and Break Down Fees)
- Weekend Events: \$1,600.00 (2 Saturdays a year)
- Approximate Total Annual Waiver Amount: \$94,864.00

CLEANING FEE: LESSEE acknowledges and agrees that a fee of one hundred twenty dollars per month will be assessed for senior citizen daily activities. LESSEE also acknowledges that this is a special rate granted to LESSEE in consideration of LESSOR cleaning and arranging for contractor breakdown. LESSEE agrees that in order for this fee to be applicable, LESSEE must be completely out of the building by the end of Hours of Operation, otherwise, clean-up fees shall be charged in accordance with LESSOR’s standard rental agreement for the Premises.

SET-UP/BREAKDOWN: LESSEE understands that tables and chairs will be set up on Tuesday and Wednesday morning by LESSOR and LESSOR will arrange for breakdown. LESSOR will also provide breakdown and setup for both the free weekend events.

KEYS: LESSOR will provide access to a lockbox with the keys to utilize Monday, Tuesday, Thursday and Friday from 9 a.m. to 2:00 p.m. and Wednesday: 9:00 a.m. to 3:00 p.m. LESSEE understands and agrees that it shall be LESSEE’s responsibility to ensure that the building is opened and secured after each use Monday through Friday of each week. LESSEE acknowledges and agrees that if Lessee loses or misplaces the key to the premises, LESSEE shall be responsible for the fee to replace the locks at the Premises and such fee will be billed by LESSOR’s contractor.

COMPLIANCE WITH LAWS: LESSEE agrees to comply promptly with all laws, rules and regulations of Federal and State government and applicable ordinances and policies of the City of Leon Valley, and its departments applicable to the premises herein leased. LESSEE will not do, nor suffer or cause to be done any violations of such rules, regulations or ordinances. If LESSEE is in violation of any of such, LESSEE will immediately correct such violations.

ALCOHOLIC BEVERAGES: Notwithstanding any other provisions in this Lease Agreement, LESSEE shall not serve or sell any alcoholic beverages without prior written consent from LESSOR. If alcoholic beverages are sold, a current liquor license is required. Leon Valley off-duty police officers will be required during the time alcoholic beverages are served or sold. No alcohol may be served during decorating and preparation time. Failure to comply with this provision will result in immediate termination of your event. No fee refunds will be made.

DISTURBANCES: LESSEE agrees that the use of said leased premises shall be in such a manner as not to create any nuisance nor interfere with, annoy, or disturb any persons living nearby. LESSEE also agrees that use of said leased premises shall be in such a manner as to not interfere with city sponsored events.

SUBLETTING: LESSEE shall not assign, sublet or pledge this lease or any part thereof. LESSEE shall not make any alterations to the premises without LESSOR’S written consent. This includes, but is not limited to, LESSEE allowing other organizations, agencies or any third party entities to use the Premises for any reason without LESSOR’s prior written authorization.

LESSOR’S RIGHT OF ENTRY: LESSOR or its representatives does not relinquish the right to enter and inspect the leased premises at anytime on any occasion for the purpose of ascertaining the condition of the premises, nor does it relinquish the right of LESSOR to control the management and operation of the Community Center.

FIRE, DISASTER, OR UNFORESEEN CIRCUMSTANCE: In the event said building or any part thereof is damaged or destroyed by fire or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this AGREEMENT impossible by the LESSOR, the LESSOR shall not be liable or responsible to LESSEE for any damages caused. LESSEE shall be refunded the unused portion of payments made to LESSOR. **SMOKING IS PROHIBITED IN THE CENTER AT ALL TIMES.**

NO DEFACEMENT OF BUILDING OR ITS PROPERTY: LESSEE shall not, or permit its guests, to injure, mar, nail, or make alterations of any kind or in any manner deface said building or its property. LESSEE shall be responsible to ensure no objects shall be placed or dropped in drains, restroom facilities or any part of the sewer system, which will require maintenance and repairs. All equipment is the property of LESSOR and it is strictly prohibited to assemble, disassemble, move or rearrange any fixture or equipment (except tables and chairs). It is prohibited to drive any vehicle or park vehicles on patio entrance or inside building.

ANTI-DISCRIMINATION: LESSEE understands that the premises are owned by the City of Leon Valley and any discrimination by LESSEE, its agents or employees on account of race, sex, color, religion or natural origin in the use of or admission to the premises is prohibited.

REMOVAL OF LESSEE’S PROPERTY: LESSEE agrees to remove all its exhibits, goods, wares, merchandise, furnishings, and property of any kind and all descriptions which may be occupying said building, with the sole exception of those items regularly kept in the following areas of the Community Center: kitchen – 1 drawer and 1 cupboard, and the utility room excluding red-marked area, and do not exceed the space limitations of same. Otherwise LESSOR is authorized to remove such property of all descriptions and store at LESSEE’s expense after the lease has expired. LESSOR shall not be responsible or liable for any damages or loss of such property of all descriptions either by reason of removal or the place to which it may be moved to, and LESSEE hereby expressly releases LESSOR from any and all claims for damages or loss of whatever kind of nature.

LESSEE’S RESPONSIBILITY: LESSEE hereby assumes full responsibility for the character, acts and conducts of all persons admitted to said premises. LESSEE shall be responsible for informing their guests that children must be supervised at all times inside or outside the building.

LESSEE’S INDEMNIFICATION: LESSEE shall at all times indemnify, defend and hold the LESSOR harmless from all loss, liability, costs, damage and expenses that may occur or be claimed with respect to any person or persons, property on or about the Premises or to the Premises resulting from any act done or omission by or through the LESSEE, the LESSEE’s agents, employees, staff, invitees or any person on the Premises by reason of the LESSEE’s use of occupancy or resulting from the LESSEE’s non-use or possession of said Premises, and any and all loss, cost, liability or expense resulting therefrom.

OBSTRUCTIONS: LESSEE will not permit any type of obstruction at entrances or exit passages for the purpose of ingress and egress to and from the Premises.

REPAIRS: LESSEE agrees to take good care of the premises or any portion of said building during the term of the lease. In the event of damage by act of default or negligence of LESSEE, or any person(s) admitted to the premises by LESSEE, LESSEE shall pay LESSOR upon demand, any and all necessary fees to restore the Premises, equipment or any portion of the Premises.

DECORATIONS: Decorations will not be taped or attached to wall surfaces in any manner. Nails, staples, hooks or any penetration fasteners are prohibited. Helium filled balloons or other decorations that could damage the ceiling fans are strictly prohibited.

TERMINATION BY LESSOR: LESSOR reserves the right to terminate this agreement without cost by giving the LESSEE notice in writing of at least thirty (30) days. The LESSEE agrees to provide LESSOR thirty (30) days notice in writing prior to the termination of the agreement.

HEADINGS: The paragraph headings contained herein are for convenience in reference and are not intended to define, extend or limit any provisions of this Lease Agreement.

Witness our signatures this 21st day of **January, 2025**.

LESSEE: Northwest Senior Citizen's Club
Name
By: _____
Signature of Club Designee

Printed Name of Designee

LESSOR: City of Leon Valley, Texas
Name
By: _____
Signature of City Designee
Dr. Crystal Caldera - City Manager
Printed Name and Title

ADDRESS: _____

STATE/ZIP: _____

PHONE NO: HM _____

CELL _____

Vehicle Parking Release and Waiver for Liability Agreement

The undersigned acknowledges that City of Leon Valley, is extending a special privilege in allowing you to store your vehicle during Month, Dates, Year. In consideration of the privilege to store the vehicle identified below at the designated City of Leon Valley Parking lot, the undersigned, for yourself and any personal representative, heirs, and next of kin, hereby acknowledges, agrees and represents the following:

RELEASE I agree to release, waive, discharge, and covenant not to sue the City of Leon Valley its council, officers, employees, and agents from all liability to me, my personal representative, heirs, and next of kin for any loss, theft, or damage, and any claim or demands therefore on account of injury to my property, whether caused by the negligence of the City of Leon Valley or otherwise during the dates provided above.

ACCEPTANCE OF RISK I understand that the City of Leon Valley never intended, nor designed the above mentioned lot to be used as a storage facility for vehicles or any other items and I acknowledge that the City of Leon Valley does not guarantee the security of the property being stored. In addition, I realize that the lot is not locked, secured or guarded, and will be monitored only sporadically.

The undersigned further expressly agrees that the foregoing RELEASE, WAIVER AND INDEMNITY AGREEMENT is intended to be as broad and inclusive as Texas law allows and that, if any portion is held invalid, it is agreed that the balance shall continue in full legal force and effect.

Name _____ Cell No. _____

License Plate# _____

Color _____ Make/Model _____

Contact Person Name & Ph.No. _____

Signature _____ Date _____

Discussion and Possible Action on a Resolution Authorizing the Amendment of the Lease Agreement with the Northwest Seniors Club at the City of Leon Valley Irene Baldrige Community Center.

Crystal Miranda
Community Relations Director
City Council Meeting
April 7, 2026

Summary

- City Council is being asked to approve a Resolution authorizing an amendment to the lease agreement with the Northwest Seniors Club at the City of Leon Valley Irene Baldrige Community Center.
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - All changes can be found in the attached agreement in red.

Purpose / Background

- The purpose of this item is to approve a Resolution authorizing an amendment to the lease agreement with the Northwest Seniors Club at the City of Leon Valley Irene Baldrige Community Center.
- The proposed amendment includes:
 - A provision allowing designated overnight parking spaces for Northwest Seniors Club members' vehicles while they travel on organized trips.
 - Clarifying language granting the Northwest Seniors Club authorized access to a City-provided key lock box for the purpose of opening and securing the facility during approved use times.
- All other terms and conditions of the lease agreement remain unchanged.

Fiscal Impact

- There is no anticipated fiscal impact associated with this amendment. The proposed changes are administrative in nature.

Recommendation

- City Council's discretion, but staff recommends approval.

Goals & Objectives

- **F. Transparency:** To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.

MAYOR AND COUNCIL COMMUNICATION

DATE: April 7, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

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

PURPOSE & BACKGROUND

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

STAFF COMMENTS

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

Surrounding Zoning

- North: R-1 Single Family Dwelling District
- West: B-2 Retail District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail District

Notification

- Letters mailed to property owners within 200' 23
- Letters received in favor 0

- Letters received in opposition 0
- Letters returned undeliverable 0

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo
Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW A MEDICAL SPA OFFERING ADVANCED AESTHETIC TREATMENTS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 6521 BANDERA ROAD; AND MORE SPECIFICALLY DESCRIBED AS CB 9925A, BLOCK 7, LOT 9 AND 10; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

SECTION 1. The request for a Specific Use Permit to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 and 10, Leon Valley, Texas, is hereby approved.

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

ordinance.

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

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

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

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

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

Sec. 15.02.381 - Permitted use table

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

Sec. 15.02.321 - "B-2" retail district

(a) *Purpose and description.*

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

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

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

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

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

PZ-2026-3
Specific Use Permit Request
Sapphire Radiance and Aesthetics
6521 Bandera Road

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
April 7, 2026

Summary

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow a Medical Spa offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 3.38-acres of land, located at 6521 Bandera Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

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

Purpose

Sec. 15.02.381 – Permitted Use Table

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

Sec. 15.02.662 - Exceptions

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

Location Map

{Section}.71.



Aerial View

{Section}.71.



Surrounding Zoning

{Section}.71.

- North: R-1 Single Family Dwelling District
- West: B-2 Retail District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail District



Master Plan

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

Staff Comments

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

Notification

- Letters mailed to property owners within 200' 23
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

Fiscal Impact

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

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Medical Spa offering advanced aesthetic treatments at 6521 Bandera Road

MAYOR AND COUNCIL COMMUNICATION

DATE: April 7, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, **Public Hearing**, and Discussion to Consider Approval of an Ordinance on a Specific Use Permit Request to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail District on Approximately .89 Acre Tract of Land, Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Blk, Lot 60, Leon Valley Addition (Firat Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow an Auto Accessories Sales and Installation Business in a B-2 Retail District. The proposed concept consists of a remodel to the existing structure and is suitable for the furnishing of goods and services to surrounding districts. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide retail with installation.

STAFF COMMENTS

The proposed Auto Accessory Business will need to comply with all code requirements as outlined in Chapter 3 Building Regulations. A permit is required prior to the remodel construction.

Surrounding Zoning

- North: PDD- Planned Development District
- West: B-3 Commercial District
- East: B-2 Retail District
- South: B-2 Retail District

Notification

- Letters mailed to property owners within 200' 10
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo
Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW AN AUTO ACCESSORIES SALES AND INSTALLATION BUSINESS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 6505 GRISSOM ROAD; AND MORE SPECIFICALLY DESCRIBED AS CB 5784A, BLOCK, LOT 60 LEON VALLEY ADDITION; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

SECTION 1. The request for a Specific Use Permit to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail Zoning District Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Block, Lot 60, Leon Valley Addition, Leon Valley, Texas, is hereby approved as depicted in the attached Exhibit “A”.

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

ordinance.

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

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

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

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

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

MAREX SOLUTIONS LLC.
2015 GUADALUPE STREET
SAN ANTONIO TX. 78207
Email: office@marexllc.com
210-879-3253 - 210-393-5382

CONSULTANTS

ISSUANCE

REVISIONS

**6505 GRISSOM RD
SAN ANTONIO, TEXAS 78238**

project no.

date **03/03/2026**

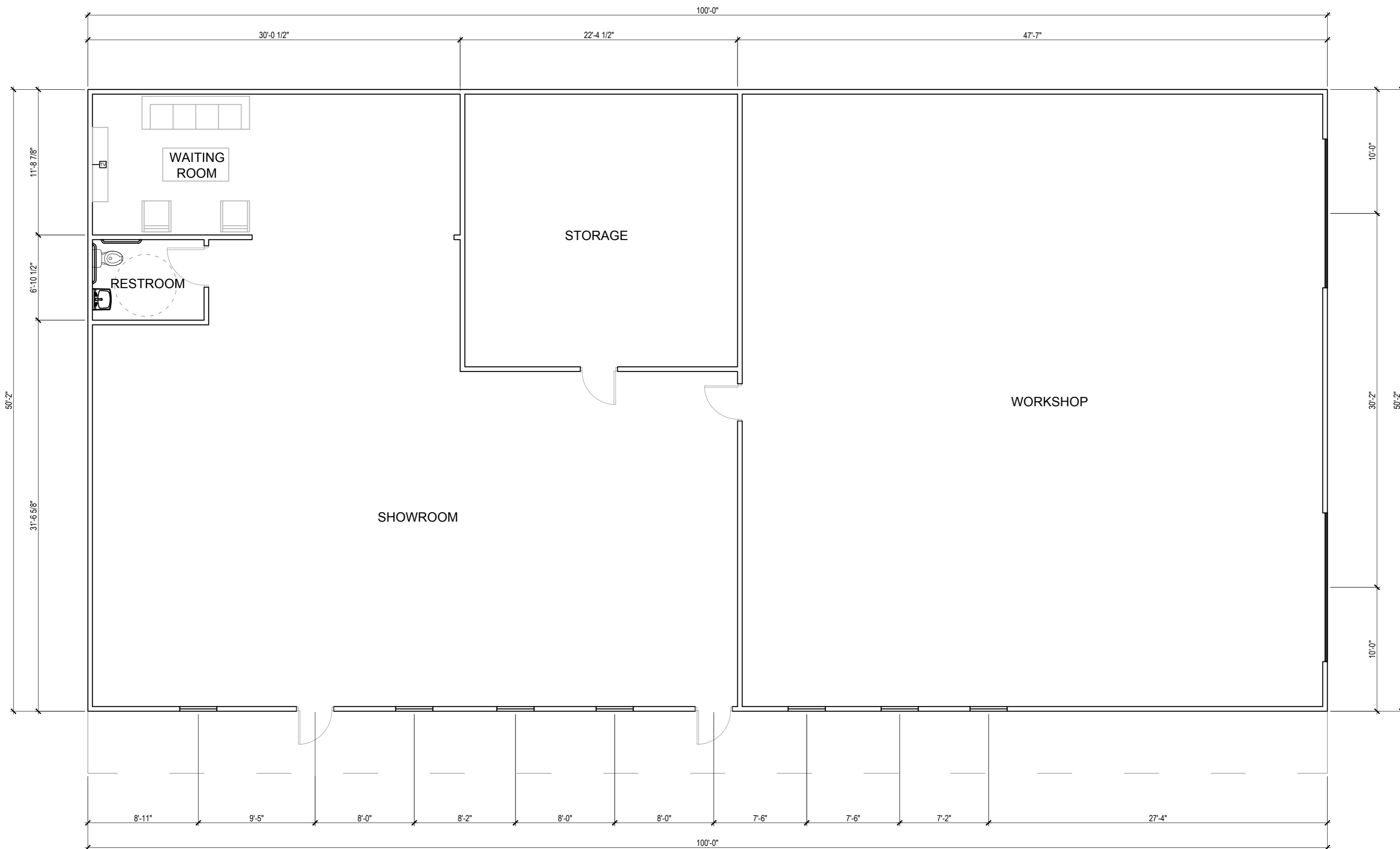
design by *Sofia sayan*

checked by

description
EXISTING FLOOR PLAN

sheet no.

A1.01



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PZ-2026-4
Specific Use Permit Request
SA Transnational Investment LLC
6505 Grissom Road

Michael Gallardo
Planning and Zoning Director
City Council Meeting
April 7, 2026

Summary

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow Auto Accessory Retail Sales with Installation in a B-2 Retail Zoning District on approximately .89-acres of land, located at 6505 Grissom Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

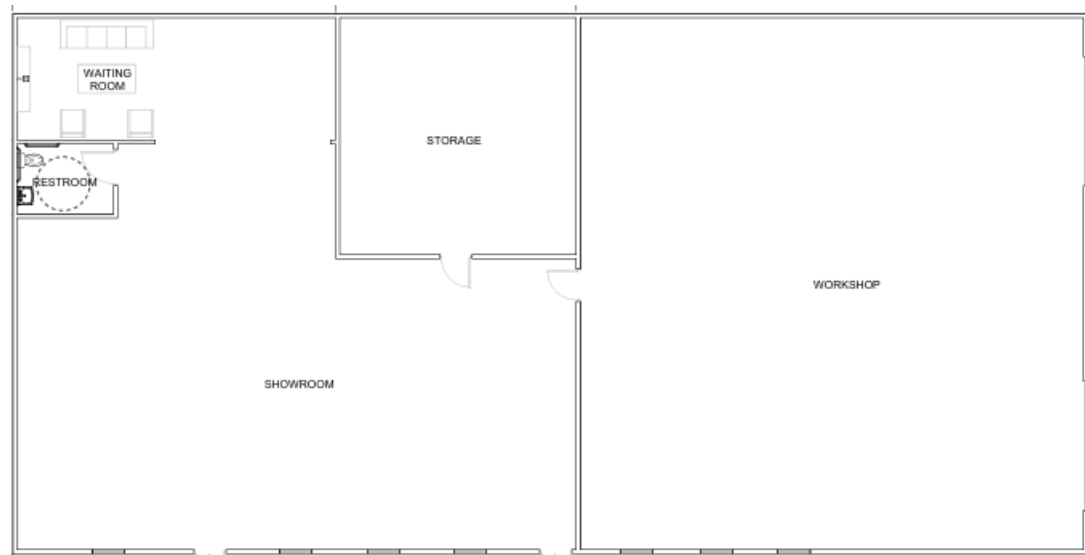
Purpose

- Property is zoned B-2 Retail District
- Applicant will provide retail sales of auto accessories to include installation
- The property is surrounded by similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

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



Location Map

{Section}.72.



Aerial View

{Section}.72.



Surrounding Zoning

{Section}.72.

- North: PDD-Planned Development District
- West: B-3 Commercial District
- East: B-2 Retail District
- South: B-2 Retail District



Master Plan

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

Staff Comments

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

Notification

- Letters mailed to property owners within 200' 10
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

Fiscal Impact

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

Recommendation

- Staff has no objection to the approval of an Ordinance of a Specific Use Permit to allow an Auto Accessories Sales and Installation Business at 6505 Grissom Road

**ECONOMIC DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT
FUNDING AGREEMENT**

This Economic Development and Infrastructure Improvement Funding Agreement (this "Agreement") is executed between RC Bandaru, Bandaru Realty Group, (RC Bandaru and Bandaru Realty Group are jointly and severally referred to herein as "BRG") and the City of Leon Valley, Texas, a home rule municipality (the "City"), each a "Party" and collectively the "Parties," to be effective **XXXXXXXX** (the "Effective Date").

ARTICLE I
RECITALS

WHEREAS, the City may administer economic development programs to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City owns a parcel of property, as described below, whereby its develop with the plan discussed herein is specifically found by the City Council of the City to promote local economic development and stimulates business and commercial activity in the City; and

WHEREAS, in support of said economic development program, on **XXXXXXXX**, BRG and the City entered into a real estate purchase contract (the "Contract") whereby the City would sell to BRG an approximately .55 -acre tract of land located in the City's corporate limits (the "City Tract") by special warranty deed with a fee simple determinable interest; and

WHEREAS BRG Agrees to move the sewer line, and is described by the Master Site Plan metes and bounds and depicted on **EXHIBIT "A"** (the "Property"); and

WHEREAS, the Property currently contains two silos that enhance the beauty, culture, and warmth of the City; and

WHEREAS BRG Agrees to develop, maintain, and beautify the Property and silos thereon, which shall comply with the Master Site Plan as approved by City Council; and

WHEREAS BRG will build two Duplexes and two single units on said property; and

WHEREAS BRG will protect the farm silos from deterioration, keep them maintained and decorated, install a wrought iron fence surrounding the silos and install a commemorative plaque; and

WHEREAS the City agrees to sell the .55 acers to BRG for \$1,000 in exchange for developing the property according to the Master site plan; and

WHEREAS the City agrees to assist BRG through the platting process; and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed to by the Parties, the Parties agree as follows:

ARTICLE II
TERMS AND CONDITIONS

2.1 BRG shall, at no cost to the City, solely bear the responsibility and costs for the planning and construction of said improvements.

2.2 BRG shall dedicate, at no cost to the City, easements/right-of-way for utilities and right-of-way for Improvements within the boundaries of the Property at the time of final platting of each phase of the Property, which dedications shall be shown on an approved final plat for the Property.

2.3 **Concept Plan.** The Property is to be developed as depicted in Exhibit A.

2.4 **Platting.** BRG are required to plat the Property, in accordance with the City's subdivision regulations and ordinances.

2.5 BRG shall provide roads, drainage, and utilities, to serve the Property at its sole cost, including easements and other rights-of-way necessary for said improvements. Water and wastewater facilities shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations, and the City shall have the right to review and approve plans and specifications for such facilities in accordance. Roads to serve the Property shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations.

2.6 The City shall have the right to review and approve plans and specifications for water, sewer, drainage, and road facilities for the Property. Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to BRG. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If BRG receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as BRG complies with such written comments. City shall retain copies of inspection reports and provide to the BRG upon request.

2.7 Drainage facilities serving the Property shall be conveyed to the HOA for operation and maintenance. Detention facilities to serve the Property shall be owned by the HOA.

2.8 Road facilities serving the Property shall be conveyed to the City for operation and maintenance.

2.9 **Revitalization Plan.**

(a) The Property contains two historic silos which shall be rehabilitated and revitalized by BRG, at its sole cost and expense, in accordance with the Revitalization Plan contained in Exhibit _____. Fencing shall be placed around the collective silos to prohibit public access to the silos. Said rehabilitation costs shall not exceed \$62,0000. All costs for rehabilitation shall be provided to the City within 60 days of incurring such

amount in order to ensure proper implementation of the Revitalization Plan. All Revitalization Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to BRG. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If BRG receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as BRG complies with such written comments.

(b) All improvements required in the Revitalization Plan shall be completed by BRG within 1 year of execution of a Fee Simple Determinable Special Warranty Deed being conveyed to the BRG. In the event the Revitalization Plan is not completed within the time frame specified herein, the Property shall immediately revert back to the City.

2.10 **Owners Associations (“HOA”)**. Prior to the sale or occupation of any residences within the Property, BRG shall establish one or more property owners associations with one or more architectural control committees, which committees shall govern the architectural elements of all physical structures in accordance with the property owners association design guidelines. The purpose of the property owners association(s) will be to ensure a consistent quality and appearance of improvements and to maintain landscaping and exterior features, including parks, trails and open space on the Property. No City rules or regulations related to architectural design shall apply. However, the HOA shall be required to maintain the drainage facilities, silos, landscaping, fencing, and all other common areas in manner consistent with the Revitalization Plan.

2.11 **City Fees**. BRG shall pay all impact fees, capital recovery fees, permit fees associated with construction of public infrastructure, parkland dedication fees, subdivision review fees, inspection fees, or other similar fees in connection with the development of the Property.

2.12 Water and Sewer service to the Property will be provided to the Property in compliance with the City’s current connection requirements. The City confirms that the City’s existing water and wastewater utilities have sufficient capacity to serve the Property at full build-out. Each water and wastewater facilities constructed by or on behalf of BRG, to serve the Property, shall be conveyed upon completion to the City for ownership, operation, and maintenance and become a part of the City’s water and wastewater system in accordance with City ordinances and policies. Users of water and wastewater service within the Property will be customers of the City.

ARTICLE III
ADDITIONAL PROVISIONS

3.1 **Recitals**. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary

to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, must be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3.2 Term of Agreement. The term of this Agreement shall be: (i) the earlier of 20 years after the Effective Date; or (ii) the fourth anniversary after final written acceptance of the Improvements by the City (the "Term").

3.3 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within five business days after it is due. If a Party who has received notice under this section cannot cure an alleged failure to perform within 30 days after receipt of written notice, such Party shall give written notice to the other Party within such 30 day period (a) stating that the Party cannot cure the alleged failure within 30 days after receipt of written notice, and explaining the reason; and (b) providing a date by which such Party can reasonably cure the alleged failure ("Cure Time Notice"). A Party who does not timely provide a Cure Time Notice shall be deemed to be able to cure the alleged failure to perform within 30 days after the initial written Notice of the alleged failure has been given.

3.4 REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY.

3.5 Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights, except to the extent permitted by law and necessary to allow BRG to enforce its remedies under this Agreement.

3.6 Assignment. BRG has the right upon written notice to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of BRG under this Agreement, to any person or entity (an "Assignee") that is or will become an owner or a developer of any portion of the Property, or that is an entity that is controlled by or under common control with BRG. Each assignment must be in writing and executed by BRG and the Assignee, and must obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment must be provided to all Parties within 15 days after execution. From and after such assignment, the City agrees to rely solely upon the Assignee for the performance of all obligations assigned to the Assignee and agrees that BRG shall be released from

subsequently performing the assigned obligations and from any liability that may result from the Assignee's failure to perform the assigned obligations. An Assignee shall become a "Party" to this Agreement for purposes of the obligations, rights, title, and interests assigned.

3.7 Notices. Any notices, certifications, approvals, or other communications required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the notice is delivered in person to the person to whose attention the notice is addressed with a confirming copy sent by e-mail; (ii) 10 business days after the notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid with a confirming copy sent by e-mail; or (iii) when the notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address with a confirming copy sent by e-mail. For the purpose of giving any notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending notice of such change to the other Party as provided in this section.

To the City:

Attn: City Manager
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238
E-mail: c.caldera@leonvalleytexas.gov

With a copy to:

Attn: Art Rodriguez
Messer Fort, PLLC
4201 W. Parmer Ln • Ste. C-150
Austin, TX 78727
E-mail: art@txmunicipallaw.com

To BRG:

Attn: RC Bandaru
Address
Email

3.8 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

3.9 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. BRG represents and warrants that this Agreement has been approved by appropriate action of BRG, and that the individual executing this Agreement on behalf of BRG has been duly authorized to do so. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

3.10 Amendments; Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

3.11 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Bexar County. Venue for any action to enforce or construe this Agreement shall be in Bexar County.

3.12 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

3.13 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties.

3.14 Indemnification. **BRG ON BEHALF OF ITSELF, ITS CONTRACTORS, AND ITS AGENTS, COVENANTS AND AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY FROM AND AGAINST ANY AND ALL CLAIMS FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE WHICH MAY ARISE FROM BRG'S CONSTRUCTION OF THE OVERSIZED PUBLIC INFRASTRUCTURE PERFORMED UNDER THE TERMS OF THIS AGREEMENT; AND BRG ALSO AGREES TO INDEMNIFY AND SAVE THE CITY HARMLESS FROM ANY AND ALL CLAIMS ARISING OUT OF THE LAWFUL DEMANDS OF CONTRACTORS, SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIAL, PERSONS, AND SUPPLIERS INCURRED IN THE PERFORMANCE OF THIS AGREEMENT. BRG WILL FURNISH TO THE CITY SATISFACTORY EVIDENCE OF THE DISCHARGE OF SUCH CLAIMS PRIOR TO RECEIVING ANY**

PAYMENT FROM THE CITY. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF THE CITY.

3.15 Statutory Verifications. BRG makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, BRG understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with BRG within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such Verifications during the term of this Agreement shall survive until barred by the applicable statute of limitations, notwithstanding anything contained in this Agreement to the contrary.

(a) **No Boycott of Israel**. BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(b) **Iran, Sudan and Foreign Terrorist Organizations**. BRG represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, as amended. The foregoing representation excludes BRG and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) **No Discrimination Against Fossil Fuel Companies**. BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

(d) No Discrimination Against Firearm Entities and Firearm Trade Associations. BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm

entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code."

3.16 Form 1295. BRG represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, BRG has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. BRG further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by BRG. The information contained in the Form 1295 completed by BRG has been provided solely by BRG and the City has not verified such information.

3.17 Public Information. Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and, to the extent such requirements apply to this Agreement, BRG agrees that this Agreement may be terminated if BRG knowingly or intentionally fails to comply with a requirement of that subchapter, if applicable, and BRG fails to cure the violation on or before the 10th business day after the date the City provides notice to BRG of noncompliance with Subchapter J, Chapter 552. To the extent Section 552.372, Texas Government Code applies to this Agreement, BRG is required to preserve all contracting information related to this Agreement as provided by the records retention requirements applicable to the City for the duration of this Agreement; promptly provide to the City any contracting information related to this Agreement that is in the custody or possession of BRG on request of the City; and on completion of the Agreement, either provide at no cost to the City all contracting information related to the contract that is in the custody or possession of the entity or preserve the contracting information related to the contract as provided by the records retention requirements applicable to the City.

3.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

3.19 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

3.20 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A Master Site Plan

Exhibit B Meet and Bounds

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed by BRG and the City to be effective on the Effective Date.

CITY:

CITY OF LEON VALLEY

By:

By: _____

Chris Riley

Title: Mayor

STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me, on the ___ day of _____, 2026, by Chris Riley, Mayor of the City of Leon Valley, Texas on behalf of said City.

Notary Public, State of Texas

BRG:

RC Bandaru
a Texas limited partnership

By: Its General Partner,
RC BANDARU,

By: _____
Name: RC Bandaru
Title: President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this ____ day of _____, 2026,
by RC Bandaru, Owner of Bandaru Realty on behalf of said limited partnership.

Notary Public

OUTSTANDING CITY COUNCIL ITEMS

- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
 - Will be discussed on 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex
 - Will be discussed at the council retreat on 7/13/2024
 - This item was briefly discussed and will be brought back to the city council. September 17, 2024, council meeting.
 - Add to the town hall meeting for 2024 discussion
 - It was discussed, but did not go anywhere
 - Will be bringing this back for the 2025 for discussion
 - Added to the 2026 THM
 - Recap to City council 3/17/2026
- **Recycled Waterline to the LC 17 Section of H & B – March 17 2026**
 - **City council wants more information**
 - **Dimaline will bring back in May**
- **Updating the City Manager Evaluation Form, March 17, 2026 – Mayor moved to Retreat**
- **Update on ED incentives -April**
- **Joint Mtg with P & Z on Permitted Use table – April 28, 2026 at 7p.m.**
- **Silo design per request of the adjacent property owner**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda.
 - 5/16/2023 – Scheduled
 - Council Requested outreach to local universities.
 - Melinda is working on quotes.
 - Council removed from FY 26 budget.
 - February 17, 2026, Silo request to Purchase
 - Discuss development Agreement – April 7, 2026

City Council Timeline on Short-Term Rentals

Short-term rentals have appeared on City Council agendas multiple times:

- January 12, 2021 – Tabled
- January 19, 2021 – Discussed
- April 6, 2021 – Discussed
- April 20, 2021 – Discussed
- August 3, 2021 – Tabled

- August 17, 2021 – Discussed
- August 16, 2022 – Tabled
- September 6, 2022 – Discussed
- January 17, 2023 – Discussed
- March 7, 2023 – Item added by Councilmembers Stevens and Orozco
 - Council directed the City Attorney to draft an ordinance based on the information provided.

Additional actions:

- July 22, 2023 – Draft ordinance discussed at Council retreat
- September 5, 2023 – First reading of ordinance amending regulations
- September 29, 2023 – Council feedback provided to the City Manager
- October 17, 2023 – City Manager presented Council feedback
 - Council directed staff to simplify the ordinance and bring it back for consideration
- November 7, 2023 – Second reading; ordinance passed unanimously establishing a registration process
- November 21, 2023 – Council adopted the Short-Term Rental Occupancy Tax remittance requirement
- July 15, 2025- Discussion and Possible Action on Revisions to the Short Term Rentals
- August 5, 2025 -Council Executive session to discuss STR regulations
- August 19, 2025 – Council clarified the definition of “block face” and increased the registration fee
- February 17, 2026 – Discussion on the Occupancy Tax regulations
- March 3, 2026 -Discussion on the Occupancy Tax regulations -Tabled
- March 17, 2026 - Discussion on the Occupancy Tax regulations
- April 7, 2026 – council will discuss regulations

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **Flooding**
 - Was addressed at the following Council Meetings.
 - 08/03/2021 – Flood damage prevention Ord. # 21-034.
 - 11/2/2021 – To discuss flood mitigation strategies.
 - 12/07/2021 – Short-Term options to address flooding.
 - Budget Adjustment – For funding floodway monitoring and software upgrades.
 - Upcoming Council presentation 1/18/2022.
 - Budget Adjustment – for creek cleanup.
 - Staff is proposing \$150,000 in ARP funds. Upcoming Council meeting TBD.
 - Segment one of Huebner Creek will be presented to the Council on 4/19/2022.
 - Council decided to look at the 50’ wide, protected little league, the study will be brought back to the Council before we agree to do it.
 - Budget adjustment for creek cleanup.

- 6/7/2022
 - Budget adjustment for flood gates and notification system.
 - 6/7/2022 postponed
- Huebner Creek Channel Improvement presentation 9/20/2022.
 - Council direction to bring back budget adjustment on \$633,000.
 - First Read 10/3/2022.
 - Second Read 10/18/2022.
 - 11/21/2023 – PW Director will provide an update and receive direction – Council decided to have a field trip to look at the creek layout TBD.
 - The Council decided to conduct a field trip in the Natural Area
 - 12/6/2023, the Council walked the steaked-out creek realignment
 - 1/16/2023 – The Council will revisit the project.
 - 2/24/2023- the Council will have a workshop to discuss with the engineer.
 - The council directed the engineer to look at a plan that leaves the creek alignment alone, a new tree survey, and build a retaining wall for erosion.
 - 8/6/2024 – budget adjustment will be presented to the council in the amount of \$168,000
 - Second Read on the Budget Adjustment is scheduled for 8/20/2024.
 - After council approval, the following is the timeline:
 - Preliminary Design – 1.5 months (45 days) from NTP
 - Final Design – 3-4 months (90-120 days)
 - Environmental – TBD – 3-6 months and will be concurrent with design
 - Bidding and Construction – TBD based on funding – Not Authorized at this time
 - Approved
 - Chanel bank options 11/19
 - Council decided to proceed with Rip Rap option and have staff proceed with SAWS addressing the exposed recycled water line.
 - The Mayor requested that an item be added to have the engineers mark the trees that would be removed with the projects this item is on 1/17/2024 council meeting to be added for approval
 - City Council did not approve the expending of these funds and also had no objection to continuing the project
 - Mayor, City Manager, Mayor Pro Tem and Engineer met with SAWS on 1/30/2025. To see what they would be willing to assist with. The City Manager asked if they would be willing to participate in an alternative that they engineered.
 - On 3/18/25, the city council was asked to choose between the original option, rip rap option, retaining wall option, or erosion. The City council voted to pause the project.
 - Joint meeting with LVHS on 10/18/25

- A workshop will be given in November by the engineer
- 11/18 council will discuss changing the date.
- Council decided to have engineer evaluate the drop wall and the purchase of property.
- **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.
 - On discussion for the retreat- the council had no revisions to the current policy. 7/1/25

Completed

- **Update on LV development – February**
- **Planning and Zoning General Rules 11/18**
 - The council decided to add an Ord. on the 12/16 meeting to have the excuse or unexcused be approved by the body.
 - Second read is 1/20/25 for approval final approval 2/3/26
- **Extending El Verde by 2025 to a 2030 – February 17, 2026 – Completed**
- **Park Veteran Monument- February 17, 2026 -Completed**
- **Ordinance on Amending the PDD**
 - Scheduled to go to the zoning commission meeting on 4/23/2024
 - The zoning commission tabled the item. Will revisit 5/28/2024
 - Zoning commission revisited on 6/5/2024
 - The Zoning Commission will revisit in September
 - New Planning Zoning Director is working with the City Attorney.
 - Will bring back for discussion on 8/19/25- moved by Mayor
 - Scheduled Discussion 9/2/2025
 - City Manager's draft presented on 10/21/25
 - City Council will provide recommendations and give to the City Manager. Expected to come back on 11/18/25, the item was moved to the 12/2/25 meeting by the Mayor
 - 12/2/2025 City Council decided on the criteria
 - 12/16/2025 more discussion on the ord.
 - Delete this section 2/3/2026 – First read
 - Delete this section 2/17/2026-Second read
- **STR Tax Ord. Amendment**
 - February 17, 2026, First read
 - March 3, 2026, Second Read
 - Postponed due to language change, March 17, 2026 – this was done and passed unanimously
- **Crime Stats for calendar year – March 17, 2026 - Done**

- **Police staffing Executive Session – March 17, 2026 – Done**
- **THM Meeting Update March 17, 2026- Done**
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021
 - This item was discussed during the budget process, and ultimately, the Council has decided not to spend the funds on this project at this time.
 - This will be discussed during the town hall meeting update with the council on 4/19/2022.
 - The council would like us to use our future land use map.
 - Establish neighborhood boundaries
 - The council has opted not to update the Master Plan.
 - P & Z Director investigating a university conducting the plan.
 - Boundaries of the neighborhood
 - This has been placed in the FY 2025 budget.
 - The Council has decided to move the \$250,000 to the city's emergency fund.
 - Item was moved back in after there were savings in other areas.
 - Rollover to FY 2026
 - Reviewing RFPs
 - March 17, 2026 – Council Selected Ardurra