



**CITY OF LEON VALLEY
ANNUAL TOWN HALL MEETING**
6421 Evers Road, Leon Valley, TX 78238
Saturday, January 25, 2025 at 8:30 AM

AGENDA

1. **8:30 AM** Call to Order and Determine a Quorum is Present

2. **Presentations**

A. Welcome to the 15th Annual Town Hall Meeting! - Mayor Chris Riley (estimated start time 8:30 AM)

B. Introduction of City Council, Staff, and Procedures for the Meeting - Mayor Chris Riley (estimated start time 8:40 AM)

C. City Manager Update on 2024 Town Hall Meeting and Annual Report - Dr. Crystal Caldera, City Manager (estimated start time 8:50 AM)

D. Presentation on Water and Sewer Infrastructure and Water and Sewer Rates - Melinda Moritz, Public Works Director (estimated start time 9:00 AM)

E. City of Leon Valley Priorities and Future Needs - Dr. Crystal Caldera, City Manager (estimated start time 10:15 AM)

F. City of Leon Valley Goals and Objectives - Dr. Crystal Caldera, City Manager (estimated start time 11:15 AM)

G. City of Leon Valley Housing Developments Update - Susana Huerta, Planning and Zoning Director (estimated start time 12:00 PM)

H. Presentation on Holding an Election to Remove the 20% Tax Exemption and 65 and Over Property Tax Freeze (estimated start time 12:20 PM)

I. Citizens to be Heard

3. **Adjournment**

Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

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

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

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC

City Secretary

November 30, 2023 at 8:25 AM





Enterprise Fund

State of the System

Melinda Moritz, David Dimaline
Director & Assistant Director Public Works
Town Hall Meeting
January 25, 2025

Purpose

- To explain Enterprise Fund system & components
- To explain Enterprise Fund revenues and expenses
- To explain Enterprise Fund Maintenance, Replacement, & Capital Improvement Plan

Prudent Management Practices

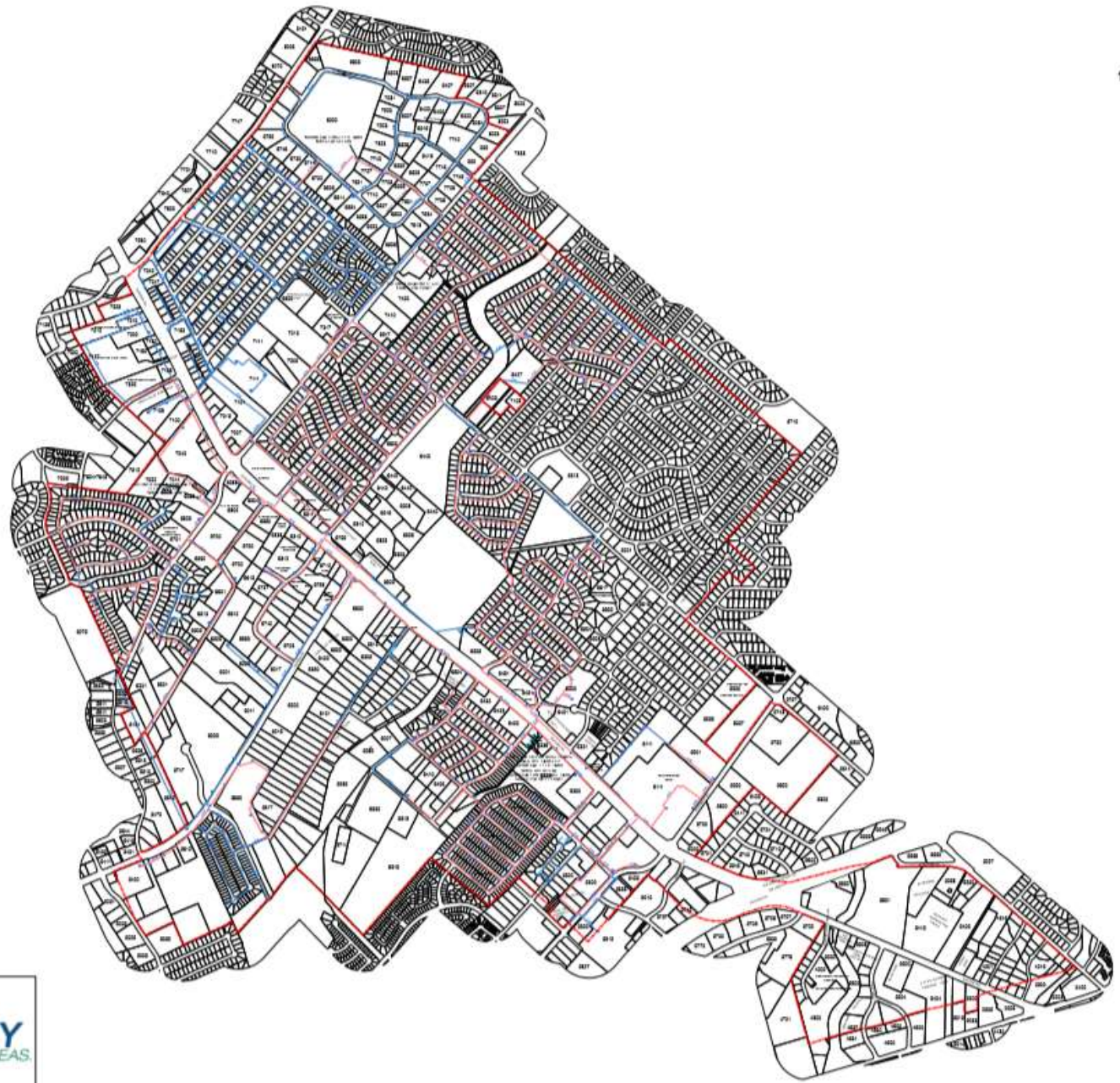
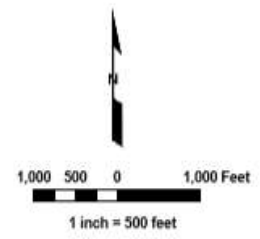
- City should maintain a prioritized list of main repairs & replacements & update every 5 years
- City should continue to build & keep adequate reserves for emergencies & for future replacement of capital items
- City should continue to review water & sewer rates each year to keep up with inflation & to fund future repair/replacement costs
- City should continue to save/apply for grant funding for future improvements to system & customer service
- City should continue to purchase water rights for future development & Critical Period Drought Management reductions

The System

- Water/Sewer Utility – 1810.474-acre feet (AF) of water rights, 2 Edwards Aquifer water wells & related motors/pumps/VFD's, 3 elevated water storage tanks, 1 above ground water storage tank, 2 emergency generators, 1 SCADA system, approx. 39 miles of water mains/43 miles of sewer mains, 261 water valves, approx. 2600 -2700 corporations & water meters, 304 fire hydrants, 903 manholes, meter reading equipment, vehicles, & other equipment
- Personnel – 4-man Crew, Utility Billing Manager, & portions of salaries from other departments
 - City Manager & Assist. City Manager, Public Works Director & Assist. PW Director, Finance Director & Assist. Finance Director, court clerks, etc.
- Stormwater Utility – city drainage system, Huebner Creek, Zarzamora Creek, vehicles and equipment, use personnel from Public Works, Water, and other departments

CITY OF LEON VALLEY

WATER DISTRIBUTION SYSTEM

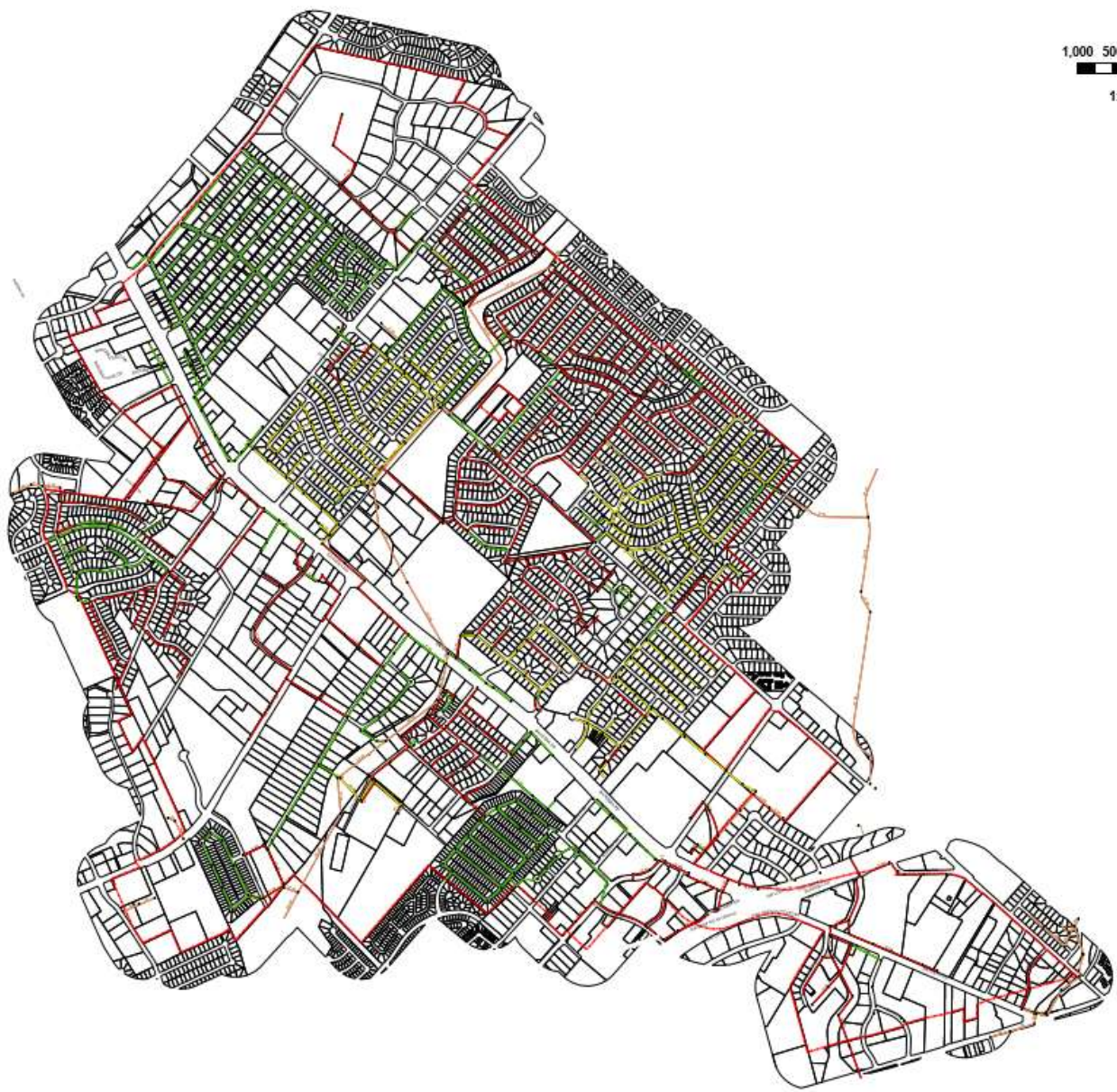
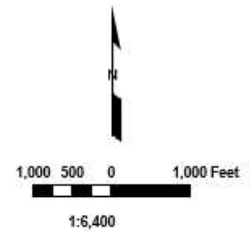


Legend

- CITY LIMITS
- Water Main**
- Asbestos Concrete
- PVC
- FIRE HYDRANT
- LEADER
- HYDRANT
- WATER TANK
- WATER TANK OR WELL SITE
- PARCEL

CITY OF LEON VALLEY

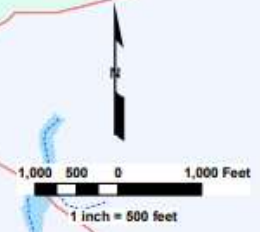
WASTE WATER DISTRIBUTION SYSTEM



Legend

- MANHOLE
- 8
- 12 IN. DI. PIPE
- 18 IN. DI. PIPE
- CITY LIMITS

CITY OF LEON VALLEY WATERSHED and STORMWATER INFRASTRUCTURE MAP



Legend

- LEON VALLEY CITY LIMITS
- STORM DRAIN
- DRAINAGE AREA
- STREAM CENTERLINE
- PARCEL

FEMA, FLOODPLAIN

FLD_ZONE, FLOODWAY

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, 500 Yr Flood
- AE, 100 Yr Floodplain - Detail Study Level
- AE, FLOODWAY
- LEON CREEK WATERSHED
- UPPER SAN ANTONIO RIVER WATERSHED

HUEBNER
CREEK

ZARZAMORA
CREEK

Rates, Revenues, Expenses

- No utility systems are the same – each have varying revenue requirements to meet expenses & system needs
- Rate & fee structures monitored yearly to assure adequate funds collected to maintain system & provide for future improvements
- Dedicated amount of revenue should remain in reserve to allow for 3-6 months of operating expenses, in case of a disaster
- Impact fees reviewed every 5 years to assure requirements for new development are being met
 - Just reviewed in November & increased

The Rates

- Monthly meter charge

Meter Size	Fee
Residential 5/8"	\$11.76
Commercial 5/8"	\$12.30
Residential 3/4"	\$13.39
Commercial 3/4"	\$15.08
1"	\$19.06
1-1/2"	\$30.72
2"	\$45.28
3"	\$129.41
4"	\$164.71
8"	\$616.73

- Monthly volumetric rate (per thousand gallons)

Commercial

- 0–500,000 \$3.70
- Above \$3.95

Residential

- 0–3,000 \$3.56
- 3,001–6,000 \$5.06
- 6,001–10,000 \$6.56
- 10,001–17,000 \$8.06
- Above 17,001 \$9.56

Irrigation

- 0–3,000 \$3.56
- 3,001–6,000 \$5.06
- 6,001–10,000 \$6.56
- 10,001–17,000 \$8.06
- Above 17,001 \$9.56

The Rates

- Edwards Aquifer Authority fee: \$0.62/1,000 gal
 - Mandated by law to collect – pass through
- Water supply fee: \$0.50/1,000 gal
 - Own 1,810.47-acre feet - goal is to own 2,054-acre feet or more, for future development and Stage 4 water restriction reductions (40%)
- TCEQ: \$0.20/mo. per connection
- Monthly sewer service rates, residential and nonresidential
 - Minimum bill residential: \$15.08 first 1,000 gal
 - Minimum bill commercial: n/a
 - Volumetric rate: \$6.24/1,000 gal
 - Winter sewer averaging – calculated each year, based on water usage from November 15th to February 15th for residential usage, then that average is used the rest of the year, barring any rate increases

The Rates

Examples of monthly bills:

	3,000 Gal	5,000 Gal	10,000 Gal
Water	\$22.44	\$32.56	\$63.86
Sewer*	\$27.56	\$40.04	\$71.24
EAA	\$1.86	\$3.10	\$6.20
Water supply	\$1.50	\$2.50	\$5.00
Stormwater	\$3.68	\$3.68	\$3.68
TCEQ	\$0.20	\$0.20	\$0.20
Total	\$57.24	\$82.08	\$150.48

* Assuming winter average of water usage example

Revenues & Expenditures FY 23

	Business-Type Activities
	<u>Water and Sewer</u>
OPERATING REVENUES	
Metered Water Sales	\$ 1,672,495
Wastewater Sales Charges	2,563,039
Storm Water Fees	561,977
Connection and Platting	342,316
Customer Penalties	55,130
Customer Disconnect Fees	13,932
Tap Fees	7,145
Impact Fees	15,451
TOTAL OPERATING REVENUES	<u>5,231,485</u>
OPERATING EXPENSES	
Water System	808,765
Wastewater System	1,793,876
Stormwater System	89,097
Depreciation	402,937
TOTAL OPERATING EXPENSES	<u>3,094,675</u>
OPERATING INCOME (LOSS)	<u>2,136,810</u>

Revenues & Expenditures FY 23

NONOPERATING REVENUES (EXPENSES)

Investment Earnings	145,607
Interest Expense	(53,982)
Miscellaneous	70,816
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>162,441</u>

INCOME BEFORE CONTRIBUTIONS AND TRANSFERS

2,299,251

TRANSFERS AND CONTRIBUTIONS

Transfers In	2,177,798
Transfers Out	(1,987,932)
TOTAL TRANSFERS AND CONTRIBUTIONS	<u>189,866</u>

CHANGE IN NET POSITION

2,489,117

NET POSITION AT BEGINNING OF YEAR

10,104,719

NET POSITION AT END OF YEAR

\$ 12,593,836

Fund Reserve Notes

- FY 22-23 (as of 9/30/23)
- Water & Sewer System \$2,062,571*
- Yearly operating expenses \$3,094,675
- Monthly operating costs \$ 257,890
- Planning for emergencies:
 - x 3 months operating costs \$ 773,670
 - x 6 months operating costs \$1,547,340
- Should keep for emergencies \$1,000,000 (or more)
- Already restricted \$ 350,000

* Total subject to change. Remaining \$1,418,398 is Stormwater fund reserve (as of 9/30/23), which is only used for Stormwater projects/emergencies

The Expenses - Summary

	<u>ACTUAL</u>	<u>BUDGET</u>
	<u>2022-2023</u>	<u>2024-2025</u>
Personnel expenses	373,750	443,731
Supplies Expenses	103,077	290,702
Contractual Expenses	2,214,911	2,917,625
Total Actual Expenses	\$ 2,691,738	\$ 3,652,058
Depreciation	402,937	
Total Expenses	\$ 3,094,675	

Salary Allocations				
Department	Enterprise Fund			Total
	Water	Sewer	Storm Water	
Court (4 Employees)				
Sr. Court Clerk	20%	20%	-	34,589.81
Court Administrator	20%	20%	-	37,864.84
Finance (3 Employees)				
Receptionist	20%	20%	10%	31,886.47
Assistant Finance Director	20%	20%	10%	62,340.88
Finance Director	20%	20%	10%	78,787.81
City Manager (4 Employees)				
City Manager	10%	10%	5%	75,030.70
City Secretary	15%	15%	10%	54,912.03
HR Manager	20%	20%	10%	66,390.18
Exec. Asst. to CM	20%	20%	10%	50,995.30
Info. Technology (1 Employee)				
IT Manager	10%	10%	10%	37,248.84
Public Works (21 Employees)				
PW Director	25%	25%	15%	127,185.15
Assistant PW Director	25%	25%	15%	106,841.31
Foreman - Construction	20%	20%	10%	56,069.18
Crew Leader - Construction	20%	20%	10%	41,129.42
Laborer - Construction	20%	20%	10%	34,676.32
Laborer - Construction	20%	20%	10%	33,316.11
Foreman - Building	-	-	10%	11,578.82
Crew Leader - Building	-	-	10%	8,649.75
Laborer - Building	-	-	10%	5,993.11
Laborer - Building	-	-	10%	6,506.51
Crew Leader - Parks	-	-	10%	8,388.13
Laborer - Parks	5%	-	-	3,351.53
Laborer- Maint	20%	-	-	5,964.96
Maintenance Crewman	20%	20%	10%	29,935.48
Maintenance Crewman	20%	20%	10%	30,491.10
Crew Leader - ROW	-	-	10%	8,171.19
Laborer - ROW Parks	-	-	10%	6,686.20
Laborer - ROW	-	-	10%	6,051.47
Laborer - ROW	-	-	10%	5,967.45
Shop Mechanic	20%	20%	10%	49,953.16

Salary Allocations				
Department	Enterprise Fund			Total
	Water	Sewer	Storm Water	
Planning & Zoning (2 Employees)				
Planning Director	10%	10%	5%	33,294.51
Water System (5 Employees)				
Water Utility Billing	80%	20%	-	88,827.93
Foreman - Utilities	80%	20%	-	119,021.55
Crew Leader - W/S	80%	20%	-	87,307.32
Laborer - W/S	80%	20%	-	61,982.29
Laborer - W/S	80%	20%	-	65,933.52
OVERTIME	100%	-	-	38,734.22
OVERTIME	-	100%	-	38,734.22
OVERTIME	-	-	100%	25,822.82
OVERTIME	100%	-	-	10,329.14
OVERTIME	-	100%	-	10,329.14

1,697,269.84

(1,253,538) Transfers Out

443,732 Total Personnel Expenses Budget FY25

Expenses - Supplies

WATER SUPPLIES	FY 2025
<u>Office Supplies</u>	
Normal Office supplies	1,000
Administrative reporting	1,000
	\$ 2,000
<u>Operating Supplies</u>	
Fuel 30% allocation	10,800
Personnel - boots, ear protection, glasses, gloves	2,250
Fleet - vehicle registration/inspection, lights	2,500
New meters	10,000
Hand tools, nuts, bolts, clamps, corps, materials, etc.	25,000
	\$ 50,550
<u>Repairs and Maintenance - Internal</u>	
Fleet - Oil, brake fluid, wiper fluid, filters, lubricants	5,000
Replacement water meters, curb stops, lateral lines	40,000
Repairs and maintenance for vehicles & equipment	5,000
Replacement fire hydrants, Storz connectors	90,000
	\$ 140,000
<u>Miscellaneous Supplies</u>	
Other unplanned supplies	15,000
	\$ 15,000
<u>Conservation</u>	
Rebates for low flow toilets, HE washers	1,000
Rebates for rain barrels and xeriscaping	1,000
	\$2,000
TOTAL WATER SUPPLIES	\$ 209,550

Expenses - Supplies

SEWER SUPPLIES	FY 2025
<u>Office Supplies</u>	-
	\$ -
<u>Operating Supplies</u>	
Fuel - 10% allocation	3,152
Personnel - PPE	5,000
	\$ 8,152
<u>Repairs and Maintenance - Internal</u>	
Sewer main parts	10,000
Sewer camera repairs	1,500
Fleet - repair for vehicles & equipment	6,000
	\$ 17,500
<u>Miscellaneous Supplies</u>	
Manhole lids, PVC pipe	25,000
Hand tools, clamps, fasteners, nuts, bolts	2,500
	\$ 27,500
TOTAL SEWER SUPPLIES	\$ 53,152

Expenses - Supplies

STORMWATER SUPPLIES	FY 2025
<u>Office Supplies</u>	-
	\$ -
<u>Operating Supplies</u>	
Fuel 10% allocation	6,000
Personnel - trash pickers, gloves	1,000
Supplies for lawnmowers/trimmers	5,000
	\$ 12,000
<u>Repairs and Maintenance - Internal</u>	
Fleet - oil, fluids, lubricant, brooms	10,000
	\$ 10,000
<u>Miscellaneous Supplies</u>	
ROW Maintenance	6,000
	\$ 6,000
TOTAL STORMWATER SUPPLIES	\$ 28,000

Expenses - Contractual

WATER CONTRACTUAL		FY 2025
Professional Services		
Cafeteria Plan		288
Engineering Service		15,000
External Audit		9,213
		\$ 24,501
Contractual Services		
Uniforms		4,000
Fleet - vehicle inspection, seals, equipment repairs		10,000
H2O Samples		5,000
Meter Reading Maintenance		8,000
EAA Program and Management Fees		150,000
TCEQ Sampling		6,100
SAWS Interconnect		8,000
Water System Fee		6,150
Annual Meter Replacement Program		2,000
Tank Inspections		10,000
Quadient/Neofund/ShareNet		30,000
SCADA System		1,500
Chlorine		6,500
Leak detection program		-
Tank cleaning		-
Pump Maintenance (was emergency contractual)		25,000
Incode		10,000
		\$ 282,250
Utilities -Telephone		17,000
Utilities - Water & Electric		100,000
Printing		3,000
Advertising		10,000
Repairs and Maintenance - External		145,000
Equipment Rental		8,000
Travel - Training		7,000
Membership, Dues & Licenses		1,500
Liability Insurance		34,885
TOTAL CONTRACTUAL WATER		\$ 633,136

Expenses - Contractual

SEWER CONTRACTUAL	FY 2025
<u>Professional Services</u>	
Cafeteria Plan	72
Engineering Service	50,000
External Audit	9,213
	\$ 59,285
<u>Contractual Services</u>	
SAWS Sewer Service	1,710,747
Sewer video program	250,000
Quadient/Neofunds/Sharenet	19,529
	\$ 1,980,276
Advertising	2,500
Repairs and Maintenance - External	60,000
Equipment Rental	-
Sewer Surcharge	14,000
Liability Insurance	11,628
TOTAL CONTRACTUAL SEWER	\$ 2,127,689

Expenses - Contractual

STORMWATER	FY 2025
<u>Professional Services</u>	
Cafeteria Plan	-
Engineering Service	30,000
	\$ 30,000
<u>Contractual Services</u>	
Uniforms	1,100
Debris Removal from Street Sweeping	15,000
Street Sweeper Maintenance	-
Repairs to drainage system	40,000
Sharenet software (was mapping)	2,400
	\$ 58,500
Printing	3,000
Travel - Training	5,000
Repairs and Maintenance - External	50,000
Membership, Dues, Licenses	300
Liability Insurance	10,000
TOTAL CONTRACTUAL STORMWATER	\$ 156,800

The Expenses - Capital

<i>Item</i>	<i>FY 24-25</i>
WA - Replace water Mains City-Wide	575,000
WA - Purchase Water Rights	140,000
SW - Replace Sewer Mains City-Wide	500,000
TOTAL CAPITAL FY25	1,215,000



Future Expenses



- Numerous items are in need of repairs:
 - Old asbestos-concrete (AC) water mains need to be replaced and corporations (connection from main to customer), especially on older AC pipe, which are coming apart from the water mains
 - Some existing water valves are malfunctioning, causing larger outage areas when mains are being repaired/replaced
 - In some areas, fire hydrants are 40+ years old, and some don't have cut off valves to perform repairs - all new hydrants have the Storz quick connections which assists the Fire Dept.



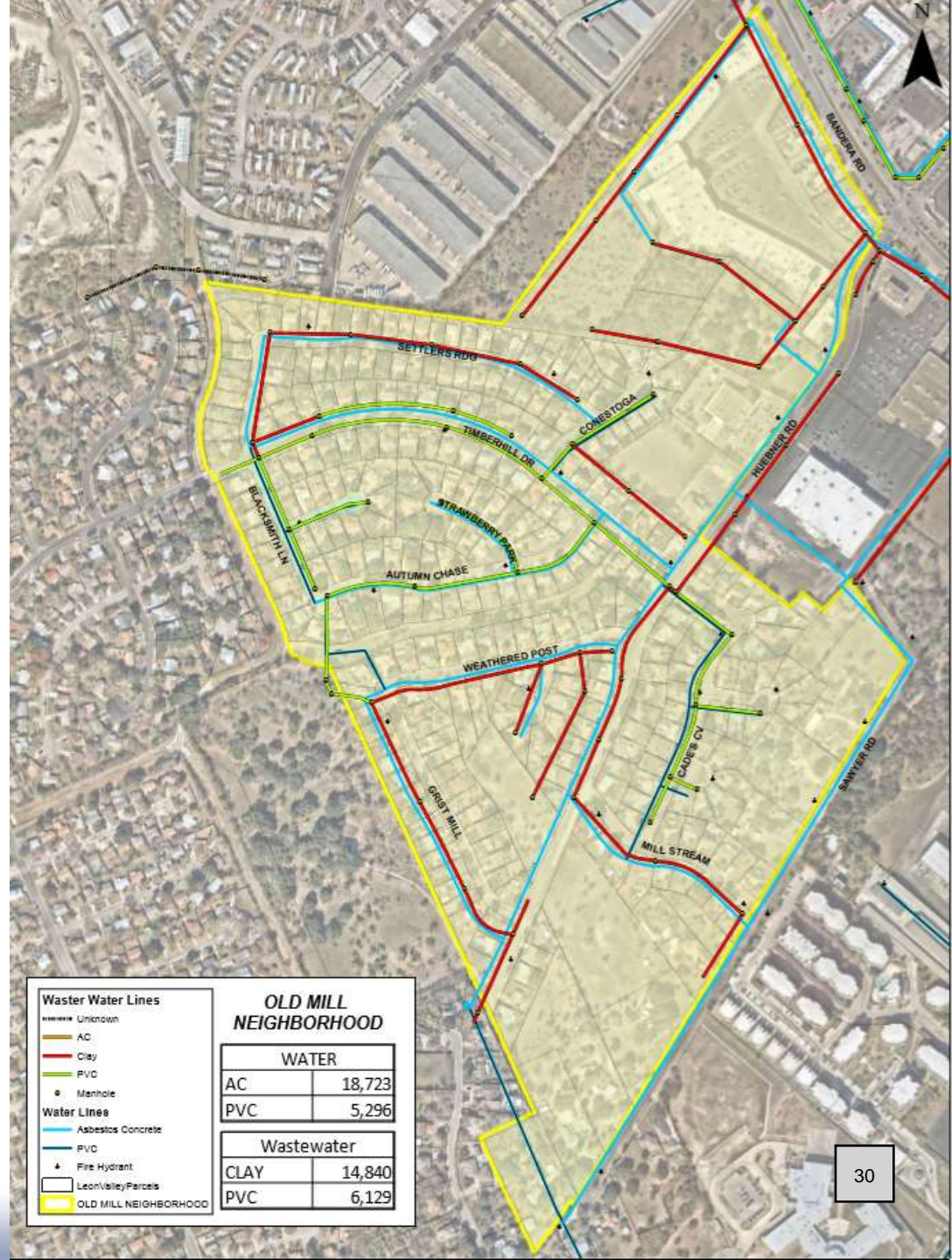
Project Summary

- Monthly service reports detailing main and service line breaks from the past five years were tallied:
 - Mains that had numerous repair calls were identified
 - Identified neighborhoods in which fire hydrants were over 40 years old
 - Identified area in which the water mains were not looped (dead end mains)
 - Identified water valves that are malfunctioning or not working
 - Identified areas where there are no sewer mains and customers could be connected to the sewer system
 - Identified condition, rehabilitation, and replacement status for each water storage tank

Project Summary

- Developed cost estimates for replacement, based on length, type, & condition
- Developed cost estimates for new projects, such as sewer main connection & dead-end water main looping
- Developed cost estimates for replacement of water tanks
- We are also coordinating improvements with the Street Maintenance Program, so as to not cut newly maintained streets

Updating
neighborhood
maps -
Identifies types &
length of mains,
other equipment



Waster Water Lines	
-----	Unknown
-----	AC
-----	Clay
-----	PVC
o	Manhole
Water Lines	
-----	Asbestos Concrete
-----	PVC
+	Fire Hydrant
□	LeonValley Parcels
□	OLD MILL NEIGHBORHOOD

OLD MILL NEIGHBORHOOD	
WATER	
AC	18,723
PVC	5,296
Wastewater	
CLAY	14,840
PVC	6,129

Fiscal Impact

- Water Main replace (20.31 mi.) 107,267 LF
 - Est. cost (\$400-\$600 per L.F.) \$47,382,914
 - Includes main, valves, fire hydrants, service lines, street repair, etc.
- Sewer Main replace (20.48 mi.) 108,158 LF
 - Est. cost (\$600-\$700 per L.F.) \$67,572,848
 - Includes main, laterals, manholes, cleanouts, etc.
 - LF = linear feet
- Total \$114,955,762

Fiscal Impact

- Additional water rights 243-AF
 - Estimated cost \$2,673,000 (\$11,000 per AF)
 - Cost covered by Water Supply Fee on water bill
- Marshall Elevated Tank (100,000 gal) Est. Replacement year 2042
 - (built 1937) Estimated cost \$1.25 million
 - Rehabilitation year 2022 \$311,600
- Grass Hill GST (750,000 gal) Est. Replacement year 2040
 - (1978) Estimated cost \$2,000,000
 - Rehabilitation year 2020
- Taylor Elevated Tank (150,000 gal) Est. Replacement year 2043
 - (built 1980) Estimated cost \$2,000,000
 - Rehabilitation year 2023
- Grass Hill Elevated Tank (150,000 gal) Est. Replacement year 2041
 - (built 1978) Estimated cost \$2,000,000
 - Rehabilitation Year 2021

Fiscal Impact - Summary

Item	Estimate
Water/Sewer Main Replacement, valves	\$114,955,762
Water Rights (243 AF – funded through water supply fee & Impact Fees)	\$2,673,000
Marshall Water Tank (Replace After next Rehab - 15-20 Years)	\$1,250,000
Total	\$118,878,762

Future Projects

- Locker Lane Sewer Main 1,270 LF
 - Estimated cost \$762,000
 - Connects 10 homes
- Monte Robles Sewer Main 10,422 LF
 - Estimated cost \$6,253,200
 - Connects 45 homes & some vacant properties
- Dead end Water Looping 5,000 LF
 - Estimated cost \$2,500,000
- Total Cost Future Projects \$9,515,200

Prioritized List

City of Leon Valley Water and Sewer System CIP

Water System Priority List	
Priority	Total Cost
1	\$ 1,098,358
2	\$ 638,819
3	\$ 374,423
4	\$ 386,143
5	\$ 140,433
6	\$ 1,269,850
7	\$ 386,035
8	\$ 371,188
Total	\$ 4,665,249

Sewer System Priority List	
Priority	Total Cost
1	\$ 4,835,667
2	\$ 7,864,081
3	\$ 5,703,144
4	\$ 4,231,476
Total	\$ 22,634,368

Fiscal Impact – Priority Only

Item	Estimate
Water Main Replacement (Priorities 1-8)	\$4,711,511
Sewer Main Replacement (Priority 1)	\$3,659,018
Water Rights (243 AF – funded through water supply fee)	\$2,673,000
Total	\$11,043,529

Fiscal Impact

- Enterprise Fund borrowed \$2,000,000 in FY 16 for 2 new wells and related equipment - debt service is approx. \$105,000 to \$135,000 annually
- Water & sewer rates were increased to cover the cost of the debt service for these improvements
- Purchased water rate software to measure repair vs rate impact each year to supply adequate income for repairs/improvements
- Consider increasing rates again to keep up with inflation & cost of living

Improvements



Projects Scheduled – Next 2 Years

- 2024/25 Projects:
 - CDBG - Replace portion of sewer main along Wurzbach (completed)
 - CDBG - replace sewer mains East of Wurzbach
 - Replaced sewer along Stirrup Lane
 - Purchase 105-acre feet of water rights
- 2025/26 Projects
 - CDBG – replace sewer main in alley behind Cammie Way St.
 - Water Main and Sewer Main Replacement Program (Priority List)
 - Purchase 15-AF feet of water rights

Plan for Future Years

- Continue Water and Sewer Main Replacement Plan
- Continue to apply for CDBG funds for water and sewer main replacement
- Continue to build reserves for emergencies, repairs, & future replacement of water tanks
- Determine cost/benefit of changing to AMI metering system (currently \$1,000,000 +/-)
- Add Crewmember to existing Water Crew
- Determine funding sources for needed repairs/replacements
- Continue to purchase water rights

Next Steps

- Analyze current fee and rate structure
- Propose funding options
- City Council to decide most prudent option
- Move forward with approved option

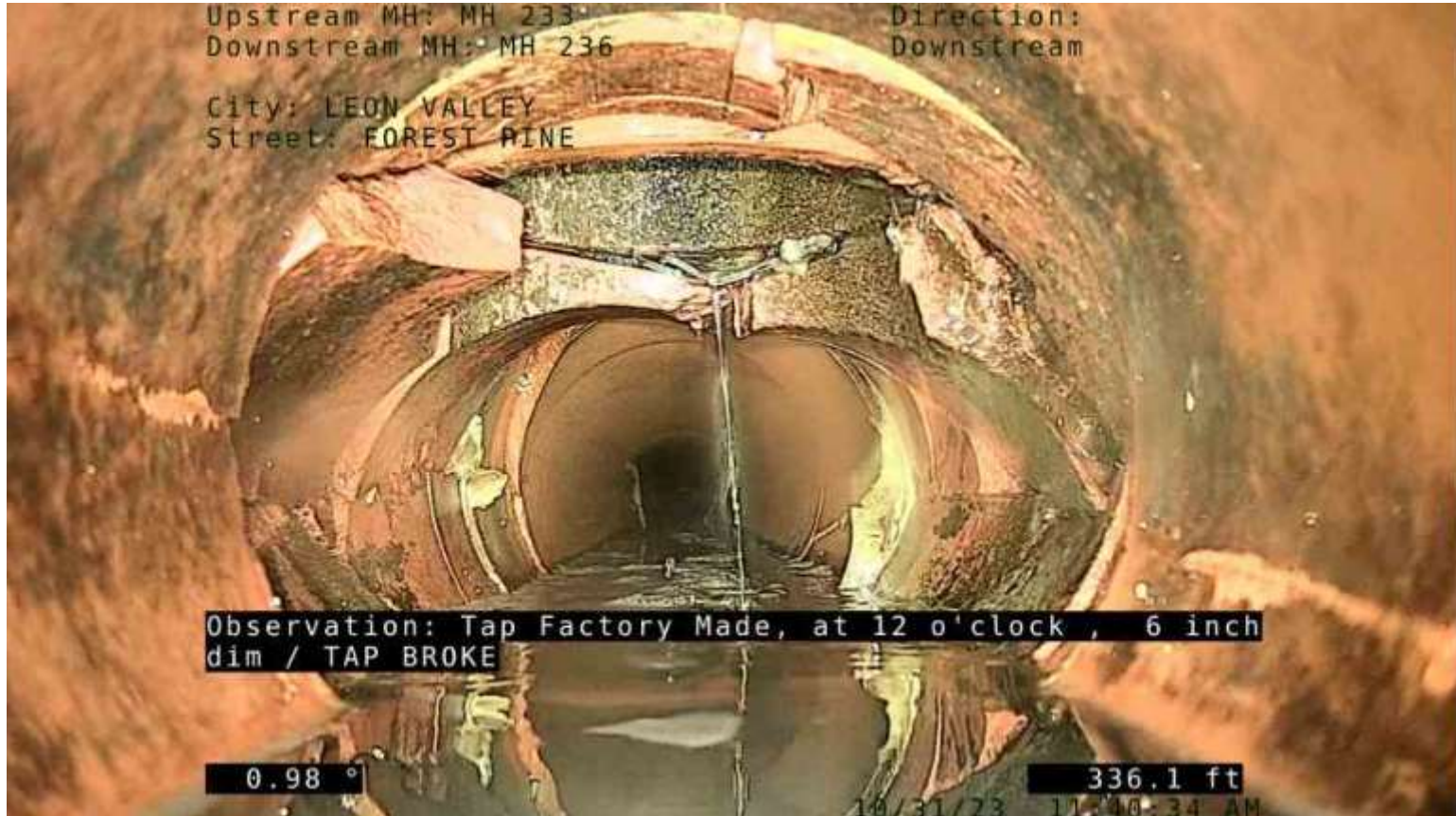
Forest View



Forest View



Forest Pine



Forest Haven



Forest Grove



Sunlight



Evening Sun



Evening Sun





Future Municipal Needs Assessment

Crystal Caldera, PhD
City Manager
City Council Meeting
1-25-25

Purpose



It is the City Manager's responsibility:

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



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



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

General Fund - Infrastructure

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

General Fund - Infrastructure

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

General Fund - Infrastructure

<p>Crystal Hills Parking lot \$800,000 est.</p>	<p>This is at the Shadow Mist Park at the end of Shadow Mist Drive. We have the pavers.</p>
<p>Crystal Hills Skate Park \$250,000 est.</p>	<p>Commitment to COSA for a shared Crystal Hills Park</p>
<p>Conference Center restrooms \$160,000 est.</p>	<p>Outdated Commitment to be ADA Compliant and to attract new customers</p>
<p>Property Room Expansion \$1 -2Mill Animal Care Facility \$2Mill</p>	<p>The Property room has standard requirements to hold evidence. This is causing the city to out grow its property room The City of Converse spent \$ 2 million dollars on its Animal care facility in 2019. This was part of a \$20 million bond. Converse ongoing is over \$500,000. Their FY 25 budget is \$635,061.</p>

Enterprise Fund - Infrastructure

<p>Water Infrastructure \$30 million est.</p>	<p>For mains & water valves - currently budget \$50,000 each year for new fire hydrants</p>
<p>Natural Area Erosion \$3,624,182 est.</p>	<p>To stop the erosion in Huebner Creek along the Huebner-Onion Natural Area Park Protect the Huebner-Onion Homestead and barn from flood damage</p>
<p>Sewer Infrastructure \$41,000,000 est.</p>	<p>For mains & manholes</p>

General Fund - Equipment

Ambulance - \$350,000 est.

- FY26 -2014 replacement

Fire Brush truck - \$220,000

- New addition that is needed for natural areas

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

- Required replacement

Fire Department Assessment Report - \$34,000

- Depends on what council would like to do

C1 Chevy C8500 - \$100,000

- FY 26 – 2000 replacement

General Fund - Equipment

M9 Case JX55 Farm Tractor - \$150,000

- FY 27 – 2003 replacement

ST01 – Onan Generator – \$115,000

- FY 26 2017 replacement

C21 International Water Truck -\$100,000

- * FY 27 2010 replacement

Enterprise Fund - Equipment

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

- FY 27 2017 replacement

Staffing

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

Funding

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

Bond Information



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



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



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



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

Prioritize the following:

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

Prioritize the following Without Water and Sewer Infrastructure:

- PW Building
- Library Annex
- Pools
- Sidewalks
- Streets
- Park Restrooms
- H & B III
- Crystal Hills Parking Lot
- Crystal Hills Skate Park
- Conference Center Restrooms
- Natural Area Erosion
- Equipment
- PD Property Room
- Staffing
- Animal Care Facility

Prioritize the City Infrastructure:

- PW Building
- Library Annex
- Sidewalks
- Streets
- Park Restrooms
- Conference Center Restrooms
- Equipment
- PD Property Room
- Animal Care Facility

Prioritize Quality of Life:

- Pools
- H & B III
- Crystal Hills Parking Lot
- Crystal Hills Skate Park
- Natural Area Erosion

Are there any projects that you do not see on this list that you would like to add?



Goals and Objective

Crystal Caldera, PhD
City Manager
City Council Meeting
January 25, 2025

Background

- 2-24-2024 : The Council collectively agreed to revise the mission and vision statement
- 3-5-2024: The Council adopted a new Mission and Vision Statement
- 3-19-2024: The Mayor requested an amendment to the Mission Statement
 - The Council agreed to the amendment
- 8-6-24 – council-manager retreat: the council requested the goals and objectives be placed as a Town Hall Meeting Discussion Item

Mission & Vision

- **Mission**

- The City of Leon Valley is committed to protecting the quality of life, safety, and liberty for all its citizens while prioritizing fiscal responsibility, resiliency, sustainability, and economic development

- **Vision**

- The City of Leon Valley strives to foster a community that is resilient to challenges, sustainable for future generations, and economically dynamic, ensuring a prosperous and harmonious future for all

Approved March 5, 2024

Process

- The council started to review the City's Goals and Objectives and found the amount of information to be too cumbersome to handle during a council meeting
- The Council requested that the staff produce some Goals and Objectives and we would ask the citizens
- The directors were asked to provide up to 5 goals with 3 to five objectives to accomplish that goal.
- Your job today
 - You can pick a few of the goals from each departments or no goals from any of the departments
 - You can delete
 - You can amend
 - You can make new ones
- We will go through the ones we have first and at the end, you can add whatever you would like
- Remember that some of the goals may just be good goals for the department to have but may not need to be an actual goal for the community
- Lastly, this is not concrete if we as a community need to continue to work through these, we can set up another workshop

Police Department

Goal 1: Reduction of Crime

Reduction of crime by implementing initiatives and strategies to decrease crime rates in the community.

- Implement predictive policing models to deploy resources based on crime data analysis.
- Further develop community watch programs to encourage residents to report suspicious behavior.
- Educate community regarding access for anonymous crime reporting and safety tips.
- Increase visibility of patrol cars in high-crime areas to deter criminal activity.

Goal 2: Improve Community Policing Efforts

Improve community policing efforts by strengthening community relationships. This will be accomplished through proactive engagement, outreach programs, and partnerships with local organizations.

- Establish channels for open dialogue with residents (Neighborhood officers).
- Partner with local businesses and organizations for joint community safety initiatives.
- Assist in organizing neighborhood events like block parties and safety fairs to build relationships.

Goal 3: Enhancement of Officer Development and Training

Enhancement of officer development and training by providing ongoing training and professional development opportunities for officers to ensure they are equipped with necessary skills and knowledge.

- Provide ongoing training in advanced policing techniques and legal updates.
- Implement leadership development training for officers to prepare for higher responsibilities.
- Offer specialized training in areas impacting our citizens.
- Create a mentoring program for new recruits to ensure proper guidance and support

Goal 4: Efficient Resource Allocation

Efficient resource allocation by optimizing personnel and resources to identify the high-priority issues to address them effectively and efficiently.

- Use data to identify high-priority issues and allocate resources accordingly.
- Implement a shift management system to optimize personnel deployment based on demand.
- Conduct regular reviews of resource utilization to identify areas for improvement.

Police Department

Goal 5: Fiscal Responsibility

Fiscal responsibility is necessary to efficiently manage available resources while seeking opportunities for cost-saving measures without compromising public safety through available grants.

- Apply for grants to fund equipment, training, and community programs without burdening local budgets.
- Conduct regular financial audits to identify cost-saving opportunities.
- Negotiate bulk purchasing agreements for equipment and supplies to save costs.

Do you agree with having Goal 1 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 1: Reduction of Crime

Reduction of crime by implementing initiatives and strategies to decrease crime rates in the community.

- Implement predictive policing models to deploy resources based on crime data analysis.
- Further develop community watch programs to encourage residents to report suspicious behavior.
- Educate community regarding access for anonymous crime reporting and safety tips.
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Is there anything you would like to add, delete, or amend to Goal 1?
(Open Ended)

Do you agree with having Goal 2 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 2: Improve Community Policing Efforts

Improve community policing efforts by strengthening community relationships. This will be accomplished through proactive engagement, outreach programs, and partnerships with local organizations.

- Establish channels for open dialogue with residents (Neighborhood officers).
- Partner with local businesses and organizations for joint community safety initiatives.
- Assist in organizing neighborhood events like block parties and safety fairs to build relationships.

Is there anything you would like to add, delete, or amend to Goal 2?
(Open Ended)

Do you agree with having Goal 3 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 3: Enhancement of Officer Development and Training

Enhancement of officer development and training by providing ongoing training and professional development opportunities for officers to ensure they are equipped with necessary skills and knowledge.

- Provide ongoing training in advanced policing techniques and legal updates.
- Implement leadership development training for officers to prepare for higher responsibilities.
- Offer specialized training in areas impacting our citizens.
- Create a mentoring program for new recruits to ensure proper guidance and support

Is there anything you would like to add, delete, or amend to Goal 3?
(Open Ended)

Do you agree with having Goal 4 and the objectives as an overall city goal?

- Agree
- Disagree

Goal 4: Efficient Resource Allocation

Efficient resource allocation by optimizing personnel and resources to identify the high-priority issues to address them effectively and efficiently.

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Is there anything you would like to add, delete, or amend to Goal 4?
(Open Ended)

Do you agree with having Goal 5 and the objectives as an overall city goal?

- Agree
- Disagree

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- Conduct regular financial audits to identify cost-saving opportunities.
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Is there anything you would like to add, delete, or amend to Goal 5?
(Open Ended)

Fire Department

Goal 1: Promote a work environment that promotes the health, safety, and welfare of our employees.

- Provide the best possible safety and PPE equipment offered to our employees.
- Provide an environment that encourages each person to be part of the safety team.
- Develop a plan to encourage employee retention
 - Develop a pay plan with defined steps to better illustrate anticipated pay levels.
 - Develop an incentive to encourage advancement and additional certification.
 - Increase training dollars to allow for increased outside training and attendance of conferences and tradeshows.

Goal 2: Meet or exceed nationally accepted emergency response times.

- Improve the time tracking and separation of time by BCSO.
- Increase the current minimum staffing level to allow for dedicated positions on vehicles and no more switching based on call types.
- Improve building maintenance to ensure our overhead doors operate properly at all times.

Goal 3: Preparing to meet the needs of a growing city.

- Obtain proper staffing to meet the needs
 - By evaluating call volume #annually
 - # of OT hours in relation to staffing
 - Unit hour utilization
- Increasing the number of hours in training.
- Properly maintain equipment and follow the national standards for apparatus replacement

Goal 4: Develop an outreach program that informs and educates the community.

- Develop a better social media presence and social interactions.
 - Dedicate a person in the FD to be responsible for social media and compensate them accordingly.
- Use data to identify high-priority issues and allocate resources accordingly.
- Develop new ways to reach younger people and raise their interest in the fire service and provide opportunities for interactions at the LVFD.
- Through Bexar County, revive the CERT Program
- Continue to provide smoke detector checks, school fire prevention week, box fan drive

Fire Department

Goal 5: Improve fire prevention within our residences and businesses.

- Amend and update the IFC and local amendments.
- Increasing communications with businesses on what is required for fire safety. Holding Fire Extinguisher training
- Increase communication with our in-home care providers concerning fire safety and code compliance.
- Increase communication and code requirements with permitting.

Do you agree with having Goal 1 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 1: Promote a work environment that promotes the health, safety, and welfare of our employees.

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Is there anything you would like to add, delete, or amend to Goal 1?
(Open Ended)

Do you agree with having Goal 2 and the Objectives as an overall city goal?

- Agree
- Disagree

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(Open Ended)

Do you agree with having Goal 3 and the Objectives as an overall city goal?

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- Increase communication and code requirements with permitting.

Is there anything you would like to add, delete, or amend to Goal 5?
(Open Ended)

Public Works Department

Goal 1: Promote a vibrant, first-rate park and trail system with aesthetically pleasing and environmentally sensitive designs and maintenance practices.

- Develop and implement regularly scheduled routine, reactive, and preventive maintenance programs. Renovate and design parks to reflect industry standards and meet the needs and desires of the community.
- Identify and actively seek all appropriate state, federal, and local grant opportunities to improve parks and open space.
- Protect and restore the natural environment during all operations.
- Maintain an innovative, efficient, and effective Parks Department that is responsive to the community's changing needs.
- Continue to manage a comprehensive trail inventory and maintenance program to ensure the safety of all users.

Goal 2: Become an APWA Accredited Agency.

- Regularly update the Public Works Operating Procedures Manual created during the accreditation process.
- Show the PW meets the industry's best standards
- Have the staff obtain appropriate training to meet the requirements
- Ensure that our activities provide the best results and benefits for our citizens and customers through strict budgeting processes and fiscal responsibility

Goal 3: Provide water and wastewater services in a safe, reliable, high-quality, sustainable and affordable manner to our customers so that all community needs for water are met.

- Strengthen customer value and stakeholder understanding and support
- Protect the public health and safety by providing high-quality water services
- Ensure infrastructure stability and operational optimization
- Maintain strong financial viability to ensure a balanced cost structure and affordable rates
- Purchase available water rights and explore water leasing options to meet future water demands
- Develop and maintain an asset management system for water and sewer infrastructure and budget appropriately for replacements.

Public Works Department

Goal 4: Proactively comply with or exceed all environmental and quality standards in the Stormwater management program.

- Maintain existing stormwater inlets/outlets and develop an asset management plan for these systems.
- Consider environmental issues when purchasing new equipment including air quality and fuel efficiency.
- Develop worksite stormwater guidelines for all City projects.
- Continue to use Best Management Practices for the MS4 Stormwater Program.
- Continue to provide maintenance for Huebner Creek and Zarzamora Creek to reduce pollution in these areas.
- Continue the Vector Management program to reduce the threat of mosquitos.
- Continue to hold the Basura Bash program to educate the citizens on water quality, and conduct creek cleanups.
- Continue to improve the Community Rating Score to reduce flood insurance premiums for property owners and reduce the threat of flooding. •
- Adhere to strict Stormwater Management codes to prevent development in flood prone areas.

Goal 5: Operate, maintain, and improve the city's streets to serve resident and visitor needs, while ensuring the safety and ease of users and meet the needs of the users in the future. Efficient Resource Allocation

- Continue an aggressive maintenance program to ensure the longevity of the pavement.
- Continue to improve drainage facilities to prevent possible damage to public and private property.
- Continue to hold utilities, contractors, and residents accountable for all damage caused by utility work in the right-of-way.
- Work with contractors and the City Engineer to ensure compliance with all right-of-way maintenance and construction rules and regulations.
- Continue to update the long-range street maintenance plan. Fund training to ensure staff is well educated on the newest and most innovative street maintenance products and techniques.
- Educate the public on the dangers of improper drainage and vegetation in rights-of-way to minimize damage due to poorly designed landscaping.
- Continue to improve the tracking system for all street-cut permits issued in the City of Leon Valley.
- Continue street ranking program, utilizing a Pavement Condition Index to assure all streets are being properly maintained. The Study will be updated every five years.
- Continue to track funding from Street Maintenance Sales Tax to assure public funds are being spent efficiently and to provide transparency.

Do you agree with having Goal 1 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 1: Promote a vibrant, first-rate park and trail system with aesthetically pleasing and environmentally sensitive designs and maintenance practices.

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Is there anything you would like to add, delete, or amend to Goal 1?
(Open Ended)

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- Agree
- Disagree

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Is there anything you would like to add, delete, or amend to Goal 2?
(Open Ended)

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- Agree
- Disagree

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- Develop and maintain an asset management system for water and sewer infrastructure and budget appropriately for replacements.

Is there anything you would like to add, delete, or amend to Goal 3?
(Open Ended)

Do you agree with having Goal 4 and the objectives as an overall city goal?

- Agree
- Disagree

Is there anything you would like to add, delete, or amend to Goal 4? (Open Ended)

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Do you agree with having Goal 5 and the objectives as an overall city goal?

- Agree
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Is there anything you would like to add, delete, or amend to Goal 5? (Open Ended)

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- Continue an aggressive maintenance program to ensure the longevity of the pavement.
- Continue to improve drainage facilities to prevent possible damage to public and private property.
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- Work with contractors and the City Engineer to ensure compliance with all right-of-way maintenance and construction rules and regulations.
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- Continue street ranking program, utilizing a Pavement Condition Index to assure all streets are being properly maintained. The Study will be updated every five years.
- Continue to track funding from Street Maintenance Sales Tax to assure public funds are being spent efficiently and to provide transparency.

Administrative Departments

Goal 1: Increase and Maintain Transparency of City records

- Provide public information that is easily accessible.
 - Respond in accordance with both the letter and the spirit of the provisions of the Texas Public Information Act (the “Act”).
 - Continue the use of JustFOIA to provide an efficient response to public information requests.
 - Continue to post all released records onto the City website (with exception to certain information).
 - Continuously add current items to the Documents Library.
 - Provide a list of all newly adopted ordinances to the citizens with the use of ENews.
- Maintaining the City’s Records in Accordance with the City Charter.
 - Provide proper preservation of the City’s legislative history and official documents.
 - Provide training to all departments and designated personnel for appropriate retention and storage of all City documents.

Goal 2: Enhance Community Engagement and Communications

- Develop a comprehensive communication strategy utilizing social media, newsletters, community forums, and the city’s website to keep residents informed and enhance digital presence.
- Implement a resident feedback system to gather input on city initiatives and services, ensuring community voices are considered in decision-making.
- Launch a mobile app to provide real-time updates, event notifications, and an easy platform for residents to communicate with city departments.

Goal 3: Maintaining a financially stable City that continuously achieves the highest financial rating

- Financial Reporting
 - To produce accurate and informative annual financial statements in accordance with Generally Accepted Accounting Principles (GAAP) and the Government Accounting Standards Board.
 - Continue to ensure all steps are taken to receive financial excellence awards for budgeting and financial reporting from the Governmental and Financial Officers Association (GFOA) each year.
- Budget Management
 - Develop and manage the city's operating budget and monthly financial reporting.
 - Continue assessing the City’s financial health by monitoring budgets, strategically managing investments, mitigating risks, and prioritizing spending as part of the budget process.
- Financial Management
 - Oversight of daily operations, which include ensuring timely payment of City obligations and
 - Recording of revenues accurately.
 - Record year-end accruals and minimize audit adjustments from the previous audit year.

Administrative Departments

Goal 4: Increase employee recruitment and retention

- Create an online application process to reduce time and submittal complications.
- Increase visibility at job fairs and training academies to recruit talent.
- Review incentive options and build programs that attract candidates.
- Increase employee morale and satisfaction through appreciation and recognition programs.
- Identify employee potential and encourage a development plan for long-term retention.
- Discuss and track employee performance goals, progress, expectations, and improvement plans with Department Heads and employees.

Goal 5: Increase the City's sales tax and Ad Valorem value of commercial properties

- **Increase Development Projects for Underused or Blighted Properties.**
 - Facilitate the initiation of at least one (1) significant development project on underused or blighted properties within the 18 months
 - Continue to push vacant property owners to register the vacant buildings per city ordinance.
 - Continue to provide demolish grants to underused or blighted properties to encourage redevelopment.
- **Support Local Businesses with Information and Grant Support.**
 - Provide grants in the amount of at least \$50,000 to local businesses annually.
 - Conduct a minimum of 75 visits to local businesses throughout the year to assess business needs.
 - Continue to provide local businesses with direct emails regarding vendor opportunities, changes to city codes, grant opportunities, business education seminars hosted by the City, and more.
- **Continue to investigate other economic tools to support revitalizing the Leon Valley Commercial District**
 - Using 380 agreements
 - Zoning regulations: Streamlining permitting processes for new businesses
 - Tax increment financing (TIF): Reinvesting property tax revenue from development projects back into the community
 - Public-private partnerships (PPPs): Collaborating with private companies to fund and develop projects

Administrative Departments

Goal 6: Increase Library programming services to the community in previously identified service gaps (outreach to the underserved, digital literacy, and historic preservation).

- Establish quarterly programs to provide needed services to underserved populations.
- Host quarterly programs on digital literacy for parents, teens, and seniors.
- Host quarterly digital skills classes for seniors.
- Host bi-annual programs on the History of Leon Valley utilizing the Archives Collection

Goal 7: Provide up-to-date and relevant digital resources on the library's website and through the library's catalog.

- Develop a standard operating procedure for reviewing external website links and educational resources.
- Provide an interactive language learning resource to library members, which includes English as a Second Language.
- Provide educational resources for homework help, standardized test prep, and conducting research.
- Provide educational resources for job searches, resume assistance, interview preparation, and job skills.

Goal 8: Meet enhanced and comprehensive administrative standards in the Texas Library Standards (2014).

- Develop a long-range plan to anticipate patron, facility, and technology needs.
- Conduct a patron survey to assist in developing the long-range plan.
- Conduct an annual meeting to plan and evaluate programs and services attended by the Library Advisory Board and Library Director.

Do you agree with having Goal 1 and the Objectives as an overall city goal?

- Agree
- Disagree

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 - Respond in accordance with both the letter and the spirit of the provisions of the Texas Public Information Act (the “Act”).
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 - Provide training to all departments and designated personnel for appropriate retention and storage of all City documents.

Is there anything you would like to add, delete, or amend to Goal 1?
(Open Ended)

Do you agree with having Goal 2 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 2: Enhance Community Engagement and Communications

- Develop a comprehensive communication strategy utilizing social media, newsletters, community forums, and the city's website to keep residents informed and enhance digital presence.
- Implement a resident feedback system to gather input on city initiatives and services, ensuring community voices are considered in decision-making.
- Launch a mobile app to provide real-time updates, event notifications, and an easy platform for residents to communicate with city departments.

Is there anything you would like to add, delete, or amend to Goal 2?
(Open Ended)

Do you agree with having Goal 3 and the Objectives as an overall city goal?

- Agree
- Disagree

Is there anything you would like to add, delete, or amend to Goal 3?
(Open Ended)

Goal 3: Maintaining a financially stable City that continuously achieves the highest financial rating

- Financial Reporting
 - To produce accurate and informative annual financial statements in accordance with Generally Accepted Accounting Principles (GAAP) and the Government Accounting Standards Board.
 - Continue to ensure all steps are taken to receive financial excellence awards for budgeting and financial reporting from the Governmental and Financial Officers Association (GFOA) each year.
- Budget Management
 - Develop and manage the city's operating budget and monthly financial reporting.
 - Continue assessing the City's financial health by monitoring budgets, strategically managing investments, mitigating risks, and prioritizing spending as part of the budget process.
- Financial Management
 - Oversight of daily operations, which include ensuring timely payment of City obligations and
 - Recording of revenues accurately.
 - Record year-end accruals and minimize audit adjustments from the previous audit year.

Do you agree with having Goal 4 and the objectives as an overall city goal?

- Agree
- Disagree

Goal 4: Increase employee recruitment and retention

- Create an online application process to reduce time and submittal complications.
- Increase visibility at job fairs and training academies to recruit talent.
- Review incentive options and build programs that attract candidates.
- Increase employee morale and satisfaction through appreciation and recognition programs.
- Identify employee potential and encourage a development plan for long-term retention.
- Discuss and track employee performance goals, progress, expectations, and improvement plans with Department Heads and employees.

Is there anything you would like to add, delete, or amend to Goal 4? (Open Ended)

Do you agree with having Goal 5 and the Objectives as an overall city goal?

- Agree
- Disagree

Is there anything you would like to add, delete, or amend to Goal 5? (Open Ended)

Goal 5: Increase the City's sales tax and Ad Valorem value of commercial properties

- **Increase Development Projects for Underused or Blighted Properties.**
 - Facilitate the initiation of at least one (1) significant development project on underused or blighted properties within the 18 months
 - Continue to push vacant property owners to register the vacant buildings per city ordinance.
 - Continue to provide demolish grants to underused or blighted properties to encourage redevelopment.
- **Support Local Businesses with Information and Grant Support.**
 - Provide grants in the amount of at least \$50,000 to local businesses annually.
 - Conduct a minimum of 75 visits to local businesses throughout the year to assess business needs.
 - Continue to provide local businesses with direct emails regarding vendor opportunities, changes to city codes, grant opportunities, business education seminars hosted by the City, and more.
- **Continue to investigate other economic tools to support revitalizing the Leon Valley Commercial District**
 - Using 380 agreements
 - Zoning regulations: Streamlining permitting processes for new businesses
 - Tax increment financing (TIF): Reinvesting property tax revenue from development projects back into the community
 - Public-private partnerships (PPPs): Collaborating with private companies to fund and develop projects

Do you agree with having Goal 6 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 6: Increase Library programming services to the community in previously identified service gaps (outreach to the underserved, digital literacy, and historic preservation).

- Establish quarterly programs to provide needed services to underserved populations.
- Host quarterly programs on digital literacy for parents, teens, and seniors.
- Host quarterly digital skills classes for seniors.
- Host bi-annual programs on the History of Leon Valley utilizing the Archives Collection

Is there anything you would like to add, delete, or amend to Goal 6? (Open Ended)

Do you agree with having Goal 7 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 7: Provide up-to-date and relevant digital resources on the library's website and through the library's catalog.

- Develop a standard operating procedure for reviewing external website links and educational resources.
- Provide an interactive language learning resource to library members, which includes English as a Second Language.
- Provide educational resources for homework help, standardized test prep, and conducting research.
- Provide educational resources for job searches, resume assistance, interview preparation, and job skills.

Is there anything you would like to add, delete, or amend to Goal 7? (Open Ended)

Do you agree with having Goal 8 and the Objectives as an overall city goal?

- Agree
- Disagree

Goal 8: Meet enhanced and comprehensive administrative standards in the Texas Library Standards (2014).

- Develop a long-range plan to anticipate patron, facility, and technology needs.
- Conduct a patron survey to assist in developing the long-range plan.
- Conduct an annual meeting to plan and evaluate programs and services attended by the Library Advisory Board and Library Director.

Is there anything you would like to add, delete, or amend to Goal 8? (Open Ended)

What other goals would you like to see?

Presentation on Holding an Election to Remove 20% Tax Exemption & 65 and over Property Tax Freeze.

Carol Goering
Finance Director

Town Hall Meeting

January 25, 2025

WHAT ARE SOME OF THE PROPERTY TAX EXEMPTIONS AVAILABLE TO HOMEOWNERS?

20% HOMESTEAD EXEMPTION

- This exemption reduces the taxable value of the property by 20%

65+ PROPERTY TAX FREEZE

- The tax amount they paid when they qualified for the exemption is “Frozen”.
- That tax amount sets a ceiling. They can pay less if the tax rate is less than the ceiling amount, but they won't pay more.

CAN THESE EXEMPTIONS BE REDUCE OR REMOVED?

20% HOMESTEAD EXEMPTION

- It can only be reduced until 2028. *(Tax Code Section 11.13(n-1))*
- The legislature could always extend this date on the inability to repeal on session 2025 or next session 2027.

LEVY LOST DUE TO 20% HOMESTEAD EXEMPTION
\$311,456

65+ PROPERTY TAX FREEZE

- May be repealed completely or decreased to \$3,000 by the governing body. *(Tax Code 11.13(f))*
- Any repeal/reduction would not impact those persons who already acquired the exemption. The reduction would only apply to those newly qualifying for it.

LEVY LOST DUE TO PROPERTY TAX FREEZE
\$317,739

Given this information, would you consider adding to the ballot the removal of the 20% tax Exemption in 2028?

Yes

No

Given this information, would you consider adding to the ballot the removal of 65 and over Tax freeze for future residents?

Yes

No