



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 16, 2023 at 6:00 PM

AGENDA

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

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

1. **Call to Order; Determine a Quorum is Present, Pledge of Allegiance**
2. **Citizens to be Heard**
3. **Presentations**
 1. Recognition of Outgoing Council Place 3, Jed Hefner in Appreciation of Service
 2. Presentation of a Proclamation Proclaiming the Week of May 21st - 28th, 2023 as Public Works Week - Mayor Chris Riley
 3. Presentation, Discussion, and Possible Action on Proposed Capital Plans FY 2024 - Dr. Caldera, City Manager
 4. Discussion and Direction on Request to Paint Silos - M. Moritz, Public Works Director
 5. Presentation, Discussion and Possible Action on Recap of 2023 Jazz Fest -C. Miranda, Community Relations Director
 6. Presentation and Discussion on the Approval of the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2022 - Debbie Fraser, CPA
4. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or

community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

5. City Manager's Report

1. Upcoming Important Events:

Regular City Council Meeting, Tuesday, June 06, 2023, at 6:30 PM, in Council Chambers.

Annual City-Wide Garage Sale, Saturday, May 20, 2023, from 8:00 AM to 6:00 PM.

Leon Valley Pools Open, Saturday, May 27, 2023. Hours of operation for each pool may be found here <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-pools>

Big Rig Petting Zoo, Monday, June 05, 2023, from 10:30 AM - 12:00 PM, at Raymond Rimkus Park.

Administration of the Oath of Office to Newly Elected Officials, Tuesday, June 06, 2023 at 6:30 PM, During the Regular City Council Meeting.

Miscellaneous other events and announcements.

6. Consent Agenda

1. Discussion and Possible Action Approving of the Following City Council Minutes:

a. 05-02-2023 City Council Regular Meeting Minutes

2. Discussion, and Possible Action of an Ordinance to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 Acre Unplatted Parcel of Land Located at the Corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432 - (1st Read was Held on 5-2-23) - M. Teague, Planning and Zoning Director

3. Presentation, Discussion and Action on Affirming the Settlement agreement the City Manager entered into with Texas Attorney General's Global Opioid Settlement, with Walgreen, Walmart, CVS and Allergan - Dr. Caldera, City Manager

4. Discussion and Possible Action on Extending Committee Terms from May 31, 2023 to June 30, 2023 - S. Passailaigue

5. Discussion and Possible Action on a Resolution of the City of Leon Valley, TX., City Council Removing a Member from Earthwise Living Committee - S. Passailaigue, City Secretary

7. Regular Agenda

1. Discussion and Possible Action on a Resolution and Order of The Leon Valley, Texas, City Council Canvassing the Returns and Declaring the Official Results of City of Leon Valley, Texas, May 06, 2023, General Election to Elect Three City Council Members for The City of Leon Valley, Texas; and a Special Election – Proposition A – “Whether the City of Leon Valley Crime Control and Prevention District Should be Continued for Five

(5) Years and the Crime Control and Prevention District Sales Tax Should be Continued for Five (5) Years."; and Special Election – Proposition B - "The Reauthorization of the Local Sales and Use Tax in the City of Leon Valley, TX at the Rate of One-Quarter (1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. The Tax Expires on the Fourth Anniversary of the Date of this Election Unless the Imposition of the Tax is Reauthorized." – S. Passailaigue, City Secretary

2. Presentation, Discussion, and Possible Action of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 8 Offenses and Nuisances, to Add Article 8.15 Use of Public Property to Prohibit Persons from Camping, Lodging, Soliciting, or Sleeping on any Park, Public Median, Street, Drainageway, or Right-of-way; or on Any Private Property Without Permission from the Property Owner (1st Read as Required by City Charter) - M. Moritz - Public Works Director
3. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX., City Council, Approving (A) An Increase, Beginning January 01, 2023, In: (1) The General Residence Homestead Exemption in the City for an Individual in an Amount Equal to Twenty Percent (20%) of the Appraised Value of the Residence Homestead or the Statutorily Mandated Minimum of \$5,000; (2) Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for Disabled Persons from \$30,000 to \$50,000; and (B) Amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to Add Such Exemptions (1st Read was Held 05-02-2023) - Councilor Josh Stevens and Councilor Jed Hefner
4. Discussion and Possible Action on an Ordinance to Amending the Leon Valley Code Of Ordinances, Chapter 15 Zoning, Division 2 – Rules Of Construction and Definitions, Sec. 15.02.052 – Definitions and Division 7 Permitted Use Table, Section 15.02.381 to Update Definitions and Allow the Uses “Bar/Tavern”, “Bar/Tavern With Outdoor Entertainment Area”, “Nightclub/Large Tavern”, “Entertainment – Indoor”, and “Entertainment - Outdoor” In Certain Zoning and Overlay Districts With and Without a Specific Use Permit and to Revise Certain Notes (1st Read Held 5/2/2023) R. Salinas, Director of Economic Development
5. Discussion and Possible Action on a Date and Time for the City Manager/City Council Annual Retreat
- 8. Citizens to be Heard**
- 9. 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.**
- 10. 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 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 . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216.

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
May 12, 2023 at 12:40 PM



PROCLAMATION

***WHEREAS,** public works services provided in our community are an integral part of our citizen’s everyday lives; and*

***WHEREAS,** the support of an understanding and informed public is vital to the efficient operation of public works systems and programs including water, sewer, streets, public buildings, solid waste collection, landfill, wastewater disposal, code enforcement and engineering to provide these essential services to our citizens; and*

***WHEREAS,** the health, safety and comfort of this community depends on these facilities and services; and*

***WHEREAS,** the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skills of public works officials; and*

***WHEREAS,** the efficiency of the qualified and dedicated personnel who staff our public works department is materially influenced by the people’s attitude and understanding of the importance of the work they perform.*

***NOW, THEREFORE,** I, Chris Riley, Mayor of the City of Leon Valley, do hereby proclaim the week of May 21-28, 2023 as*

**Public Works Week
“Building for Today, Planning for Tomorrow”**

in the City of Leon Valley, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

***IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of the City of Leon Valley to be affixed this 16th day of May, 2023.*



Chris Riley

CHRIS RILEY, Mayor



CITY OF LEON VALLEY, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED SEPTEMBER 30, 2022



OFFICIALS ISSUING REPORT

Crystal Caldera
City Manager

Vickie Wallace
Interim Director of Finance



Discussion Draft

CITY OF LEON VALLEY, TEXAS
TABLE OF CONTENTS
SEPTEMBER 30, 2022

TABLE OF CONTENTS

	<u>PAGE</u>
TITLE PAGE	i
TABLE OF CONTENTS.....	ii

INTRODUCTORY SECTION

LETTER OF TRANSMITTAL.....	vi
GFOA CERTIFICATE OF ACHIEVEMENT	ix
PRINCIPAL OFFICIALS.....	x
ORGANIZATIONAL CHART	xi

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT	2
MANAGEMENTS DISCUSSION AND ANALYSIS	5
BASIC FINANCIAL STATEMENTS	14
STATEMENT OF NET POSITION	15
STATEMENT OF ACTIVITIES.....	17
BALANCE SHEET – GOVERNMENTAL FUNDS	19
RECONCILIATION OF THE GOVERNMENTAL FUNDS - BALANCE SHEET TO THE STATEMENT OF NET POSITION.....	21
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	22
RECONCILIATION OF THE STATEMENT OF REVENUES, GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	24
STATEMENT OF NET POSITION - PROPRIETARY FUNDS	25
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION - PROPRIETARY FUNDS.....	27
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS	28
NOTES TO BASIC FINANCIAL STATEMENTS.....	30
REQUIRED SUPPLEMENTARY INFORMATION	55
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL - GENERAL FUND.....	56
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL - STREET MAINTENANCE TAX FUND.....	60
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION - SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL	61
SCHEDULE OF CHANGES – NET PENSION LIABILITY AND RELATED RATIOS	62
SCHEDULE OF CITY CONTRIBUTIONS	64
SCHEDULE OF CHANGES – TOTAL OTHER POST-EMPLOYMENT BENEFIT LIABILITY	66

CITY OF LEON VALLEY, TEXAS
TABLE OF CONTENTS
SEPTEMBER 30, 2022

TABLE OF CONTENTS (CONTINUED)

FINANCIAL SECTION (CONTINUED)

	<u>PAGE</u>
SUPPLEMENTARY INFORMATION	67
COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS	68
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS	70
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - COMMUNITY CENTER FUND	72
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - GRANTS FUND	73
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - CRIME CONTROL PREVENTION FUND	74
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - CHILD SAFETY FUND	75
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - STATE POLICE FORFEITURE FUND	76
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - FEDERAL POLICE FORFEITURE FUND	77
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - BUILDING SECURITY FUND	78
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL - COURT TECHNOLOGY FUND	79
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE	80

STATISTICAL SECTION

NET POSITION, BY COMPONENT	82
CHANGE IN NET POSITION	84
FUND BALANCES - GOVERNMENTAL FUNDS	88
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS	90
TAX REVENUE BY SOURCE – GOVERNMENTAL FUNDS	92
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY	93
DIRECT AND OVERLAPPING PROPERTY TAX RATES	94
PRINCIPAL PROPERTY TAX PAYERS	95
PROPERTY TAX LEVIES AND COLLECTIONS	96
WATER SOLD BY TYPE OF CUSTOMER	97
WATER AND SEWER RATES	98
TAXABLE ASSESSED VALUE	99
RATIOS OF DEBT OUTSTANDING BY TYPE	100
RATIOS OF GENERAL BONDED DEBT OUSTANDING	101
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT	102

CITY OF LEON VALLEY, TEXAS
TABLE OF CONTENTS
SEPTEMBER 30, 2022

TABLE OF CONTENTS (CONTINUED)

STATISTICAL SECTION (CONTINUED)

	<u>PAGE</u>
DEBT MARGIN INFORMATION	103
PLEGGED REVENUE COVERAGE	104
DEMOGRAPHIC AND ECONOMIC STATISTICS.....	105
TOP TEN PRINCIPAL EMPLOYERS	106
FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION	107
OPERATING INDICATORS BY FUNCTION/PROGRAM	108
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM	110

COMPLIANCE SECTION

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	113
---	-----

Discussion Draft



Discuss Draft

INTRODUCTORY SECTION

Discussion Draft



May 16, 2023

The Honorable Mayor, Members of City Council
and Citizens of the City of Leon Valley:

State law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended September 30, 2022.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

The City of Leon Valley financial statements have been audited by Armstrong, Vaughan and Associates, P.C., a firm of licensed certified public accountants. They have issued an unmodified “clean” opinion on the City of Leon Valley’s financial statements for the year ended September 30, 2022. The independent report is located at the front of the financial section of this report.

Management’s discussion and analysis (MD&A) immediately follows the independent auditor report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

The City, incorporated in 1952, is a residential community located in south central Texas in the northwest portion of the San Antonio Metropolitan Statistical Area. The City is located in Bexar County, Texas. Bexar County’s economy is based on military, tourism, agriculture, limestone mining, medical facilities, and manufacturing. The City has a land area of 3.5 square miles and is surrounded on all sides by the City of San Antonio. Most City residents are employed within the greater San Antonio Metropolitan Statistical Area. A full range of services is provided to residents and businesses, including police and fire protection, construction and maintenance of streets and infrastructure, recreational activities, and water and sewer utilities. The City population based upon the 2010 census is 10,866. The City is empowered to levy a property tax on both real and personal property located within its boundaries. The City’s property tax rate is average compared to the rest of Bexar County.

6400 El Verde Road
Leon Valley, Texas 78238
O (210) 684-1391
www.leonvalleytexas.gov

The city is operated under the council-manager form of government. Policy making and legislative authority are vested in the City Council, which consists of a Mayor and a five-member Council. The Council is elected on a non-partisan basis at large. Council members are elected to two-year staggered terms. The Mayor is elected at large to a two-year term. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees and the hiring of a City Manager. The City Manager is responsible for carrying out the policies and ordinances of the governing Council, overseeing the day-to-day operations of the City, and appointing the heads of the City's departments.

The City maintains extensive budgetary controls. The objective of these controls is to ensure the proper safeguarding of City assets, compliance with State budgetary statutes and compliance with legal provisions embodied in the annual budget approved by the City Council. Activities of the General Fund, Debt Service Fund, Water and Sewer (Enterprise) Fund, Community Center Fund, Building Security Fund, Child Safety Fund, Municipal Court Technology Fund, Street Maintenance Tax Fund, Police Forfeiture Fund, Grant Fund, and Crime Control and Prevention District are included in the City's annual budget.

The annual budget serves as the foundation for the City of Leon Valley's financial planning and control. Generally, the City has a policy of funding current year operating expenditures with current operating revenues. Capital purchases are funded from the Unassigned Fund Balance. All agencies of the City of Leon Valley are required to submit requests for appropriation to the City Manager on or before the first week in May each year. The City Manager then presents this proposed budget to the Council for review in August. The Council is required to hold a public hearing on the proposed budget and to adopt a final budget by no later than September 30, the close of Leon Valley's fiscal year.

The City has adopted financial policies for budgetary control that is stricter than is required by law. The appropriated budget is prepared by fund, department (e.g. police), and function (e.g. patrol). Department heads may make transfers of appropriations within a department. Transfers of appropriations between departments, however, require the special approval of the Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

LOCAL ECONOMY

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Leon Valley operates.

The City of Leon Valley's property values have demonstrated an increase over the last few years. The region's leading industries, in terms of gross sales for the City, are auto dealers/gasoline service stations and food stores. A significant portion of sales for these businesses is not subject to local sales taxes.

LONG-TERM FINANCIAL PLANNING

In FY 2011 the City implemented GASB 54 Fund Balance Reporting and Governmental Fund Type Definitions and formally adopted a Fund Balance Policy. The Fund Balance Policy adopted by the City is the framework upon which consistent operations may be built and sustained. For man-made or natural disaster emergencies the City will strive to have a Committed Fund Balance that is equal to three months operating expenses based on the current operating budget. For the fiscal year that ended September 30, 2022, the Committed Fund Balance was \$1,000,000.

The City also maintains a ten-year Capital Acquisition Plan (CAP) to provide for capital outlay expenditures. Each fiscal year, the CAP is reviewed and analyzed by the City Manager and City staff to determine needs for office and other machinery and equipment, vehicles, buildings and building improvements, land, and other improvements. The ten-year CAP is authorized by City Council during the City's annual budget adoption process. As items are funded only when deemed necessary, capital outlay details and amounts vary between budget years. The plan is funded from the Unassigned Fund Balance.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Leon Valley for its annual comprehensive financial report (ACFR) for the fiscal year ended September 30, 2021 with the highest standards for the preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. The ACFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements and we are submitting it to GFOA.

We would like to extend our sincere thanks and appreciation to the Finance Department, and all City staff and department heads who helped in the preparation of this report. A special thanks goes to our Mayor and City Council for their strong leadership and support, their sense of civic duty and responsibility, and their diligence in conducting the operations of the City in a responsible and progressive manner.

Respectfully submitted,



Crystal Caldera
City Manager



Vickie Wallace
Interim Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Leon Valley
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2021

Christopher P. Morill

Executive Director/CEO

CITY OF LEON VALLEY, TEXAS
PRINCIPAL OFFICIALS
YEAR ENDED SEPTEMBER 30, 2022

ELECTED OFFICIALS

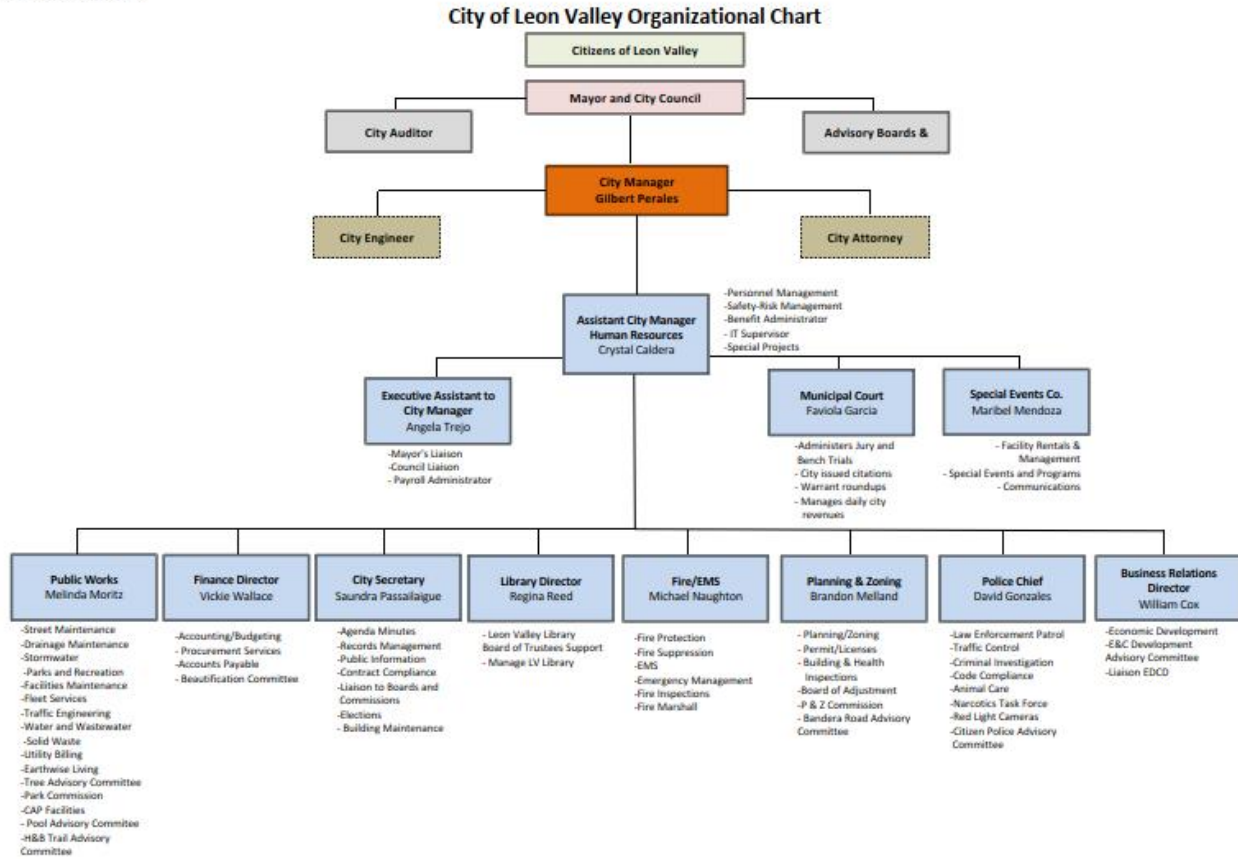
MAYOR	CHRIS RILEY
CITY COUNCIL, PLACE 1	BENNY MARTINEZ
CITY COUNCIL, PLACE 2	JOSH STEVENS
CITY COUNCIL, PLACE 3	JED HEFNER
CITY COUNCIL, PLACE 4	REY OROZCO
CITY COUNCIL, PLACE 5, MAYOR PRO-TEM	WILL BRADSHAW

CITY OFFICIALS

CITY MANAGER	CRYSTAL CALDERA
DIRECTOR OF FINANCE	KEVIN RULE
CITY SECRETARY	SAUNDRA PASSAILAIGUE
PLANNING AND ZONING DIRECTOR	BRANDON MELLAND
POLICE CHIEF	DAVID GONZALEZ
FIRE CHIEF	MICHAEL MCNAUGHTON
LIBRARIAN	REGINA REED
PUBLIC WORKS DIRECTOR	MELINDA MORITZ
HUMAN RESOURCES DIRECTOR/ACM	LISA HERNANDEZ
CITY ATTORNEY	ROXANA I. STEVENS, DENTON, NAVARRO, ROCHA, BERNAL, HYDE & ZECH

CITY OF LEON VALLEY ORGANIZATIONAL CHART

Organizational Chart FY 2021



Discus



Discuss Draft

FINANCIAL SECTION

Discussion Draft



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Leon Valley, Texas

Report on Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Leon Valley as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise City of Leon Valley's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Leon Valley, as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Leon Valley and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The City of Leon Valley's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Leon Valley's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Leon Valley's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Leon Valley's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and schedules related to the City's net pension and total other postemployment benefit liabilities – TMRS, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Leon Valley’s basic financial statements. The comparative financial statements, combining and individual nonmajor fund financial statements, introductory section and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The comparative financial statements, and combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund statements is fairly stated, in all material respects, in relation to the financial statements taken as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 16, 2023 on our consideration of City of Leon Valley’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Leon Valley’s internal control over financial reporting and compliance.



Armstrong, Vaughan & Associates, P.C.

May 16, 2023

MANAGEMENTS DISCUSSION AND ANALYSIS

As management of the City of Leon Valley, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Leon Valley for the fiscal year ended September 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Leon Valley exceeded its liabilities and deferred inflows of resources by \$29.4 million (net position) at the close of the most recent fiscal year. Of this amount, \$4.5 million (unrestricted net position) may be used to meet the City's operational needs.
- The City's total net position increased by \$1.7 million mainly due to increased sales and property tax revenue and utility revenue.
- The City's OPEB and pension related deferred outflows totaled \$1.8 million at year end, an increase of \$141 thousand in comparison with the prior year due to increases in the contribution rates and experience rates.
- The City's OPEB and pension related deferred inflows totaled \$3 million at year end, an increase of \$1.8 million in comparison with the prior year due partly to an increase in the investment earnings. The Pension Liability decreased by \$2.2 million primarily as a result of increased net investment income.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$10.1 million, an increase of \$1.9 million in comparison with the prior year. The City budgeted a deficiency of revenues under expenditures of \$100 thousand. However, revenues were \$830 thousand greater than budget in Sales Tax although a negative variance occurred in the grant revenue of \$1.3 million due to the deferral of ARPA receipts. The expenses were less than budgeted overall, but the impound lot exceeded the budget by \$13 thousand.
- At the end of the fiscal year, the combined total of the General Fund assigned and unassigned fund balances was \$6.0 million which is 207% of the general fund expenditures not including capital outlay.
- During the fiscal year, the City made payments on bonds, decreasing outstanding debt by \$527 thousand, as of the end of the current year, the City had 6.7 million in bonds outstanding.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis is intended to serve as the introduction of the City of Leon Valley, Texas' basic financial statements which are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City’s finances, in a manner similar to a private-sector business financial presentation.

The statement of net position is a presentation of the City’s assets and liabilities, including capital and infrastructure assets, and long-term liabilities. This statement reports the difference between assets and liabilities as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information regarding increases and decreases to the government’s net position for the fiscal year. Changes in net position are recorded when the underlying event giving rise to the change occurs regardless of the timing of cash flows.

Therefore, revenues and expenses reported in this statement for some items will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused personal leave). Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees or charges (business-type activities). Governmental activities include general government, public safety, public works, parks and recreation, library, and community development. The business-type activities of the City are water and sewer.

Fund Financial Statements – The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements are used to present financial information detailing resources that have been identified for specific activities. The focus of the fund financial statements is on the City’s major funds, although non-major funds are also presented in aggregate and further detailed in the supplementary statements. The City uses fund accounting to ensure and demonstrate compliance with requirements placed on resources. Funds are divided into three types: governmental, proprietary, and fiduciary. However, the City does not have any fiduciary funds.

Governmental Funds – Governmental funds are used for essentially the same functions reported in the governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources available for current spending, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near-term financing requirements.

As the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Proprietary Funds – The City maintains one type of proprietary fund. Enterprise funds are used to report the functions presented in business-type activities in the government-wide financial statements. The City uses the enterprise fund to account for the provision of water and sewer services to residents.

Proprietary fund financial statements provide separate and more detailed information for the water and sewer fund. The water and sewer fund is considered a major fund of the City.

Notes to the Basic Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information on the City’s general fund budget, which is adopted on an annual basis. A budgetary comparison statement has been provided for this fund in order to demonstrate budgetary compliance with this budget.

Notes to the Basic Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information on the City’s general fund budget, which is adopted on an annual basis. A budgetary comparison statement has been provided for this fund in order to demonstrate budgetary compliance with this budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Below is a comparative summary of the governmental activities and business-type activities as required by GASB Statement No. 34.

**TABLE A-1
NET POSITION**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current Assets	\$ 14,898,591	\$ 11,262,689	\$ 4,752,314	\$ 5,435,505	\$ 19,650,905	\$ 16,698,194
Capital and Other Assets	18,985,187	19,920,039	8,166,667	7,745,352	27,151,854	27,665,391
Total Assets	33,883,778	31,182,728	12,918,981	13,180,857	46,802,759	44,363,585
Deferred Outflows of Resources	1,566,798	1,553,868	272,765	145,164	1,839,563	1,699,032
Liabilities						
Current Liabilities	2,348,734	1,905,429	351,178	362,989	2,699,912	2,268,418
Noncurrent Liabilities	11,252,821	12,120,146	2,283,161	2,710,144	13,535,982	14,830,290
Total Liabilities	13,601,555	14,025,575	2,634,339	3,073,133	16,235,894	17,098,708
Deferred Inflows of Resources	2,544,022	1,111,733	452,688	97,096	2,996,710	1,208,829
Net Position						
Net Investment in						
Capital Assets	13,497,385	13,953,956	6,332,409	5,862,213	19,829,794	19,816,169
Restricted	3,144,548	2,891,629	1,888,685	1,888,685	5,033,233	4,780,314
Unrestricted	2,663,066	753,703	1,883,625	2,404,894	4,546,691	3,158,597
Total Net Position	\$ 19,304,999	\$ 17,599,288	\$ 10,104,719	\$ 10,155,792	\$ 29,409,718	\$ 27,755,080

Deferred outflows of resources are related pensions and other post-employment benefits and represent a consumption of net position that applies to future period(s) and will not be recognized as an expenditure until then. Deferred inflows of resources are related to other post-employment benefits and represent an acquisition of net position that applies to a future period and will not be recognized as revenue until that time. Additional information regarding the City’s deferred outflows and deferred inflows of resources can be found in Notes 7 and 8 of this report.

The largest portion of the City’s net position, \$19.8 million, represents its investment in capital assets (e.g., land, construction in progress, buildings, machinery, and equipment, net of accumulated depreciation), less any related debt used to acquire those assets that are still outstanding. The City of Leon Valley, Texas uses these assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City’s investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Of the other net position, \$5 million represents resources that are subject to external restrictions on how they may be used. \$4.5 million (unrestricted net position) may be used to meet the City’s operational needs.

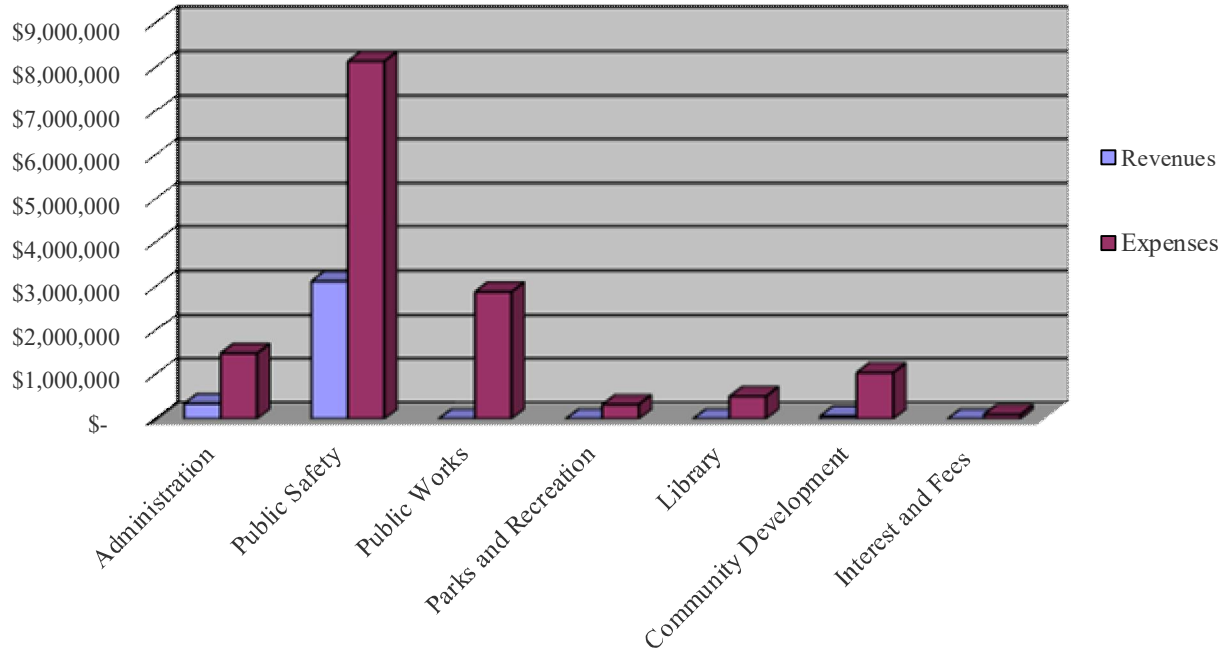
Governmental activities increased net position by \$1.7 million, which is attributable to fluctuations in program revenues and expenses. Key elements of this decrease are as follows:

TABLE A-2
CHANGES IN NET POSITION FOR GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES

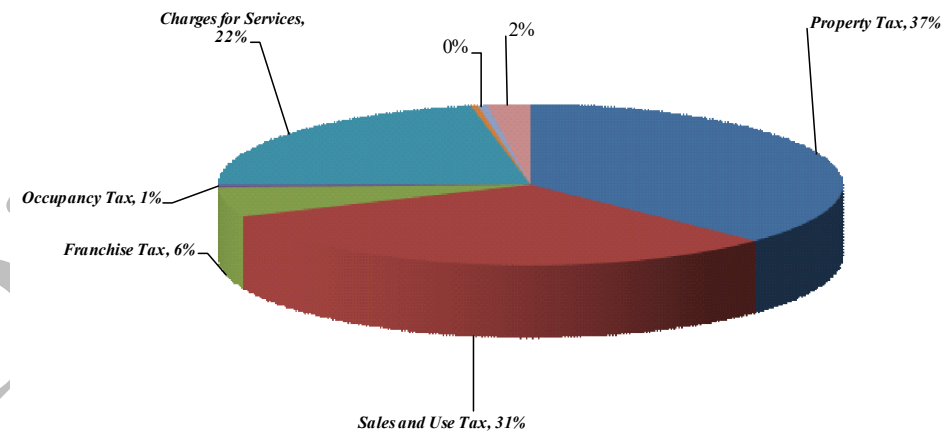
	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program Revenues:						
Charges for Services	\$ 3,453,888	\$ 3,359,096	\$ 5,381,349	\$ 5,095,369	\$ 8,835,237	\$ 8,454,465
Operating Grants and Contributions	57,184	67,282	-	-	57,184	67,282
Capital Grants and Contributions	159,946	-	365,395	-	525,341	-
General Revenues						
Property Taxes	5,863,936	5,558,254	-	-	5,863,936	5,558,254
Sales Taxes	4,922,322	4,270,709	-	-	4,922,322	4,270,709
Franchise Taxes	928,847	876,389	-	-	928,847	876,389
Occupancy Taxes	84,186	89,993	-	-	84,186	89,993
Investment Earnings	76,035	3,074	28,490	2,131	104,525	5,205
Miscellaneous	351,727	262,578	181,383	51,774	533,110	314,352
Total Revenues	<u>15,898,071</u>	<u>14,487,375</u>	<u>5,956,617</u>	<u>5,149,274</u>	<u>21,854,688</u>	<u>19,636,649</u>
Expenses:						
Administration	1,490,181	1,272,072	-	-	1,490,181	1,272,072
Public Safety	8,192,664	8,427,384	-	-	8,192,664	8,427,384
Public Works	2,908,030	2,464,829	-	-	2,908,030	2,464,829
Parks and Recreation	327,054	326,685	-	-	327,054	326,685
Library	514,467	438,436	-	-	514,467	438,436
Community Development	1,054,053	919,311	-	-	1,054,053	919,311
Utility	-	-	5,613,181	4,447,693	5,613,181	4,447,693
Interest and Fiscal Agent Fees	100,420	216,131	-	-	100,420	216,131
Total Expenses	<u>14,586,869</u>	<u>14,064,848</u>	<u>5,613,181</u>	<u>4,447,693</u>	<u>20,200,050</u>	<u>18,512,541</u>
INCREASE IN NET POSITION BEFORE TRANSFERS	1,311,202	422,527	343,436	701,581	1,654,638	1,124,108
Transfers In (Out)	394,509	-	(394,509)	-	-	-
CHANGE IN NET POSITION	1,705,711	422,527	(51,073)	701,581	1,654,638	1,124,108
BEGINNING NET POSITION	17,599,288	17,176,761	10,155,792	9,454,211	27,755,080	26,630,972
ENDING NET POSITION	<u>\$ 19,304,999</u>	<u>\$ 17,599,288</u>	<u>\$ 10,104,719</u>	<u>\$ 10,155,792</u>	<u>\$ 29,409,718</u>	<u>\$ 27,755,080</u>

EXPENSES AND PROGRAM REVENUES –GOVERNMENTAL ACTIVITIES
TOTAL EXPENSES 2022 AND 2021-GOVERNMENT-WIDE

Revenues-Governmental Activities (Continued)

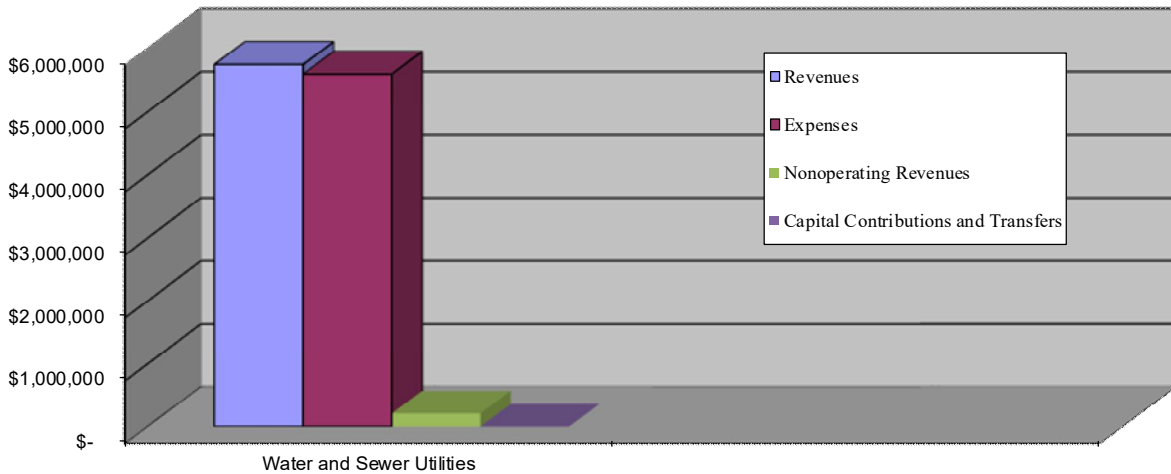
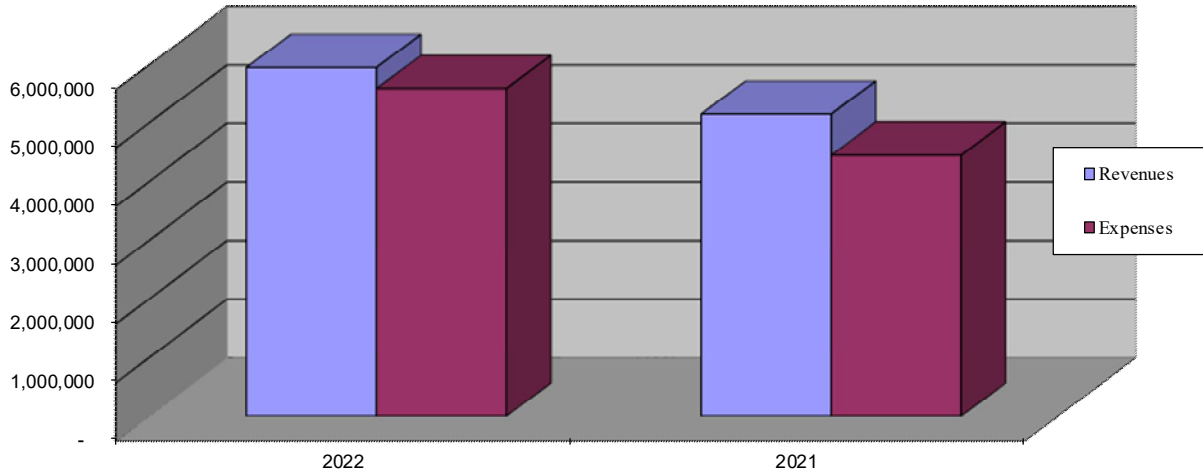


General Revenue by Source - Governmental Activities



Business-Type Activities

Business-Type activities decreased net position by 0.5%. For the most part, decreases in expenses were much due to COVID-19.



Financial Analysis of the Government's Funds

As noted earlier, the City of Leon Valley uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - Activities of the primary government's general fund, capital projects fund, special revenue funds and debt service funds are considered general government functions. The general fund is the City's general operating fund. The capital projects fund is used to account for financial activity related to the acquisition and construction of major capital facilities. Special revenue funds are used to account for proceeds of specific sources that are legally restricted as to expenditures. The debt service funds are used to account for financial activity related to the City's general bonded indebtedness, as well as long-term obligations.

As September 30, 2022, the City’s governmental funds reported combined ending fund balances of \$10.2 million, an increase of \$1.9 million in comparison with fiscal year 2021. The general fund which is the chief operating fund of the City, at the end of the current fiscal year, had a committed fund balance of \$1 million for man-made or natural disaster emergencies.

For the fiscal year ended September 30, 2022, the fund balance of the City’s general fund increased by \$1.5 million. Key factors in the increase are as follows:

- The increase is mostly attributed to a budgeted loss of \$315 thousand in which they had an positive variance in the sales tax revenue of \$830 thousand, property tax revenue positive variance of \$153 thousand; There were negative variances of \$1.1 million in grants;
- The city decreased the tax rate for the 2020-2021 budget year by 0.01805 per hundred, but increased tax revenue by \$153 thousand from the prior year.
- Contracted services (legal) in the Council and Manager expenditures, although within the budget, increased to \$372 thousand;
- \$421 thousand decrease in Public Works with a positive variance of \$32 thousand.

For the fiscal year ended September 30, 2022, the fund balance of the City’s Street Maintenance Tax Fund decreased by \$114 thousand. The key factors in the decrease are as follows:

- Public works repairs and maintenance expenditures were only \$1.2 million compared to the \$2.1 million expected to spend. Projects were delayed to supply chain shortages.
- The sales tax revenue was \$175 thousand more than budgeted.

The debt service fund has a total fund balance of \$407 thousand, all of which is restricted for the payment of debt service. The net decrease in the fund balance during the current year in the debt service fund was \$12 thousand.

Proprietary Funds - The City's proprietary fund provided the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the water and sewer fund at the end of the year amounted to \$1.9 million. The total decrease in net position for the water and sewer fund was \$51 thousand. Most of this decrease is due to an increase in Water System and Wastewater System expenses.

GENERAL FUND BUDGETARY HIGHLIGHTS

Over the course of the year, the City revised its budget for a total increase of \$1.9 million. The following are the main components of the increase:

- \$1,371,002 in capital outlay for Parks & Recreation equipment
- \$81,000 to purchase equipment in City Hall
- \$30,000 to purchase supplies at the police station
- \$94,954 to repair streets and sidewalks
- \$69,820 to upgrade library systems and selection
- \$30,000 to celebrate the Fourth of July
- \$3,100 to hold events related to Earthwise Living Day

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets - The City’s investment in capital assets for its governmental and business- type activities as of September 30, 2022 amounted to \$27.2 million (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, park facilities, and roads. The City’s investment in capital assets for the current fiscal year increased by \$14 thousand from fiscal year 2021.

**TABLE A-3
CAPITAL ASSETS
(Net of Depreciation)**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 1,497,118	\$ 1,497,118	\$ 203,227	\$ 203,227	\$ 1,700,345	\$ 1,700,345
Water Rights	-	-	2,276,080	2,153,232	2,276,080	2,153,232
Buildings	10,981,760	10,981,760	25,403	25,403	11,007,163	11,007,163
Water/Wastewater System - Plant	-	-	10,578,970	9,704,648	10,578,970	9,704,648
Transportation and Equipment	7,365,763	7,258,890	-	-	7,365,763	7,258,890
Infrastructure	16,449,425	16,449,425	1,389,790	1,259,681	17,839,215	17,709,106
Construction in Progress	239,370	213,082	345,813	743,544	585,183	956,626
Accumulated Depreciation	(17,548,249)	(16,480,236)	(6,652,616)	(6,344,383)	(24,200,865)	(22,824,619)
TOTALS	\$ 18,985,187	\$ 19,920,039	\$ 8,166,667	\$ 7,745,352	\$ 27,151,854	\$ 27,665,391

Additional information of the City of Leon Valley’s capital assets can be found in Note 5 of this report.

Long-Term Debt - For the fiscal year ended September 30, 2022, the City had a total bonded debt outstanding of \$7.3 million.

**TABLE A-4
LONG-TERM DEBT**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
General Obligation Bonds	\$ 5,487,803	\$ 5,966,083	\$ 1,834,258	\$ 1,883,139	\$ 7,322,061	\$ 7,849,222
TOTALS	\$ 5,487,803	\$ 5,966,083	\$ 1,834,258	\$ 1,883,139	\$ 7,322,061	\$ 7,849,222

Additional information of the City of Leon Valley’s long term debt can be found in Note 6 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

For fiscal year end 2023, the City took a very conservative approach to budgeting as they believe it best serves the citizens of the City during times of inflation and rising interest rates. An increase of \$349 thousand in property tax was budgeted, which is due to a increase in property value. Sales tax was budgeted with an increase of \$273 thousand and licenses, permits, fees and fines with a decrease of \$1.6 million. Overall revenues were budgeted with a decrease of \$275 thousand due to the uncertainty of the continued effect of rising inflation and interest rates on the economy. The city adopted a tax rate of \$0.484739 which is a decrease from the fiscal year 2022 tax rate. The tax components are as follows: \$0.438304 for Maintenance and Operations and \$0.046435 for the Interest and Sinking.

Expenditures for the general fund are budgeted at \$13.4 million which includes, capital outlay of \$87 thousand. The funding for the capital expenditures will come from the capital reserve funds and not the current year operating revenue.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Director, 6400 El Verde Road, Leon Valley, Texas 78238.



Discussion Draft

BASIC FINANCIAL STATEMENTS

Discussion Draft

CITY OF LEON VALLEY
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
ASSETS			
<i>Current Assets:</i>			
Cash and Cash Equivalents:			
Unrestricted	\$ 2,145,363	\$ 82,703	\$ 2,228,066
Restricted for Customer Deposits	-	133,742	133,742
Investments			
Unrestricted	11,576,114	-	11,576,114
Restricted Investments - Water/Wastewater	-	4,068,538	4,068,538
Receivables (net of allowances):			
Property Taxes	193,152	-	193,152
Special Assessment	13,278	-	13,278
Other	62,475	467,331	529,806
Due from Other Governments	903,641	-	903,641
Inventories	4,568	-	4,568
<i>Total Current Assets</i>	<u>14,898,591</u>	<u>4,752,314</u>	<u>19,650,905</u>
<i>Noncurrent Assets:</i>			
Capital Assets:			
Land	1,497,118	203,227	1,700,345
Water Rights	-	2,276,080	2,276,080
Buildings	10,981,760	25,403	11,007,163
Water/Wastewater System-Plant	-	10,578,970	10,578,970
Other Machinery and Equipment	2,260,934	-	2,260,934
Office Equipment	56,134	-	56,134
Infrastructure	16,449,425	-	16,449,425
Transportation and Equipment	5,048,695	1,389,790	6,438,485
Construction in Progress	239,370	345,813	585,183
Less: Accumulated Depreciation	<u>(17,548,249)</u>	<u>(6,652,616)</u>	<u>(24,200,865)</u>
<i>Total Noncurrent Assets:</i>	<u>18,985,187</u>	<u>8,166,667</u>	<u>52,515,742</u>
TOTAL ASSETS	<u>33,883,778</u>	<u>12,918,981</u>	<u>72,166,647</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Related Outflows	1,481,917	258,000	1,739,917
Deferred OPEB Related Outflows	84,881	14,765	99,646
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 1,566,798</u>	<u>\$ 272,765</u>	<u>\$ 1,839,563</u>

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
<i>Current Liabilities:</i>			
Accounts Payable	\$ 1,336,394	\$ 130,572	\$ 1,466,966
Accrued Expenses	236,818	15,894	252,712
Accrued Interest Payable	24,525	9,227	33,752
Current Portion of Compensated Absences	204,646	7,862	212,508
Current Portion of Long-Term Debt	488,280	53,881	542,161
Payable from Restricted Assets:			
Customer Deposits Payable	58,071	133,742	191,813
<i>Total Current Liabilities</i>	<u>2,348,734</u>	<u>351,178</u>	<u>2,699,912</u>
<i>Noncurrent Liabilities:</i>			
Compensated Absences	610,964	23,585	634,549
Net Pension Liability	2,193,086	380,654	2,573,740
OPEB Liability	557,108	98,545	655,653
Long-Term Debt	4,999,522	1,780,377	6,779,899
Unearned Revenue	2,892,141	-	2,892,141
<i>Total Noncurrent Liabilities</i>	<u>11,252,821</u>	<u>2,283,161</u>	<u>13,535,982</u>
TOTAL LIABILITIES	<u>13,601,555</u>	<u>2,634,339</u>	<u>16,235,894</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Pension Related Inflows	2,544,022	452,688	2,996,710
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>2,544,022</u>	<u>452,688</u>	<u>2,996,710</u>
NET POSITION			
Net Investment In Capital Assets	13,497,385	6,332,409	19,829,794
Restricted For:			
Public, Educational and Governmental	298,380	-	298,380
Debt Service	421,847	-	421,847
Street Maintenance	1,245,522	-	1,245,522
Crime Control and Prevention District	508,228	-	508,228
Public Safety	436,151	-	436,151
Community Center/Parks	234,420	-	234,420
Water Supply	-	441,807	441,807
Storm Water Fee	-	1,446,878	1,446,878
Unrestricted	2,663,066	1,883,625	4,546,691
TOTAL NET POSITION	<u>\$ 19,304,999</u>	<u>\$ 10,104,719</u>	<u>\$ 29,409,718</u>

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Functions and Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
<i>Governmental Activities:</i>				
Administration	\$ 1,490,181	\$ 330,496	\$ 18,897	\$ -
Public Safety	8,192,664	3,058,806	38,287	-
Public Works	2,908,030	-	-	-
Parks and Recreation	327,054	-	-	-
Library	514,467	-	-	-
Community Development	1,054,053	64,586	-	159,946
Interest and Fiscal Agent Fees	100,420	-	-	-
<i>Total Governmental Activities</i>	<u>14,586,869</u>	<u>3,453,888</u>	<u>57,184</u>	<u>159,946</u>
<i>Business-Type Activities</i>				
Water/Wastewater Utilities	5,613,181	5,381,349	-	365,395
<i>Total Business-Type Activities</i>	<u>5,613,181</u>	<u>5,381,349</u>	<u>-</u>	<u>365,395</u>
Total Primary Government	<u><u>\$ 20,200,050</u></u>	<u><u>\$ 8,835,237</u></u>	<u><u>\$ 57,184</u></u>	<u><u>\$ 525,341</u></u>
General Revenues:				
Taxes:				
Property Taxes				
Sales Taxes				
Franchise Taxes				
Occupancy Taxes				
Investment Earnings				
Miscellaneous				
Total General Revenues				
Transfers In (Out)				
Change in Net Position				
Net Position at Beginning of Year				
Net Position at End of Year				

See accompanying notes to basic financial statements.

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (1,140,788)	\$ -	\$ (1,140,788)
(5,095,571)	-	(5,095,571)
(2,908,030)	-	(2,908,030)
(327,054)	-	(327,054)
(514,467)	-	(514,467)
(829,521)	-	(829,521)
(100,420)	-	(100,420)
<u>(10,915,851)</u>	<u>-</u>	<u>(10,915,851)</u>
-	133,563	133,563
<u>-</u>	<u>133,563</u>	<u>133,563</u>
(10,915,851)	133,563	(10,782,288)
5,863,936	-	5,863,936
4,922,322	-	4,922,322
928,847	-	928,847
84,186	-	84,186
76,035	28,490	104,525
351,727	181,383	533,110
<u>12,227,053</u>	<u>209,873</u>	<u>12,436,926</u>
394,509	(394,509)	-
1,705,711	(51,073)	1,654,638
<u>17,599,288</u>	<u>10,155,792</u>	<u>27,755,080</u>
<u>\$ 19,304,999</u>	<u>\$ 10,104,719</u>	<u>\$ 29,409,718</u>

CITY OF LEON VALLEY
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022

	General Fund	Debt Service	Street Maintenance Tax Fund
ASSETS			
Cash and Cash Equivalents	\$ 1,145,574	\$ 123,987	\$ 615,256
Investments	9,450,680	290,113	952,868
Accounts Receivables (net of allowances):			
Taxes	174,158	18,994	-
Special Assessment	-	13,278	-
Other	41,461	-	-
Due from Other Governments	678,858	-	150,304
Inventories	4,568	-	-
TOTAL ASSETS	\$ 11,495,299	\$ 446,372	\$ 1,718,428
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
<i>Liabilities:</i>			
Accounts Payable	\$ 857,793	\$ -	\$ 472,906
Accrued Expenditures	233,978	-	-
Deposits Payable	1,104	-	-
Unearned Revenues	2,892,141	-	-
<i>Total Liabilities</i>	<u>3,985,016</u>	<u>-</u>	<u>472,906</u>
<i>Deferred Inflows of Resources:</i>			
Unavailable Revenues - Taxes	174,158	32,272	-
<i>Total Deferred Inflows of Resources</i>	<u>174,158</u>	<u>32,272</u>	<u>-</u>
<i>Fund Balances:</i>			
Nonspendable:			
Inventory	4,568	-	-
Restricted for:			
Public, Educational and Governmental	298,380	-	-
Debt Service	-	414,100	-
Street Maintenance	-	-	1,245,522
Crime Control and Prevention District	-	-	-
Federal Police Forfeitures	-	-	-
Other	5,810	-	-
Committed for Disaster Emergencies	1,000,000	-	-
Assigned for:			
Red Light Camera Traffic Safety	919,759	-	-
Tree Mitigation and Replacement	24,125	-	-
Economic Development	557,551	-	-
Unassigned	4,525,932	-	-
<i>Total Fund Balances</i>	<u>7,336,125</u>	<u>414,100</u>	<u>1,245,522</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 11,495,299	\$ 446,372	\$ 1,718,428

See accompanying notes to basic financial statements.

Other Nonmajor Governmental Funds	Total Governmental Funds
\$ 260,546	\$ 2,145,363
882,453	11,576,114
-	193,152
-	13,278
22,638	64,099
74,479	903,641
-	4,568
<u>\$ 1,240,116</u>	<u>\$ 14,900,215</u>

\$ 5,696	\$ 1,336,395
4,464	238,442
56,967	58,071
-	2,892,141
<u>67,127</u>	<u>4,525,049</u>

-	206,430
<u>-</u>	<u>206,430</u>

-	4,568
-	298,380
-	414,100
-	1,245,522
508,228	508,228
279,412	279,412
385,349	391,159
-	1,000,000
-	919,759
-	24,125
-	557,551
-	4,525,932
<u>1,172,989</u>	<u>10,168,736</u>

<u>\$ 1,240,116</u>	<u>\$ 14,900,215</u>
---------------------	----------------------



Discuss Draft

CITY OF LEON VALLEY
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

TOTAL FUND BALANCE - TOTAL GOVERNMENTAL FUNDS \$ 10,168,736

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital Assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 18,985,187

Other long-term assets are not available to pay for current-period expenditures and, therefore, are not recognized as revenue in the funds. 206,430

Accrued vacation leave payable is not due and payable in the current period and, therefore, is not reported in the funds. (815,609)

Long-term liabilities, including bonds payable and related premiums, are not due and payable in the current period and therefore, not reported in the funds:

Bonds Payable (5,487,802)
Accrued Interest Payable (24,525) (5,512,327)

Net Pension Liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources are not reported in governmental funds:

Net Pension Liability (2,193,086)
Pension Related Deferred Inflows (2,544,022)
Pension Related Deferred Outflows 1,481,917 (3,255,191)

OPEB Liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources are not reported in governmental funds:

OPEB Liability (557,108)
OPEB Related Deferred Outflows 84,881 (472,227)

TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES \$ 19,304,999

CITY OF LEON VALLEY
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2022

	General Fund	Debt Service	Street Maintenance Tax
REVENUES			
Property Taxes	\$ 5,280,062	\$ 568,892	\$ -
Sales Taxes	3,702,436	-	816,050
Franchise Taxes	928,847	-	-
Occupancy Taxes	-	-	-
Licenses and Permits	360,547	-	-
EMS	349,353	-	-
Fines and Forfeitures	2,566,664	-	-
Grants	214,947	-	-
Rent	-	-	-
Investment Earnings	61,660	2,113	6,722
Miscellaneous	352,909	4,469	-
TOTAL REVENUES	<u>13,817,425</u>	<u>575,474</u>	<u>822,772</u>
EXPENDITURES			
<i>Current:</i>			
Administration	1,193,033	-	-
Public Safety	7,994,008	-	-
Public Works	1,402,615	-	1,209,409
Parks and Recreation	280,047	-	-
Library	497,457	-	-
Community Development	798,047	-	-
<i>Capital Outlay</i>	154,083	-	-
<i>Debt Service:</i>			
Principal	-	420,000	-
Interest and Fiscal Charges	-	160,800	-
TOTAL EXPENDITURES	<u>12,319,290</u>	<u>580,800</u>	<u>1,209,409</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>1,498,135</u>	<u>(5,326)</u>	<u>(386,637)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	147,790	-	272,399
Transfers Out	(28,680)	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>119,110</u>	<u>-</u>	<u>272,399</u>
Net Change in Fund Balance	1,617,245	(5,326)	(114,238)
Fund Balances at Beginning of Year	<u>5,718,880</u>	<u>419,426</u>	<u>1,359,760</u>
Fund Balances at End of Year	<u>\$ 7,336,125</u>	<u>\$ 414,100</u>	<u>\$ 1,245,522</u>

See accompanying notes to basic financial statements.

Other Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 5,848,954
403,835	4,922,321
-	928,847
84,186	84,186
-	360,547
-	349,353
180,050	2,746,714
2,477	217,424
64,292	64,292
5,732	76,227
-	357,378
<u>740,572</u>	<u>15,956,243</u>
3,703	1,196,736
274,196	8,268,204
-	2,612,024
-	280,047
-	497,457
110,211	908,258
-	154,083
-	420,000
-	160,800
<u>388,110</u>	<u>14,497,609</u>
<u>352,462</u>	<u>1,458,634</u>
3,000	423,189
-	(28,680)
<u>3,000</u>	<u>394,509</u>
355,462	1,853,143
<u>817,527</u>	<u>8,315,593</u>
<u>\$ 1,172,989</u>	<u>\$ 10,168,736</u>



Discuss Draft

CITY OF LEON VALLEY
 RECONCILIATION OF THE STATEMENT OF REVENUES,
 GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2022

NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS \$ 1,853,143

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlay	154,083	
Depreciation Expense	(1,088,935)	(934,852)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. 14,988

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, which the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any affect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal Repayments	420,000	
Amortization of Premiums, Discounts, Losses	58,280	478,280

Governmental funds report required contributions to employee pensions as expenditures. However, in the Statement of Activities the cost of the pension is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined pension expense exceeded contributions. 484,061

Governmental funds report required contributions to OPEB as expenditures. However, in the Statement of Activities the cost of the expense is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined OPEB expense exceeded contributions. (51,291)

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Compensated Absences	(140,718)	
Accrued Interest	2,100	(138,618)

CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES \$ 1,705,711

CITY OF LEON VALLEY
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
SEPTEMBER 30, 2022

	Business-Type Activity
	<u>Water and Wastewater</u>
ASSETS	
<i>Current Assets:</i>	
Cash and Cash Equivalents:	
Unrestricted	\$ 82,703
Restricted for Customer Deposits	133,742
Restricted Investments - Water/Wastewater	4,068,538
Accounts Receivable, Net of Allowance:	
Customer Accounts	467,331
Prepaid Items	0
<i>Total Current Assets</i>	<u>4,752,314</u>
 <i>Noncurrent Assets:</i>	
Capital Assets:	
Land	203,227
Water Rights	2,276,080
Buildings and Improvements	25,403
Water/Wastewater System-Plant	10,578,970
Transportation and Equipment	1,389,790
Construction in Progress	345,813
Less: Accumulated Depreciation	<u>(6,652,616)</u>
<i>Total Noncurrent Assets</i>	<u>8,166,667</u>
 TOTAL ASSETS	 <u>12,918,981</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred Pension Related Outflows	258,000
Deferred OPEB Related Outflows	14,765
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 272,765</u>

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
STATEMENT OF NET POSITION - PROPRIETARY FUNDS (CONTINUED)
SEPTEMBER 30, 2022

	Business-Type Activity
	<u>Water and Wastewater</u>
LIABILITIES	
<i>Current Liabilities:</i>	
Accounts Payable	\$ 130,572
Accrued Expenses	15,894
Accrued Interest Payable	9,227
Current Portion of Compensated Absences	7,862
Current Portion of Long-Term Debt	53,881
Payable from Restricted Assets:	
Customer Deposits Payable	133,742
<i>Total Current Liabilities</i>	<u>351,178</u>
 <i>Noncurrent Liabilities:</i>	
Compensated Absences	23,585
Net Pension Liability	380,654
OPEB Liability	98,545
Long-Term Debt	1,780,377
<i>Total Noncurrent Liabilities</i>	<u>2,283,161</u>
TOTAL LIABILITIES	<u>2,634,339</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred Pension Related Inflows	<u>452,688</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>452,688</u>
 NET POSITION	
Net Investment in Capital Assets	6,332,409
Restricted for:	
Water Supply Fee	441,807
Storm Water Fee	1,446,878
Unrestricted	
Unrestricted	1,883,625
TOTAL NET POSITION	<u>\$ 10,104,719</u>

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activities
	Water and Sewer System
OPERATING REVENUES	
Metered Water Sales	\$ 1,847,657
Wastewater Sales Charges	2,577,726
Storm Water Fees	410,225
Connection and Platting	469,172
Customer Penalties	62,889
Customer Disconnect Fees	7,500
Tap Fees	6,180
TOTAL OPERATING REVENUES	5,381,349
OPERATING EXPENSES	
General and Administrative	765,084
Water System	2,023,947
Wastewater System	2,219,658
Stormwater System	240,444
Depreciation	308,233
TOTAL OPERATING EXPENSES	5,557,366
OPERATING INCOME (LOSS)	(176,017)
NONOPERATING REVENUES (EXPENSES)	
Investment Earnings	28,490
Interest Expense	(55,815)
Miscellaneous - Non Capital	181,383
Grants - Capital	365,395
TOTAL NONOPERATING REVENUES (EXPENSES)	519,453
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	343,436
TRANSFERS AND CONTRIBUTIONS	
Transfers In	230,000
Transfers Out	(624,509)
TOTAL TRANSFERS AND CONTRIBUTIONS	(394,509)
CHANGE IN NET POSITION	(51,073)
NET POSITION AT BEGINNING OF YEAR	10,155,792
NET POSITION AT END OF YEAR	\$ 10,104,719

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
 STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activities
	Water and Sewer System
Cash Flows From Operating Activities:	
Cash Received From Customers	\$ 5,418,783
Cash Paid to Supplier for Goods & Services	(4,008,447)
Cash Paid for Employee Salaries and Benefits	(1,358,047)
Net Cash Provided (Used) by Operating Activities	52,289
Cash Flows From Non Capital and Related Financing Activities:	
Miscellaneous Non Capital	181,383
Net Cash Provided (Used) by Non Capital Financing Activities	181,383
Cash Flows From Capital and Related Financing Activities:	
Acquisition and Construction of Capital Assets	(729,548)
Interest Paid on Long-Term Debt	(55,815)
Grants -Capital	365,395
Transfers from Other Funds for Projects	230,000
Transfers to Other Funds for Projects	(624,509)
Principal Paid on Long-Term Debt	(48,881)
Net Cash Provided (Used) by Capital and Related Financing Activities	(863,358)
Cash Flows From Investing Activities:	
Redemption of Investments	471,509
Interest and Investment Earnings	28,490
Net Cash Provided (Used) by Investing Activities	499,999
Net Increase (Decrease) in Cash and Cash Equivalents	(129,687)
Cash and Cash Equivalents at Beginning of Year:	
Cash and Cash Equivalents	167,829
Restricted Cash and Cash Equivalents	178,303
	346,132
Cash and Cash Equivalents at End of Year:	
Cash and Cash Equivalents	82,703
Restricted Cash and Cash Equivalents	133,742
	\$ 216,445

See accompanying notes to basic financial statements.

CITY OF LEON VALLEY
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activity <u>Water and Wastewater</u>
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:	
Operating Income	\$ (176,017)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:	
Depreciation	308,233
Decrease (Increase) in Assets:	
Accounts Receivable (net)	81,995
Prepaid Items	-
Deferred Pension Related Outflows	(129,360)
Deferred OPEB Related Outflows	1,759
Increase (Decrease) in Liabilities:	
Accounts Payable	75,911
Accrued Expenditures	(30,483)
Accrued Interest Payable	(417)
Customer Deposits	(44,561)
Compensated Absences	(92,766)
Net Pension Liability	(304,908)
OPEB Liability	7,311
Deferred Pension Related Inflows	356,490
Deferred OPEB Related Inflows	(898)
Net Cash Provided (Used) by Operating Activities	<u>\$ 52,289</u>

NOTES TO BASIC FINANCIAL STATEMENTS

Discussion Draft

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Leon Valley, Texas, was incorporated in 1952. The City operates under a council- manager form of government and provides the following services as authorized by its charter: police and fire protection, maintenance of streets, planning and zoning, parks and recreation, general administrative services, water, and sewer services.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. Proprietary type funds apply all applicable GASB pronouncements as well as Financial Accounting Standards Board (FASB) Statements and Interpretations and APB Opinions. The more significant of the City's accounting policies are described below:

A. Reporting Entity

In evaluating how to define the government, for financial purposes, management has considered all potential component units and associated component units. The decision to include a potential component unit or associated component unit in the reporting entity was made by applying the criteria set forth in GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 39 *Determining Whether Certain Organizations are Component Units*. The definition of the reporting entity is based primarily on the concept of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. Based upon the application of these criteria, the City has no component units.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and statement of activities. Government-wide statements report information on all of the activities of the City. The effect of interfund transfers has been removed from the government-wide statements but continues to be reflected on the fund statements. The values of interfund services provided and used are not eliminated in the government-wide financial statements, as elimination of those charges would distort the direct costs reported for the various functions. Governmental activities are supported mainly by taxes and intergovernmental revenues. Business-type activities are financed whole or in part by fees charged to external parties for goods and services. The City has no fiduciary funds.

The statement of activities reflects the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included in program revenues are reported as general revenues.

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Government-Wide and Fund Financial Statements (Continued)

Separate fund financial statements are provided for governmental funds and proprietary funds. The general fund and capital projects fund meet the criteria as major governmental funds. The combined amounts for all nonmajor funds are reflected in a single column in the fund balance sheet and statement of revenues, expenditures, and changes in fund balances. Detailed statements for nonmajor funds are presented within combining and individual fund statements and schedules.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. This measurement focus is also used for the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash revenue types, which have been accrued, revenue from the investments, intergovernmental revenue and charges for services. Grants are recognized as revenue when all applicable eligibility requirements imposed by the provider are met.

Revenues are classified as program revenues and general revenues. Program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes, grants not restricted to specific programs and investment earnings.

Governmental fund level financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Measurable and available revenues include revenues expected to be received within 60 days after the fiscal year ends. Receivables which are measurable but not collectible within 60 days after the end of the fiscal period are reported as deferred inflow of resources. Property taxes which are levied prior to September 30, 2021, and became due October 1, 2021 have been assessed to finance the budget of the fiscal year beginning October 1, 2021 and, accordingly, have been reflected as deferred inflow of resources and taxes receivable in the fund financial statement at September 30, 2022.

Sales taxes, franchise taxes, hotel/motel taxes, and fees associated with the current fiscal year are considered to be susceptible to accrual and so have been recognized as revenue in the current fiscal period. All other revenue items received by the government are considered to be measurable and available only when the cash is received by the City.

Expenditures generally are recorded when a fund liability is incurred; however, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due.

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The government reports the following major governmental funds:

General Fund is the general operating fund of the City and is always classified as a major fund. The general fund is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include property taxes, charges for services, intergovernmental revenues and investment of idle funds. Primary expenditures are for general administration, public safety, public service and capital acquisition.

Debt Service Fund accounts for financial resources to be used for the payment of long term debt.

Street Maintenance Tax Fund accounts for sales tax collection for street maintenance. This special tax was approved by voters starting in November 2007.

Nonmajor funds include special revenue funds.

Proprietary fund level financial statements are used to account for activities, which are similar to those found in the private sector. The measurement focus is upon determination of net income, financial position and cash flows. The City's proprietary fund is the water/wastewater fund (used to account for the provisions of water and sewer services to residents).

The proprietary fund is accounted for using the accrual basis of accounting as follows:

- Revenues are recognized when earned, and expenses are recognized when liabilities are incurred.
- Current-year contributions, administrative expenses and benefit payments, which are not received or paid until the subsequent year, are accrued.

Proprietary funds distinguish operating revenues and expenses from non-operating. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

D. Cash and Cash Equivalents

For purposes of the statement of cash flows, the enterprise fund (water and wastewater fund) considers all highly liquid investments including cash in banks, cash on hand, and money market accounts to be cash equivalents.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Investments

State statutes authorize the City to invest in (a) obligations of the United States or its agencies and instrumentalities; (b) direct obligations of the State of Texas or its agencies; (c) other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States; (d) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (e) certificates of deposit by state and national banks domiciled in this state that are (i) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or, (ii) secured by obligations that are described by (a) - (d). Statutes allow investing in local government investment pools organized and rated in accordance with the Interlocal Cooperation Act, whose assets consist exclusively of the obligations of the United States or its agencies and instrumentalities and repurchase assessments involving those same obligations.

Investments are stated at fair value (plus accrued interest) except for money market investments and participating interest-earning investment contracts (U.S. Treasuries) that have a remaining maturity at time of purchase of one year or less. Those investments are stated at amortized cost. Likewise, certificates of deposit are stated at amortized cost.

F. Receivables

Property taxes are levied based on taxable value at January 1 prior to September 30 and become due October 1, 2021 and past due after January 31, 2022. Accordingly, receivables and revenues for property taxes are reflected on the government-wide statement based on the full accrual method of accounting.

Accounts receivable from other governments include amounts due from grantors for approved grants for specific programs and reimbursements for services performed by the City. Program grants are recorded as receivables and revenues at the time all eligibility requirements established by the provider have been met.

Reimbursements for services performed are recorded as receivables and revenues when they are earned in the government-wide statements. Included are fines and costs assessed by the court action and billable services for certain contracts. Revenues received in advance of the costs being incurred are recorded as deferred inflows of resources in the fund statements. Receivables are shown net of an allowance for uncollectibles.

G. Short-Term Inter-fund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on fund statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Inventories and Prepaid Items

The City accounts for inventories using the consumption method. Inventories consist primarily of supplies and are valued at cost determined by the average cost method. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid Items of governmental funds are recorded as expenditures when consumed rather than when purchased.

I. Budget

An operating budget is adopted each fiscal year for all City governmental funds. The budget is adopted on the GAAP basis of accounting.

J. Restricted Assets

Certain enterprise fund revenues are collected for a specific purpose by state law and city ordinances such as impact fees for infrastructure improvements and the purchase of future water rights. These funds are classified as restricted assets on the statement of net position and balance sheet because their use is limited by law.

Deposits of water/sewer customers and performance bond deposits pending refund to the customer are considered restricted assets.

K. Capital Assets

Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets are reported in the applicable governmental or business type activities column in the government-wide financial statements. Capital assets such as equipment are defined as assets with a cost of \$5,000 or more. Infrastructure assets include city-owned streets, sidewalks, curbs and bridges. Capital assets are recorded at historical costs if purchased or constructed. Donated capital assets, donated works of art and capital assets received in a service concession arrangement are recorded at estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Interest has not been capitalized during the construction period on property plant and equipment.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset	Useful Lives (Years)
Buildings	60
Water/Wastewater System - Plant	15 - 60
Other Machinery & Equipment	3 - 60
Office Equipment	6 - 12
Vehicles	3 - 24
Infrastructure	12 - 60

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Compensated Absences

Vested or accumulated vacation leave and compensatory time that is expected to be liquidated with expendable available resources is reported as an expenditure and fund liability of the governmental fund that will pay for it. The City is responsible for payment of vested or accumulated vacation leave and compensatory time. Amounts of vested or accumulated vacation leave and compensatory time that are not expected to be liquidated with expendable available financial resources are reported in the government wide statements. Vested or accumulated vacation leave and compensatory time of the enterprise fund is recorded as an expense and liability of that fund as the benefits accrue to employees. Accumulated vacation pay and compensatory time at September 30, 2022 of \$124,213 and \$674,892 have been recorded in accrued liabilities of the enterprise fund and government-wide statements, respectively. Compensated absences are reported in the governmental funds only if they have matured (i.e., unused reimbursable leave outstanding following an employee’s resignation or retirement). The general fund is the governmental fund that has typically been used in prior years to liquidate the liability for compensated absences.

M. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City currently has pension and OPEB related deferred outflows of resources.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resource (revenue) until that time. Unavailable revenue is reported only in the governmental funds balance sheet under a modified basis of accounting. Unavailable revenues from property tax are deferred and recognized as an inflow of resources in the period the amounts become available. The City also has OPEB related deferred inflows.

N. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deduction from TMRS’s Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The general fund has typically been used in prior years to liquidate pension liabilities.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O. OPEB Liability

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions, and OPEB expense, information about the Total OPEB Liability of the Texas Municipal Retirement System (TMRS) and additions to/deduction from TMRS's Total OPEB Liability have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. The general fund has typically been used in the prior year to liquidate OPEB liabilities.

P. Long-Term Obligations

Debt is defined as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. For this purpose, debt does not include leases, except for contracts reported as a financed purchase of the underlying asset, or accounts payable. In the current year, the City adopted a new GASB standard that establishes new note disclosure requirements for long-term debt, including direct borrowings and placement. See additional detail in Note 6.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities under governmental activities or proprietary fund type statement of net position. On new bond issues, bond premium and discounts are deferred and amortized over the life of the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Q. Net Position

Net Position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The City has elected to appropriate net position of its business type activity. Such appropriations reflect the intended use of the net position.

R. Fund Balance Classification Policies

The City adopted Governmental Accounting Standards Board Statement Number 54 (GASB 54) *Fund Balance Reporting and Governmental Fund Type Definitions*. The statement provides guidance for fund balance categories and classifications and governmental fund type definitions. GASB 54 changed the way we look at fund balances, specifically reporting what fund balances, by major governmental fund type, are or are not available for public purposes.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

R. Fund Balance Classification Policies (Continued)

Five categories of fund balances were created and defined by GASB 54. These five categories are as follows:

- **Restricted** – These funds are governed by externally enforceable restrictions.
- **Non-spendable** – These funds are not available for expenditures based on legal or contractual requirements. An example might be inventories and prepaid expenditures.
- **Committed** - Fund balances in this category are limited by the government’s highest level of decision making (in this case the City Council). Any changes of this designation must be done in the same manner that it was implemented. For example, if funds are committed by resolution, the commitment could only be released with another resolution.
- **Assigned** – For funds to be assigned, there must be an intended use which can be established by the City Council or an official delegated by the Council, such as a City Manager or Finance Director. Assigned fund balance is delegated by the City Council to the City Manager.
- **Unassigned** - This classification is the default for all funds that do not fit into the other categories. The general fund is the only fund that reports a positive fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for a specific purposes, it may be necessary to report a negative unassigned fund balance in that particular fund.

Restricted amounts are considered to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balances are available. The City’s policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance and unassigned fund balance at the end of the fiscal year.

S. Inter-fund Transactions

Legally authorized transfers are treated as inter-fund transfers and are included in the results of operations of both governmental and proprietary funds.

T. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise. For the City, those revenues are charges for water and sewer services. Operating expenses are necessary costs incurred to provide the service that is the primary activity. Revenues and expenses not meeting these definitions are reported as non-operating.

U. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

V. New Accounting Pronouncement

The City implemented Governmental Accounting Standards Board Statement 87 regarding leases as of October 1, 2021. This statement changed the way leases are presented and recorded. The City analyzed its contracts and found no leases at this time.

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS

A. Cash

At September 30, 2022, the City's cash was fully collateralized.

B. Investments

The City is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date of the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposits.

The Act determines the types of investments which are allowable for the City. These include, with certain restrictions, (1) obligations of the U.S. Treasury, U.S. agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) securities lending program, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investments pools, (9) guaranteed investment contracts, and (10) commercial paper.

The City's investments at September 30, 2022 are as shown below:

Investment Type	Fair Value	Weighted Average Maturity in Days	Ratings	
			MOODY'S	S&P
TexPool	\$ 15,644,652	34	Aaa	AAAM
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total Fair Value
Investment Type	\$ 15,644,652	\$ -	\$ -	\$ 15,644,652
Texpool				

Fair Value Measurement is measured by the City using the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in the active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. All of the City's investments carried at fair value are valued using quoted markets prices (Level 1 inputs).

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

C. Analysis of Specific Deposit and Investment Risks

GASB Statement No. 40 requires a determination as to whether the City was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. City investment policy follows state guidelines. The City policy allows investments in certificates of deposit with banks in Texas, investments in U.S. Treasuries and Agencies, and investment pools that invest in obligations of the United States or its agencies and instrumentalities to name a few.

At September 30, 2022, the City's investments were in TexPool, a public funds investment pool where all securities held maintain a continuous rating of no lower than AAA or AAAM or an equivalent rating by at least one nationally recognized rating service.

Custodial Credit Risk. Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the City's name.

At year end and per City policy all funds were in the City's name and collateralized with securities that maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service. The City was not exposed to custodial credit risk.

Concentration of Credit Risk. This risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. All City funds are in the external investment pool as allowed by the City's investment policy, and the investment pool invests in hundreds of authorized securities that minimize concentrations of credit risk. At year end, the City was not exposed to concentration of credit risk.

Interest Rate Risk. This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the City was not exposed to interest rate risk due to investment in an external investment pool as authorized by the City's investment policy.

Foreign Currency Risk. This is the risk that exchange rates will adversely affect the fair value of an investment. The City's policy does not allow investment in foreign currency. At year end the City was not exposed to foreign currency risk.

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS (Continued)

D. Investment Policy

The City's general policy is to report money market investments and short-term participating interest-earning investment contracts as amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

E. Public Funds Investment Pools

Public funds investment pools in Texas are established under the authority of the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act, Chapter 2256 of the Texas Government Code.

In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires pools to: (1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; (2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and (3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares.

NOTE 3 -- RECEIVABLES

A. Special Assessments

The City levied special assessments in 1986 against various property owners benefiting from public improvements completed in 1987. In accordance with the provisions of the assessment certificates issued for the property owners, assessments are due and payable at the time of completion. All assessments receivable as of September 30, 2012, are considered delinquent. These public improvements were funded through a note payable at the City's depository bank. Collections from assessment accounts were insufficient to cover the required note payments and therefore, the City's general fund paid the note in full through a transfer. Accordingly, current and future principal and interest collections on these delinquent accounts will be used to reimburse the City's general fund. The related assessments receivable, revenues, deferred revenue, and debt payments are reported in the debt service fund.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 3 – RECEIVABLES (Continued)

B. Receivables

Receivables consist of the following as of September 30, 2022:

	Governmental Funds				Proprietary Fund
	General	Debt Service	Street Maintenance Tax	Nonmajor Funds	Water and Sewer Fund
<i>Receivables:</i>					
Property Taxes	\$ 204,892	\$ 22,346	\$ -	\$ -	\$ -
Special Assessment	-	13,278	-	-	-
EMS	209,384	-	-	-	-
Sales Taxes	678,858	-	150,304	74,479	-
Franchise Taxes	29,324	-	-	-	-
Occupancy Taxes	-	-	-	22,638	-
Customers	-	-	-	-	472,513
Grants	8,703	-	-	-	-
Other	3,434	-	-	-	-
Gross Receivables	1,134,595	35,624	150,304	97,117	472,513
Less: Allowance for Uncollectibles	(240,118)	(3,352)	-	-	(5,182)
Net Total Receivables	<u>\$ 894,477</u>	<u>\$ 32,272</u>	<u>\$ 150,304</u>	<u>\$ 97,117</u>	<u>\$ 467,331</u>

NOTE 4 -- PROPERTY TAX CALENDAR

The City’s property tax is levied and becomes collectible each October 1 based on the assessed values listed as of prior January 1, which is the date a lien attaches to all taxable property in the City. Assessed values are established by the Bexar County Appraisal District at 100% of estimated market value. Assessed values are reduced by lawful exemptions to arrive at taxable values. A revaluation of all property is required to be completed every four (4) years. The total taxable value as of January 1, 2021, upon which the fiscal 2022 levy was based, was \$1,116,994,425 (market value less exemptions).

The City is permitted by the Constitution of the State of Texas to levy taxes up to \$2.50 per \$100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas, up to \$1.50 per \$100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt, for the year ended September 30, 2022 was \$0.534099 per \$100 of assessed value, which means that the City has a tax margin of \$ 1.965901 for each \$100 value.

Property taxes are recorded as receivables and deferred inflows of resources at the time the taxes are assessed. In governmental funds, revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in the time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with generally accepted accounting principles have been recognized as revenue. In the government wide financial statements, the entire levy is recognized as revenue, net of estimated uncollectible amounts (if any), at the levy date.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 5 -- CAPITAL ASSETS

Governmental and Business-type capital asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
<i>Capital Assets, Not Being Depreciated:</i>				
Land	\$ 1,497,118	\$ -	\$ -	\$ 1,497,118
Construction in Progress	213,082	26,288	-	239,370
Total Capital Assets Not Being Depreciated	1,710,200	26,288	-	1,736,488
<i>Capital Assets, Being Depreciated:</i>				
Buildings	10,981,760	-	-	10,981,760
Other Machinery and Equipment	2,133,139	127,795	-	2,260,934
Office Equipment	56,134	-	-	56,134
Vehicles	5,069,617	-	(20,922)	5,048,695
Infrastructure	16,449,425	-	-	16,449,425
Total Capital Assets Being Depreciated	34,690,075	127,795	(20,922)	34,796,948
<i>Accumulated Depreciation:</i>				
Buildings	(2,822,355)	(217,653)	-	(3,040,008)
Other Machinery and Equipment	(1,778,441)	(168,088)	-	(1,946,529)
Office Equipment	(25,404)	(4,431)	-	(29,835)
Vehicles	(3,422,092)	(309,951)	20,922	(3,711,121)
Infrastructure	(8,431,944)	(388,812)	-	(8,820,756)
Total Accumulated Depreciation	(16,480,236)	(1,088,935)	20,922	(17,548,249)
Total Capital Assets Being Depreciated, Net	18,209,839	(961,140)	-	17,248,699
Governmental Activities Capital Assets, Net	\$ 19,920,039	\$ (934,852)	\$ -	\$ 18,985,187
	Beginning Balance	Additions	Deletions & Transfers	Ending Balance
Business-Type Activities:				
<i>Capital Assets, Not Being Depreciated:</i>				
Land	\$ 203,227	\$ -	\$ -	\$ 203,227
Water Rights	2,153,232	122,848	-	2,276,080
Construction in Progress	743,544	476,591	(874,322)	345,813
Total Assets Not Being Depreciated	3,100,003	599,439	(874,322)	2,825,120
<i>Capital Assets, Being Depreciated:</i>				
Buildings and Improvements	25,403	-	-	25,403
Water/Wastewater System - Plant	9,704,648	-	874,322	10,578,970
Transportation and Equipment	1,259,681	130,109	-	1,389,790
Total Capital Assets Being Depreciated	10,989,732	130,109	874,322	11,994,163
<i>Accumulated Depreciation:</i>				
Buildings and Improvements	(21,985)	(410)	-	(22,395)
Water/Wastewater System - Plant	(5,370,928)	(211,882)	-	(5,582,810)
Transportation and Equipment	(951,470)	(95,941)	-	(1,047,411)
Total Accumulated Depreciation	(6,344,383)	(308,233)	-	(6,652,616)
Total Capital Assets Being Depreciated, Net	4,645,349	(178,124)	874,322	5,341,547
Business-Type Activities Capital Assets, Net	\$ 7,745,352	\$ 421,315	\$ -	\$ 8,166,667

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 5 -- CAPITAL ASSETS (Continued)

Depreciation expense was charged to the governmental functions as follows:

<i>Governmental Activities:</i>	
Administration	\$ 206,640
Public Safety	387,488
Public Works	313,887
Parks and Recreation	51,883
Community Development	111,255
Library	17,782
<i>Total Depreciation Expense - Governmental Activities</i>	\$ 1,088,935
 <i>Business-Type Activities:</i>	
Water and Sewer System	\$ 308,233
<i>Total Depreciation Expense - Business Type Activities</i>	\$ 308,233

NOTE 6 -- LONG-TERM DEBT

Long-term debt and obligations payable at September 30, 2022 were comprised of the following individual issues:

	Issue Amount	Maturity	Rate	Balance
<u>Primary Government</u>				
Governmental Activities:				
General Obligation Refunding Bonds				
2021 Series	\$ 5,775,000	2032	1.25-3.25%	\$ 4,905,000
Total Governmental Long-Term Obligations				\$ 4,905,000
	Issue Amount	Maturity	Rate	Balance
Business Type:				
Certificates of Obligation				
2016 Series	\$ 1,970,000	2046	4.01%	\$ 1,745,000
Total Business-Type Long-Term Obligations				\$ 1,745,000

General Obligation Refunding Bond Series 2021 were issued May 2021 in the amount of \$5,775,000 refund and General Obligation Bonds, Series 2012 in the amount of \$5,710,000.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 6 -- LONG-TERM DEBT (Continued)

	Balance 9/30/2021	Additions	Reductions	Balance 9/30/2022	Due Within One Year
<i>Governmental Activities:</i>					
General Obligation Bonds	\$ 5,325,000	\$ -	\$ (420,000)	\$ 4,905,000	\$ 430,000
Unamortized Premium	641,083	-	(58,280)	582,803	58,280
Compensated Absences	674,892	143,691	-	818,583	204,646
<i>Total Governmental Activities</i>	<u>\$ 6,640,975</u>	<u>\$ 143,691</u>	<u>\$ (478,280)</u>	<u>\$ 6,306,386</u>	<u>\$ 692,926</u>
<i>Business-Type Activities:</i>					
Certificates of Obligation	\$ 1,790,000	\$ -	\$ (45,000)	\$ 1,745,000	\$ 50,000
Unamortized Premium	93,139	-	(3,881)	89,258	3,881
Compensated Absences	31,447	92,766	-	31,447	7,862
<i>Total Business-Type Activities</i>	<u>\$ 2,056,233</u>	<u>\$ 92,766</u>	<u>\$ (48,881)</u>	<u>\$ 1,865,705</u>	<u>\$ 61,743</u>

Compensated absences and other postemployment benefit obligations for governmental activities are generally liquidated by the general fund.

The annual requirements to amortize all long-term debt and obligations outstanding, excluding compensated absences and bond premium, as of September 30, 2022, including interest payments, are as follows:

Year Ending September 30,	Governmental Activities		
	Bonds		
	Principal	Interest	Total
2023	\$ 430,000	\$ 147,150	\$ 577,150
2024	445,000	134,250	579,250
2025	460,000	120,900	580,900
2026	470,000	107,100	577,100
2027	485,000	93,000	578,000
2028-2032	2,615,000	238,650	2,853,650
Total	<u>\$ 4,905,000</u>	<u>\$ 841,050</u>	<u>\$ 5,746,050</u>
Year Ending September 30,	Business-Type Activities		
	Certificates of Obligation		
	Principal	Interest	Total
2023	50,000	57,863	107,863
2024	50,000	55,362	105,362
2025	55,000	52,862	107,862
2026	55,000	51,075	106,075
2027	55,000	49,288	104,288
2028-2032	310,000	217,837	527,837
2033-2037	360,000	164,212	524,212
2038-2042	420,000	102,138	522,138
2043-2046	390,000	30,781	420,781
Total	<u>\$ 1,745,000</u>	<u>\$ 781,418</u>	<u>\$ 2,526,418</u>

CITY OF LEON VALLEY
BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 7 -- PENSION PLAN

Texas Municipal Retirement System

A. Plan Description

The City participates as one of 895 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available Annual Comprehensive Financial Report (ACFR) that can be obtained at www.tmr.com.

All eligible employees of the City are required to participate in TMRS.

B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently Receiving Benefit:	122
Inactive Employees Entitled to but Not Yet Receiving Benefits	78
Active Employees	101
	<hr/>
	301
	<hr/> <hr/>

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 7 -- PENION PLAN (Continued)

Texas Municipal Retirement System (Continued)

B. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 6% of their annual gross earnings during calendar year 2019. The City changed the employee contribution rate to 7% for calendar year 2019. The contribution rates for the City were 17.65% and 17.63% for calendar years 2021 and 2022 respectively. The City's contributions to TMRS for the year ended September 30, 2022 were \$1,246,582, and were equal to the required contributions.

C. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2021, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

D. Actuarial Assumptions

The Total Pension Liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall Payroll Growth	3.0% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 7 -- PENSION PLAN (Continued)

Texas Municipal Retirement System (Continued)

E. Actuarial Assumptions (Continued)

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2109 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.00%	7.80%
Core Fixed Income	10.00%	3.80%
Non-Core Fixed Income	20.00%	6.60%
Real Return	10.00%	6.50%
Real Estate	10.00%	6.40%
Absolute Return	10.00%	6.00%
Private Equity	10.00%	10.30%
	<u>100.00%</u>	

F. Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 7 -- PENSION PLAN (Continued)

Texas Municipal Retirement System (Continued)

G. Changes in Net Pension Liability (Asset)

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at December 31, 2020	\$ 49,629,493	\$ 44,853,216	\$ 4,776,277
Changes for the year:			
Service Cost	1,350,668	-	1,350,668
Interest	3,295,336	-	3,295,336
Change of Benefit Terms	-	-	-
Difference Between Expected and Actual Experience	811,140	-	811,140
Changes of Assumptions	-	-	-
Contributions - Employer	-	1,320,007	(1,320,007)
Contributions - Employee	-	523,515	(523,515)
Net Investment Income	-	5,843,029	(5,843,029)
Benefit Payments, Including Refunds of Employee Contributions	(2,970,074)	(2,970,074)	-
Administrative Expense	-	(27,055)	27,055
Other Changes	-	185	(185)
Net Changes	<u>2,487,070</u>	<u>4,689,607</u>	<u>(2,202,537)</u>
Balance at December 31, 2021	<u>\$ 52,116,563</u>	<u>\$ 49,542,823</u>	<u>\$ 2,573,740</u>

G. Changes in Net Pension Liability (Asset) (Continued)

Sensitivity of the net pension liability to changes in the discount rate.

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	Discount Rate 5.75%	Discount Rate 6.75%	Discount Rate 7.75%
Net Pension Liability	\$ 9,585,549	\$ 2,573,740	\$ (3,181,171)

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 7 -- PENSION PLAN (Continued)

Texas Municipal Retirement System (Continued)

H. Pension Plan Fiduciary Net Position

Detailed information about the pension plan’s Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

I. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2022, the City recognized pension expense of \$666,826.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Economic Experience	\$ 847,238	\$ -
Changes in Actuarial Assumptions	14,466	-
Differences Between Projected and Actual Investment Earnings	-	(2,996,710)
Contributions Subsequent to the Measurement Date	878,213	-
	\$ 1,739,917	\$ (2,996,710)

I. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

The City reported \$878,213 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date (December 31, 2021) will be recognized as a reduction of the net pension liability for the year ending December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended December 31,	
2022	\$ (88,359)
2023	(990,343)
2024	(493,219)
2025	(563,085)
Thereafter	-
	\$ (2,135,006)

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 8 -- OTHER POST EMPLOYMENT BENEFITS (OPEB)

The City also participates in the cost sharing multiple-employer defined benefit group- term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an “other post-employment benefit,” or OPEB. Membership in the plan at December 31, 2021, the valuation and measurement date, consisted of:

Inactive Employees or Beneficiaries Currently Receiving Benefits	92
Inactive Employees Entitled to but Not Yet Receiving Benefits	11
Active Employees	101
	204
	204

The SDBF required contribution rates, based on these assumptions, are as follows:

For the Calendar Year Ended December 31,	Total SDBF Contribution Rate	Retiree Portion to SDBF Contribution Rate
2021	0.25%	0.15%
2022	0.26%	0.16%

These contribution rates are based on actuarial assumptions developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method. These assumptions are summarized below:

Inflation	2.50%
Salary Increases	3.50% to 11.50% Including Inflation
Discount Rate	1.84%
Administrative Expenses	All administrative expenses are paid throe the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In additional, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 8-- OTHER POST EMPLOYMENT BENEFIT (OPEB) (Continued)

The City’s Total OPEB Liability (TOL), based on the above actuarial factors, as of December 31, 2021 was calculated as follows:

	Total OPEB Liability
Balance at December 31, 2020	\$ 602,843
Changes for the year:	
Service Cost	23,932
Interest	12,184
Change of Benefit Terms	-
Difference Between Expected and Actual Experience	8,166
Changes of Assumptions or Other Inputs	19,746
Benefit Payments	(11,218)
Net Changes	52,810
Balance at December 31, 2021	\$ 655,653

There is no separate trust maintained to fund this Total OPEB Liability. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

The following presents the TOL of the City, calculated using the discount rate of 1.84% as well as what the City’s TOL would be if it were calculated using a discount rate that is 1-percentage point lower (0.84%) and 1-percentage point higher (2.84%) than the current rate:

	Discount Rate 0.84%	Discount Rate 1.84%	Discount Rate 2.84%
Total OPEB Liability	\$ 800,620	\$ 655,653	\$ 544,623

For the year ended September 30, 2022, the City recognized OPEB expense of \$70,445. Also as of September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 1,947	\$ -
Changes in Actuarial Assumptions	93,814	-
Contributions Subsequent to the Measurement Date	3,885	-
	\$ 99,646	\$ -

CITY OF LEON VALLEY
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2022

NOTE 8 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (Continued)

Deferred outflows of resources in the amount of \$3,885 is related to OPEB benefits resulting from contributions subsequent to the measurement date, and will be recognized as a reduction of the total OPEB liability for the subsequent plan year ended December 31, 2022 (fiscal year ended September 30, 2023). Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Year Ended December 31,	
2022	\$ 31,486
2023	31,031
2024	21,596
2025	10,426
2026	1,222
	\$ 95,761

NOTE 9 -- FUND BALANCE

As of September 30, 2022, fund balances consist of the following:

	General Fund	Debt Service	Street Maintenance Tax Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
<i>Fund Balances:</i>					
Nonspendable:					
Inventory	\$ 4,568	\$ -	\$ -	\$ -	\$ 4,568
Prepaid Items	-	-	-	-	-
Restricted for:					
Public, Education and Governmental	298,380	-	-	-	298,380
Debt Service	-	414,100	-	-	414,100
Parks	-	-	-	-	-
Economic Development Corporation	-	-	-	-	-
Street Maintenance	-	-	1,245,522	-	1,245,522
Crime Control and Prevention District	-	-	-	508,228	508,228
Federal Police Forfeitures	-	-	-	279,412	279,412
Other:					
Park Bucks	5,810	-	-	-	5,810
Community Center	-	-	-	228,610	228,610
Grants	-	-	-	7,142	7,142
Child Safety	-	-	-	50,838	50,838
State Police Forfeiture	-	-	-	10,654	10,654
Building Security	-	-	-	49,897	49,897
Court Technology	-	-	-	38,208	38,208
Committed for Disaster Emergencies	1,000,000	-	-	-	1,000,000
Assigned for:					
Red Light Camera Traffic Safety	919,759	-	-	-	919,759
Tree Mitigation and Replacement	24,125	-	-	-	24,125
Economic Development	557,551	-	-	-	557,551
Unassigned	4,525,932	-	-	-	4,525,932
<i>Total Fund Balances</i>	\$ 7,336,125	\$ 414,100	\$ 1,245,522	\$ 1,172,989	\$ 10,168,736

CITY OF LEON VALLEY
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2022

NOTE 10 –INTERFUND TRANSFERS

Interfund transfer are as follows:

<u>Transfer From</u>	<u>Transfer To</u>	<u>Amount</u>	<u>Purpose</u>
General Fund	Water & Sewer	\$ 25,680	Water/Sewer Projects
Water & Sewer	Street Maintenance Fund	272,399	Projects
Water & Sewer	General Fund	93,430	Various Projects
General Fund	Non-Major Fund	3,000	Proceeds from sale of vehicle
		<u>\$ 394,509</u>	

NOTE 11 -- CONTINGENCIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE 12 -- RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures. The City contracts with the Texas Municipal League (TML) to provide insurance coverage for property and casualty, and workers compensation. TML is a multi-employer group that provides for a combination of modified self-insurance and stop-loss coverage. Contributions are set annually by TML. Liability by the City is generally limited to the contributed amounts. Annual contributions for the year ended September 30, 2022 were \$323,407.



Discuss Draft

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the CASB but are not considered a part of the basic financial statements. Such information includes:

- Budgetary Comparison Schedule - General Fund
- Budgetary Comparison Schedule - Street Maintenance Tax Fund
- Schedule of Changes in Net Pension Liability and Related Ratios - Last 10 Plan Years
- Schedule of Contributions - Last 10 Fiscal Years
- Schedule of Changes in Total Other Post-Employment Benefit Liability and Related Ratios

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 BUDGET AND ACTUAL
 GENERAL FUND
 YEAR ENDED SEPTEMBER 30, 2022 WITH COMPARATIVE 2020

	Budgeted Amounts		2022 Actual Amounts	Variance With	2021 Actual
	Original	Final		Final Budget - Positive (Negative)	
REVENUES					
Property Taxes	\$ 5,126,931	\$ 5,126,931	\$ 5,280,062	\$ 153,131	\$ 4,894,622
Sales Taxes	2,913,493	2,913,493	3,702,436	788,943	3,210,482
Franchise Taxes	884,567	884,567	928,847	44,280	876,389
Licenses and Permits	307,650	307,650	360,547	52,897	258,744
Charges for Service	294,000	294,000	349,353	55,353	348,278
Fines and Forfeitures	2,582,179	2,582,179	2,566,664	(15,515)	2,756,169
Grants	299,550	1,366,862	214,947	(1,151,915)	64,425
Investment Earnings	6,000	6,000	61,660	55,660	2,451
Miscellaneous	109,810	220,979	352,909	131,930	177,103
TOTAL REVENUES	12,524,180	13,702,661	13,817,425	114,764	12,588,663
EXPENDITURES					
Administration:					
<i>Business Office:</i>					
Personnel Services	38,692	38,692	44,339	(5,647)	36,447
Supplies	13,940	13,940	15,090	(1,150)	8,928
Contracted Services	126,055	126,055	118,579	7,476	134,643
<i>Total Business Office</i>	<u>178,687</u>	<u>178,687</u>	<u>178,008</u>	<u>679</u>	<u>180,018</u>
<i>Finance and Accounting:</i>					
Personnel Services	92,093	92,093	73,057	19,036	75,212
Supplies	2,750	2,750	4,693	(1,943)	2,850
Contracted Services	79,815	79,815	90,235	(10,420)	74,452
<i>Total Finance and Accounting</i>	<u>174,658</u>	<u>174,658</u>	<u>167,985</u>	<u>6,673</u>	<u>152,514</u>
<i>Council and Manager:</i>					
Personnel Services	388,436	538,436	426,063	112,373	390,810
Supplies	35,140	35,140	49,337	(14,197)	20,064
Contracted Services	381,484	431,484	371,640	59,844	329,742
Capital Outlay	-	81,000	-	81,000	-
<i>Total Council and Manager</i>	<u>805,060</u>	<u>1,086,060</u>	<u>847,040</u>	<u>239,020</u>	<u>740,616</u>
Total Administration	\$ 1,158,405	\$ 1,439,405	\$ 1,193,033	\$ 246,372	\$ 1,073,148

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 BUDGET AND ACTUAL
 GENERAL FUND (CONTINUED)
 YEAR ENDED SEPTEMBER 30, 2022 WITH COMPARATIVE 2020

	Budgeted Amounts		2022 Actual Amounts	Variance With Final Budget - Positive (Negative)	2021 Actual
	Original	Final			
Public Safety					
<i>Law Enforcement Administration:</i>					
Personnel Services	\$ 2,444,754	\$ 2,444,754	\$ 2,321,237	\$ 123,517	\$ 2,371,762
Supplies	96,309	126,809	152,757	(25,948)	113,861
Contracted Services	109,546	119,546	144,929	(25,383)	113,172
<i>Total Law Enforcement Administration</i>	<u>2,650,609</u>	<u>2,691,109</u>	<u>2,618,923</u>	<u>72,186</u>	<u>2,598,795</u>
<i>Law Enforcement Traffic Safety:</i>					
Personnel Services	538,916	538,916	404,990	133,926	434,658
Supplies	9,800	9,800	8,688	1,112	29,304
Contracted Services	17,500	17,500	15,466	2,034	16,452
<i>Total Law Enforcement Traffic Safety</i>	<u>566,216</u>	<u>566,216</u>	<u>429,144</u>	<u>137,072</u>	<u>619,878</u>
<i>Law Enforcement Red Light Camera:</i>					
Personnel Services	552,754	552,754	531,510	21,244	473,953
Supplies	2,100	2,100	1,165	935	9,002
Contracted Services	896,683	896,683	875,563	21,120	879,282
<i>Total Law Enforcement Red Light Cameras</i>	<u>1,451,537</u>	<u>1,451,537</u>	<u>1,408,238</u>	<u>43,299</u>	<u>1,362,237</u>
<i>Impound Lot:</i>					
Personnel Services	104,459	104,459	119,776	(15,317)	147,710
Supplies	1,900	1,900	2,210	(310)	1,729
Contracted Services	8,500	8,500	6,158	2,342	7,426
<i>Total Impound Lot</i>	<u>114,859</u>	<u>114,859</u>	<u>128,144</u>	<u>(13,285)</u>	<u>156,865</u>
<i>Fire Protection Operations:</i>					
Personnel Services	2,915,138	2,915,138	2,776,347	138,791	2,772,987
Supplies	220,500	229,910	324,505	(94,595)	138,390
Contracted Services	267,885	274,725	308,707	(33,982)	204,857
Capital Outlay	360,375	360,375	127,795	232,580	265,047
<i>Total Fire Protection Operations</i>	<u>3,763,898</u>	<u>3,780,148</u>	<u>3,537,354</u>	<u>242,794</u>	<u>3,381,281</u>
Total Public Safety	<u>\$ 8,547,119</u>	<u>\$ 8,603,869</u>	<u>\$ 8,121,803</u>	<u>\$ 482,066</u>	<u>\$ 8,119,056</u>

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 BUDGET AND ACTUAL
 GENERAL FUND (CONTINUED)
 YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		2022 Actual Amounts	Variance With Final Budget - Positive (Negative)	2021 Actual
	Original	Final			
Public Works:					
Personnel Services	\$ 880,063	\$ 880,063	\$ 845,196	\$ 34,867	\$ 846,118
Supplies	169,064	169,064	174,214	(5,150)	270,901
Contracted Services	281,232	376,186	383,205	(7,019)	278,091
Capital Outlay	-	-	-	-	418,319
Total Public Works	1,330,359	1,425,313	1,402,615	22,698	1,813,429
Parks and Recreation:					
Personnel Services	85,264	85,264	32,765	52,499	41,032
Supplies	90,500	90,500	37,704	52,796	52,730
Contracted Services	211,655	211,655	209,578	2,077	205,408
Capital Outlay	-	1,371,002	26,288	1,344,714	213,082
Total Parks and Recreation	387,419	1,758,421	306,335	1,452,086	512,252
Library:					
Personnel Services	376,151	376,151	354,461	21,690	342,872
Supplies	37,600	37,600	43,452	(5,852)	28,509
Contracted Services	44,986	114,806	99,544	15,262	30,258
Capital Outlay	-	-	-	-	20,670
Total Library	458,737	528,557	497,457	31,100	422,309
Development Activities:					
<i>Community Development/ Events:</i>					
Personnel Services	217,558	217,558	180,891	36,667	248,360
Supplies	4,500	4,500	6,468	(1,968)	4,492
Contracted Services	194,550	194,550	191,106	3,444	204,723
<i>Total Community Development/ Events</i>	\$ 416,608	\$ 416,608	\$ 378,465	\$ 38,143	\$ 457,575

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 BUDGET AND ACTUAL
 GENERAL FUND (CONTINUED)
 YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		2022 Actual Amounts	Variance With Final Budget - Positive (Negative)	2021 Actual
	Original	Final			
<i>Special Events:</i>					
Personnel Services	\$ 24,030	\$ 24,030	\$ 33,634	\$ (9,604)	\$ 39,194
Supplies	90,350	123,519	91,859	31,660	31,645
<i>Total Special Events</i>	<u>114,380</u>	<u>147,549</u>	<u>125,493</u>	<u>22,056</u>	<u>70,839</u>
<i>Economic Development:</i>					
Personnel Services	210,313	210,313	183,856	26,457	136,797
Supplies	10,690	10,690	4,866	5,824	7,918
Contracted Services	97,673	97,673	105,367	(7,694)	55,770
<i>Total Economic Development</i>	<u>318,676</u>	<u>318,676</u>	<u>294,089</u>	<u>24,587</u>	<u>200,485</u>
Total Development Activities	<u>849,664</u>	<u>882,833</u>	<u>798,047</u>	<u>84,786</u>	<u>728,899</u>
Total Expenditures	<u>12,731,703</u>	<u>14,638,398</u>	<u>12,319,290</u>	<u>2,319,108</u>	<u>12,669,093</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(207,523)</u>	<u>(935,737)</u>	<u>1,498,135</u>	<u>2,433,872</u>	<u>(80,430)</u>
OTHER FINANCING SOURCES (USES)					
Transfers In	\$ 850,389	\$ 1,362,809	\$ 147,790	\$ (1,215,019)	\$ -
Transfers Out	(742,420)	(742,420)	(28,680)	713,740	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>107,969</u>	<u>620,389</u>	<u>119,110</u>	<u>(501,279)</u>	<u>-</u>
Net Change in Fund Balance	<u>(99,554)</u>	<u>(315,348)</u>	<u>1,617,245</u>	<u>1,932,593</u>	<u>(80,430)</u>
Fund Balances, Beginning	<u>5,718,880</u>	<u>5,718,880</u>	<u>5,718,880</u>	<u>-</u>	<u>5,799,310</u>
Fund Balances, Ending	<u>\$ 5,619,326</u>	<u>\$ 5,403,532</u>	<u>\$ 7,336,125</u>	<u>\$ 1,932,593</u>	<u>\$ 5,718,880</u>

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 BUDGET AND ACTUAL
 STREET MAINTENANCE TAX FUND
 YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		2022 Actual Amounts	Variance With Final Budget - Positive (Negative)	2021 Actual
	Original	Final			
REVENUES					
Sales Taxes	\$ 641,314	\$ 641,314	\$ 816,050	\$ 174,736	\$ 708,471
Investment Earnings	513	513	6,722	6,209	394
TOTAL REVENUES	<u>641,827</u>	<u>641,827</u>	<u>822,772</u>	<u>180,945</u>	<u>708,865</u>
EXPENDITURES					
<i>Current:</i>					
Public Works	1,196,183	2,112,361	1,209,409	902,952	765,872
TOTAL EXPENDITURES	<u>1,196,183</u>	<u>2,112,361</u>	<u>1,209,409</u>	<u>902,952</u>	<u>765,872</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(554,356)</u>	<u>(1,470,534)</u>	<u>(386,637)</u>	<u>(1,083,897)</u>	<u>(57,007)</u>
OTHER FINANCING SOURCES (USES)					
Transfers In	-	1,470,534	272,399	1,198,135	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>1,470,534</u>	<u>272,399</u>	<u>1,198,135</u>	<u>-</u>
Net Change in Fund Balance	(554,356)	-	(114,238)	114,238	(57,007)
FUND BALANCE - BEGINNING	<u>1,359,760</u>	<u>1,359,760</u>	<u>1,359,760</u>	<u>-</u>	<u>1,416,767</u>
FUND BALANCE - ENDING	<u>\$ 805,404</u>	<u>\$ 2,830,294</u>	<u>\$ 1,245,522</u>	<u>\$ 1,426,611</u>	<u>\$ 1,359,760</u>

CITY OF LEON VALLEY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2022

Budgetary Information – The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriation budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, water and wastewater fund, grant fund, building security fund, child safety fund, municipal court technology fund, debt service fund, police forfeiture fund, crime control and prevention district fund, community center fund and street maintenance tax fund. Project-length financial plans are adopted for capital project funds. Of these budgets, the general fund, street maintenance tax fund, community center fund, grants fund, crime control preventions fund, child safety fund, state forfeiture fund, federal forfeiture fund, building security fund, court technology fund, and debt service fund are legally adopted.

Budgetary preparation and control is exercised at the fund level. The city manager is authorized to transfer budget amounts between accounts within a department. These transfers cannot increase the overall budgeted expenditures.

Discussion Draft

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CHANGES – NET PENSION LIABILITY AND RELATED RATIOS
 LAST TEN PLAN YEARS*

	Total Pension Liability			
	2014	2015	2016	2017
Service Cost	\$ 645,011	\$ 761,483	\$ 747,641	\$ 842,875
Interest (on the Total Pension Liability)	2,491,971	2,548,566	2,513,302	2,599,775
Changes of Benefit Terms	-	-	-	-
Difference between Expected and Actual Experience	(806,336)	(863,803)	109,583	194,960
Change of Assumptions	-	149,794	-	-
Benefit Payments, Including Refunds of Employee Contributions	(1,734,074)	(1,426,682)	(2,099,537)	(2,174,580)
Net Change in Total Pension Liability	596,572	1,169,358	1,270,989	1,463,030
Total Pension Liability - Beginning	36,144,116	36,740,688	37,910,046	39,181,035
Total Pension Liability - Ending	<u>\$ 36,740,688</u>	<u>\$ 37,910,046</u>	<u>\$ 39,181,035</u>	<u>\$ 40,644,065</u>
	Plan Fiduciary Net Position			
	2014	2015	2016	2017
Contributions - Employer	\$ 769,208	\$ 813,946	\$ 702,892	\$ 735,312
Contributions - Employee	282,279	311,658	301,671	341,475
Net Investment Income	1,903,667	50,874	2,310,877	4,903,405
Benefit Payments, Including Refunds of Employee Contributions	(1,734,074)	(1,426,682)	(2,099,537)	(2,174,580)
Administrative Expense	(19,877)	(30,989)	(26,101)	(25,416)
Other	(1,634)	(1,531)	(1,406)	(1,286)
Net Change in Plan Fiduciary Net Position	1,199,569	(282,724)	1,188,396	3,778,910
Plan Fiduciary Net Position - Beginning	33,279,600	34,479,169	34,196,445	35,384,841
Plan Fiduciary Net Position - Ending	<u>\$ 34,479,169</u>	<u>\$ 34,196,445</u>	<u>\$ 35,384,841</u>	<u>\$ 39,163,751</u>
Net Pension Liability - Ending	\$ 2,261,519	\$ 3,713,601	\$ 3,796,194	\$ 1,480,314
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	93.84%	90.20%	90.31%	96.36%
Covered Payroll	\$ 4,704,649	\$ 5,194,294	\$ 5,027,846	\$ 5,691,256
Net Pension Liability as a Percentage of Covered Payroll	48.07%	71.49%	75.50%	26.01%

*GASB 68 requires 10 years of data to be provided in this schedule. This is the eighth year implementation of GASB68. The City will develop the schedule prospectively as data becomes available.

Total Pension Liability			
2018	2019	2020	2021
\$ 1,107,270	\$ 1,260,851	\$ 1,322,663	\$ 1,350,668
2,833,754	2,974,542	3,156,487	3,295,336
1,757,255	-	-	-
121,392	696,928	334,550	811,140
-	97,929	-	-
<u>(1,946,832)</u>	<u>(2,160,070)</u>	<u>(2,571,291)</u>	<u>(2,970,074)</u>
3,872,839	2,870,180	2,242,409	2,487,070
40,644,065	44,516,904	47,387,084	49,629,493
<u>\$ 44,516,904</u>	<u>\$ 47,387,084</u>	<u>\$ 49,629,493</u>	<u>\$ 52,116,563</u>

Plan Fiduciary Net Position			
2018	2019	2020	2021
\$ 821,094	\$ 1,193,707	\$ 1,254,515	\$ 1,320,007
372,609	494,728	512,944	523,515
(1,172,483)	5,749,089	3,220,466	5,843,029
(1,946,832)	(2,160,070)	(2,571,291)	(2,970,074)
(22,673)	(32,509)	(20,854)	(27,055)
<u>(1,185)</u>	<u>(977)</u>	<u>(814)</u>	<u>185</u>
(1,949,470)	5,243,968	2,394,966	4,689,607
39,163,751	37,214,281	42,458,249	44,853,215
<u>\$ 37,214,281</u>	<u>\$ 42,458,249</u>	<u>\$ 44,853,215</u>	<u>\$ 49,542,822</u>

\$ 7,302,623	\$ 4,928,835	\$ 4,776,278	\$ 2,573,741
83.60%	89.60%	90.38%	95.06%
\$ 6,210,153	\$ 7,067,549	\$ 7,327,773	\$ 7,478,782
117.59%	69.74%	65.18%	34.41%

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CITY CONTRIBUTIONS
 LAST TEN FISCAL YEARS*

	Fiscal Year			
	2015	2016	2017	2018
Actuarially Determined Contribution	\$ 779,557	\$ 738,640	\$ 735,472	\$ 830,183
Contributions in Relation to the Actuarially Determined Contribution	<u>779,557</u>	<u>738,640</u>	<u>735,472</u>	<u>830,183</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 4,923,162	\$ 5,036,278	\$ 5,492,470	\$ 6,231,160
Contributions as a Percentage of Covered Payroll	15.83%	14.67%	13.39%	13.32%
	2019	2020	2021	2022
Actuarially Determined Contribution	1,108,962	1,243,211	1,298,721	1,246,582
Contributions in Relation to the Actuarially Determined Contribution	<u>1,108,962</u>	<u>1,243,211</u>	<u>1,298,721</u>	<u>1,246,582</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Employee Payroll	\$ 6,920,380	\$ 7,285,644	\$ 7,291,513	\$ 7,075,062
Contributions as a Percentage of Covered Payroll	16.02%	17.06%	17.81%	17.62%

*GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year implementation of GASB 68. The City will develop the schedule prospectively as data becomes available.

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CHANGES – TOTAL OTHER POST-EMPLOYMENT BENEFIT LIABILITY
 AND RELATED RATIOS
 LAST TEN CALENDAR YEARS*

	Total OPEB Liability				
	2017	2018	2019	2020	2021
Service Cost	\$ 11,383	\$ 14,283	\$ 15,549	\$ 19,052	\$ 23,932
Interest on Total OPEB Liability	13,335	13,517	14,951	13,963	12,184
Changes of Benefit Terms	-	-			
Difference between Expected and Actual Experience	-	(1,286)	(2,759)	(5,014)	8,166
Change of Assumptions or Other Inputs	32,701	(28,902)	79,233	78,822	19,746
Benefit Payments	(2,846)	(3,726)	(3,534)	(4,397)	(11,218)
Net Change in Total OPEB Liability	54,573	(6,114)	103,440	102,426	52,810
Total OPEB Liability - Beginning	348,518	403,091	396,977	500,417	602,843
Total OPEB Liability - Ending	<u>\$ 403,091</u>	<u>\$ 396,977</u>	<u>\$ 500,417</u>	<u>\$ 602,843</u>	<u>\$ 655,653</u>
 Covered Payroll	 \$ 5,691,256	 \$ 6,210,153	 \$ 7,067,549	 \$ 7,327,773	 \$ 7,478,782
 Total OPEB Liability as a Percentage of Covered Payroll	 7.08%	 6.39%	 7.08%	 8.23%	 8.77%

*GASB Statement No. 75 requires 10 years of data to be provided in this schedule. This is the fifth year implementation of GASB75. The City will develop the schedule prospectively as data becomes available.

NOTES TO SCHEDULE OF CHANGES

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

SUPPLEMENTARY INFORMATION

Supplementary information includes combining nonmajor individual fund statements which are not required by the GASB, nor a part of the basic financial statements.

FUND DESCRIPTIONS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues and expenditures that are legally restricted for a specific purpose.

- **Community Center** - Accounts for hotel occupancy tax revenues and expenditures, funding mainly the community and conference centers.
- **Grants Fund** - Accounts for grant revenues received from other governments and the related expenditures.
- **Crime Control and Prevention District** - Accounts for sales tax collection for public safety operations. This special district tax was approved by voters in May 2014.
- **Child Safety Fund** - Accounts for the drug awareness and prevention program, school crossing guards, and other child safety programs.
- **State Police Forfeiture Fund** - Accounts for revenues from seized assets and the allowed expenditure of that revenue.
- **Federal Police Forfeiture Fund** - Accounts for revenues from seized assets in federal cases and the allowed expenditure of that revenue.
- **Building Security Fund** - Accounts for a portion of municipal fines that are allocated to building security and the allowed expenditures.
- **Court Technology** - Accounts for a portion of municipal fines that are allocated to court technology and the allowed expenditures.

CITY OF LEON VALLEY
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2022

	Special Revenue Funds			
	Community Center	Grants	Crime Control and Prevention District	Child Safety
ASSETS				
Cash and Cash Equivalents	\$ 48,443	\$ 7,892	\$ 98,950	\$ 2,317
Investments	221,541	-	340,517	46,138
Accounts Receivable, Net of Allowance:				
Other	19,238	-	-	2,427
Due from Other Governments	-	-	74,479	-
TOTAL ASSETS	\$ 289,222	\$ 7,892	\$ 513,946	\$ 50,882
LIABILITIES AND FUND BALANCE				
<i>Liabilities:</i>				
Accounts Payable	\$ 3,232	\$ 750	\$ 1,689	\$ 22
Accrued Expenditures	413	-	4,029	22
Deposits Payable	56,967	-	-	-
<i>Total Liabilities</i>	<u>60,612</u>	<u>750</u>	<u>5,718</u>	<u>44</u>
<i>Fund Balance:</i>				
Restricted	228,610	7,142	508,228	50,838
<i>Total Fund Balances</i>	<u>228,610</u>	<u>7,142</u>	<u>508,228</u>	<u>50,838</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ 289,222	\$ 7,892	\$ 513,946	\$ 50,882

Special Revenue Funds				
State Police Foreftiture	Federal Police Forfeitures	Building Security	Court Technology	Total Nonmajor Governmental Funds
\$ -	\$ 92,641	\$ 5,769	\$ 4,534	\$ 260,546
10,654	185,801	44,128	33,674	882,453
-	973	-	-	22,638
-	-	-	-	74,479
<u>\$ 10,654</u>	<u>\$ 279,415</u>	<u>\$ 49,897</u>	<u>\$ 38,208</u>	<u>\$ 1,240,116</u>
\$ -	\$ 3	\$ -	\$ -	\$ 5,696
-	-	-	-	4,464
-	-	-	-	56,967
-	3	-	-	67,127
10,654	279,412	49,897	38,208	1,172,989
<u>10,654</u>	<u>279,412</u>	<u>49,897</u>	<u>38,208</u>	<u>1,172,989</u>
<u>\$ 10,654</u>	<u>\$ 279,415</u>	<u>\$ 49,897</u>	<u>\$ 38,208</u>	<u>\$ 1,240,116</u>

CITY OF LEON VALLEY
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
 CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 YEAR ENDED SEPTEMBER 30, 2022

	Special Revenue Funds			
	Community Center	Grants	Crime Control and Prevention District	Child Safety
REVENUES				
Sales Taxes	\$ -	\$ -	\$ 403,835	\$ -
Occupancy Taxes	84,186	-	-	-
Fines and Forfeitures	-	-	-	15,000
Grants	-	2,477	-	-
Rent	64,292	-	-	-
Investment Earnings	1,470	-	2,050	237
TOTAL REVENUES	<u>149,948</u>	<u>2,477</u>	<u>405,885</u>	<u>15,237</u>
EXPENDITURES				
Current:				
Administration	-	-	-	-
Public Safety	-	1,500	192,163	5,866
Community Development	110,211	-	-	-
TOTAL EXPENDITURES	<u>110,211</u>	<u>1,500</u>	<u>192,163</u>	<u>5,866</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>39,737</u>	<u>977</u>	<u>213,722</u>	<u>9,371</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	39,737	977	213,722	9,371
Fund Balances, Beginning	<u>188,873</u>	<u>6,165</u>	<u>294,506</u>	<u>41,467</u>
Fund Balances, Ending	<u>\$ 228,610</u>	<u>\$ 7,142</u>	<u>\$ 508,228</u>	<u>\$ 50,838</u>

Special Revenue Funds				
State Police Forfeiture	Federal Police Forfeiture	Building Security	Court Technology	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ 403,835
-	-	-	-	84,186
-	129,758	17,120	18,172	180,050
-	-	-	-	2,477
-	-	-	-	64,292
72	1,308	420	175	5,732
72	131,066	17,540	18,347	740,572
-	-	-	3,703	3,703
-	74,667	-	-	274,196
-	-	-	-	110,211
-	74,667	-	3,703	388,110
72	56,399	17,540	14,644	352,462
-	3,000	-	-	3,000
-	3,000	-	-	3,000
72	59,399	17,540	14,644	355,462
10,582	220,013	32,357	23,564	817,527
\$ 10,654	\$ 279,412	\$ 49,897	\$ 38,208	\$ 1,172,989

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 COMMUNITY CENTER FUND
 YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Occupancy Taxes	\$ 50,500	\$ 50,500	\$ 84,186	\$ 33,686	\$ 89,993
Rent	9,276	9,276	64,292	55,016	20,254
Investment Earnings	-	-	1,470	1,470	-
TOTAL REVENUES	<u>59,776</u>	<u>59,776</u>	<u>149,948</u>	<u>90,172</u>	<u>110,247</u>
EXPENDITURES					
Current:					
Community Development	141,918	141,918	110,211	31,707	110,895
TOTAL EXPENDITURES	<u>141,918</u>	<u>141,918</u>	<u>110,211</u>	<u>31,707</u>	<u>110,895</u>
Net Change in Fund Balance	(82,142)	(82,142)	39,737	121,879	(648)
FUND BALANCE, BEGINNING	<u>188,873</u>	<u>188,873</u>	<u>188,873</u>	-	<u>189,521</u>
FUND BALANCE, ENDING	<u>\$ 106,731</u>	<u>\$ 106,731</u>	<u>\$ 228,610</u>	<u>\$ 121,879</u>	<u>\$ 188,873</u>

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 GRANTS FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Grants	\$ 2,856	\$ 2,856	\$ 2,477	\$ (379)	\$ 2,857
TOTAL REVENUES	<u>2,856</u>	<u>2,856</u>	<u>2,477</u>	<u>(379)</u>	<u>2,857</u>
EXPENDITURES					
Current:					
Public Safety	2,856	2,856	1,500	1,356	2,567
TOTAL EXPENDITURES	<u>2,856</u>	<u>2,856</u>	<u>1,500</u>	<u>1,356</u>	<u>2,567</u>
Net Change in Fund Balance	-	-	977	977	290
FUND BALANCE, BEGINNING	<u>6,165</u>	<u>6,165</u>	<u>6,165</u>	-	<u>5,875</u>
FUND BALANCE, ENDING	<u>\$ 6,165</u>	<u>\$ 6,165</u>	<u>\$ 7,142</u>	<u>\$ 977</u>	<u>\$ 6,165</u>

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 CRIME CONTROL PREVENTION FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Sales Tax	\$ 308,648	\$ 308,648	\$ 403,835	\$ 95,187	\$ 351,757
Investment Earnings	300	300	2,050	1,750	78
TOTAL REVENUES	<u>308,948</u>	<u>308,948</u>	<u>405,885</u>	<u>96,937</u>	<u>351,835</u>
EXPENDITURES					
Current:					
Public Safety	379,835	379,835	192,163	187,672	282,416
TOTAL EXPENDITURES	<u>379,835</u>	<u>379,835</u>	<u>192,163</u>	<u>187,672</u>	<u>282,416</u>
Net Change in Fund Balance	(70,887)	(70,887)	213,722	284,609	69,419
FUND BALANCE, BEGINNING	<u>294,506</u>	<u>294,506</u>	<u>294,506</u>	-	<u>225,087</u>
FUND BALANCE, ENDING	<u>\$ 223,619</u>	<u>\$ 223,619</u>	<u>\$ 508,228</u>	<u>\$ 284,609</u>	<u>\$ 294,506</u>

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 CHILD SAFETY FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	\$ 14,900	\$ 14,900	\$ 15,000	\$ -	\$ 16,551
Investment Earnings	-	-	237	-	-
TOTAL REVENUES	<u>14,900</u>	<u>14,900</u>	<u>15,237</u>	<u>-</u>	<u>16,551</u>
EXPENDITURES					
Current:					
Public Safety	17,923	17,923	5,866	12,057	6,476
TOTAL EXPENDITURES	<u>17,923</u>	<u>17,923</u>	<u>5,866</u>	<u>12,057</u>	<u>6,476</u>
Net Change in Fund Balance	(3,023)	(3,023)	9,371	12,394	10,075
FUND BALANCE, BEGINNING	<u>41,467</u>	<u>41,467</u>	<u>41,467</u>	<u>-</u>	<u>31,392</u>
FUND BALANCE, ENDING	<u>\$ 38,444</u>	<u>\$ 38,444</u>	<u>\$ 50,838</u>	<u>\$ 12,394</u>	<u>\$ 41,467</u>

Discussion Draft

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 STATE POLICE FORFEITURE FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Investment Earnings	\$ -	\$ -	\$ 72	\$ 72	\$ -
TOTAL REVENUES	<u>-</u>	<u>-</u>	<u>72</u>	<u>72</u>	<u>-</u>
Net Change in Fund Balance	-	-	72	72	-
FUND BALANCE, BEGINNING	<u>10,582</u>	<u>10,582</u>	<u>10,582</u>	-	<u>10,582</u>
FUND BALANCE, ENDING	<u>\$ 10,582</u>	<u>\$ 10,582</u>	<u>\$ 10,654</u>	<u>\$ 72</u>	<u>\$ 10,582</u>

Discussion Draft

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 FEDERAL POLICE FORFEITURE FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	\$ -	\$ -	\$ 129,758	\$ 129,758	\$ 9,003
Interest	-	-	1,308	1,308	151
TOTAL REVENUES	-	-	131,066	131,066	9,154
EXPENDITURES					
Current:					
Public Safety	150,903	150,903	74,667	76,236	158,765
TOTAL EXPENDITURES	150,903	150,903	74,667	76,236	158,765
Excess (Deficiency) of Revenues Over (Under) Expenditures	(150,903)	(150,903)	56,399	207,302	(149,611)
OTHER SOURCES (USES)					
Transfers In (Out)	-	-	3,000	3,000	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	3,000	3,000	-
Net Change in Fund Balance	(150,903)	(150,903)	59,399	210,302	(149,611)
FUND BALANCE, BEGINNING	220,013	220,013	220,013	-	369,624
FUND BALANCE, ENDING	\$ 69,110	\$ 69,110	\$ 279,412	\$ 210,302	\$ 220,013

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 BUILDING SECURITY FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	\$ 13,400	\$ 13,400	\$ 17,120	\$ 3,720	\$ 16,810
Investment Earnings	-	-	420	420	-
TOTAL REVENUES	<u>13,400</u>	<u>13,400</u>	<u>17,540</u>	<u>4,140</u>	<u>16,810</u>
EXPENDITURES					
Current:					
Public Safety	23,595	23,595	-	23,595	6,067
TOTAL EXPENDITURES	<u>23,595</u>	<u>23,595</u>	<u>-</u>	<u>23,595</u>	<u>6,067</u>
Net Change in Fund Balance	(10,195)	(10,195)	17,540	27,735	10,743
FUND BALANCE, BEGINNING	<u>32,357</u>	<u>32,357</u>	<u>32,357</u>	-	<u>21,614</u>
FUND BALANCE, ENDING	<u>\$ 22,162</u>	<u>\$ 22,162</u>	<u>\$ 49,897</u>	<u>\$ 27,735</u>	<u>\$ 32,357</u>

CITY OF LEON VALLEY
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 COURT TECHNOLOGY FUND
 FOR THE YEAR ENDED SEPTEMBER 30, 2022
 (WITH COMPARATIVE ACTUAL TOTALS FOR 2021)

	Budgeted Amounts		2022 Actual Amounts	Variance with Final Budget- Positive (Negative)	2021 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	\$ 15,000	\$ 15,000	\$ 18,172	\$ 3,172	\$ 18,760
Investment Earnings	-	-	175	175	-
TOTAL REVENUES	<u>15,000</u>	<u>15,000</u>	<u>18,347</u>	<u>3,347</u>	<u>18,760</u>
EXPENDITURES					
Current:					
Administration	37,000	37,000	3,703	33,297	17,547
TOTAL EXPENDITURES	<u>37,000</u>	<u>37,000</u>	<u>3,703</u>	<u>33,297</u>	<u>17,547</u>
Net Change in Fund Balance	(22,000)	(22,000)	14,644	(29,950)	1,213
FUND BALANCE, BEGINNING	<u>23,564</u>	<u>23,564</u>	<u>23,564</u>	-	<u>22,351</u>
FUND BALANCE, ENDING	<u>\$ 1,564</u>	<u>\$ 1,564</u>	<u>\$ 38,208</u>	<u>\$ (29,950)</u>	<u>\$ 23,564</u>

CITY OF LEON VALLEY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
 BUDGET AND ACTUAL
 DEBT SERVICE
 YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		2022 Actual Amounts	Variance With Final Budget - Positive (Negative)	2021 Actual
	Original	Final			
REVENUES					
Property Taxes	\$ 586,262	\$ 586,262	\$ 568,892	\$ (17,370)	\$ 661,381
TOTAL REVENUES	586,262	586,262	568,892	(17,370)	661,381
EXPENDITURES					
<i>Debt Service:</i>					
Principal	465,000	465,000	420,000	45,000	449,934
Bond Issue Costs	-	-	-	-	121,016
Interest and Fiscal Charges	222,863	222,863	160,800	62,063	179,948
TOTAL EXPENDITURES	687,863	687,863	580,800	107,063	750,898
Excess (Deficiency) of Revenues Over (Under) Expenditures	(101,601)	(101,601)	(11,908)	89,693	(89,517)
OTHER FINANCING SOURCES (USES)					
Issuance of Debt	-	-	-	-	5,775,000
Premiums on Issance of Debt	-	-	-	-	641,083
Payments to Refunding Agent	-	-	-	-	(6,295,066)
Transfers In	105,113	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	105,113	-	-	-	121,017
Net Change in Fund Balance	3,512	(101,601)	(11,908)	89,693	31,500
FUND BALANCE - BEGINNING	419,426	419,426	419,426	-	387,926
FUND BALANCE - ENDING	\$ 422,938	\$ 317,825	\$ 407,518	\$ 89,693	\$ 419,426

STATISTICAL SECTION

This part of the City of Leon Valley's annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Financial Trends (Tables 1 through 4)

- Net Position by Component
- Change in Net Position
- Fund Balances, Governmental Funds
- Changes in Fund Balances, Governmental Funds

These schedules contain trend information to help reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity (Tables 5 through 12)

- Tax Revenues by Source, Governmental Funds
- Assessed Value and Estimated Actual Value of Taxable Property
- Direct and Overlapping Property Tax Rates
- Principal Property Taxpayers
- Property Tax Levies and Collections
- Total Water Sold by Type of Customer
- Water and Sewer Rates
- Taxable Assessed Value

These schedules contain information to help readers assess the factors affecting the City's ability to generate its property and sales tax.

Debt Capacity (Tables 13 through 17)

- Ratios of Outstanding Debt by Type
- Ratios of General Bonded Debt Outstanding
- Direct and Overlapping Governmental Activities Debt
- Debt Margin Information
- Pledged Revenue Coverage

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information (Tables 18 through 19)

- Demographic and Economic Statistics
- Principal Employers

These schedules offer demographic and economic indicators to help the reader understand how the City's financial activities take place and to help make comparisons over time and with other governments.

Operating Information (Tables 20 through 22)

- Full-time Equivalent City Government Employees by Function
- Operating Indicators by Function/Program
- Capital Asset Statistics by Function/Program

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

CITY OF LEON VALLEY
NET POSITION, BY COMPONENT
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
<i>Governmental Activities</i>				
Net Investment in Capital Assets	\$ 6,374,117	\$ 7,414,439	\$ 7,696,092	\$ 8,324,593
Restricted	157,074	90,494	1,657,517	2,186,825
Unrestricted	6,496,088	6,167,021	2,656,933	2,696,144
<i>Total Governmental Activities</i>				
<i>Net Position</i>	<u>\$ 13,027,279</u>	<u>\$ 13,671,954</u>	<u>\$ 12,010,542</u>	<u>\$ 13,207,562</u>
<i>Business-Type Activities</i>				
Net Investment in Capital Assets	\$ 3,867,460	\$ 4,057,126	\$ 4,113,942	\$ 4,367,353
Restricted	1,066,500	993,268	908,705	1,042,946
Unrestricted	1,829,758	1,873,123	1,533,589	1,205,378
<i>Total Business-Type Activities</i>				
<i>Net Position</i>	<u>\$ 6,763,718</u>	<u>\$ 6,923,517</u>	<u>\$ 6,556,236</u>	<u>\$ 6,615,677</u>
<i>Primary Government</i>				
Net Investment in Capital Assets	\$ 10,241,577	\$ 11,471,565	\$ 11,810,034	\$ 12,691,946
Restricted	1,223,574	1,083,762	2,566,222	3,229,771
Unrestricted	8,325,846	8,040,144	4,190,522	3,901,522
<i>Total Primary Government Net Position</i>	<u>\$ 19,790,997</u>	<u>\$ 20,595,471</u>	<u>\$ 18,566,778</u>	<u>\$ 19,823,239</u>

Note – GASB Statement No. 68 has been prospectively implemented in year-end 2015. Years 2012 – 2017 have not been restated for adoption of GASB Statement No. 75.

TABLE 1

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 9,534,380	\$ 12,241,969	\$ 12,752,432	\$ 13,667,111	\$ 13,953,956	\$ 13,497,385
2,999,981	4,027,347	2,704,990	2,950,408	2,891,629	3,144,548
2,342,091	2,432,332	2,048,407	559,242	753,703	2,663,066
<u>\$ 14,876,452</u>	<u>\$ 18,701,648</u>	<u>\$ 17,505,829</u>	<u>\$ 17,176,761</u>	<u>\$ 17,599,288</u>	<u>\$ 19,304,999</u>
\$ 4,049,170	\$ 4,162,165	\$ 4,872,274	\$ 5,392,876	\$ 5,862,213	\$ 6,332,409
1,279,204	1,225,716	1,595,199	1,784,772	1,888,685	1,888,685
2,179,050	2,562,095	2,118,143	2,276,563	2,404,894	1,883,625
<u>\$ 7,507,424</u>	<u>\$ 7,949,976</u>	<u>\$ 8,585,616</u>	<u>\$ 9,454,211</u>	<u>\$ 10,155,792</u>	<u>\$ 10,104,719</u>
\$ 13,583,550	\$ 16,404,134	\$ 17,624,706	\$ 19,059,987	\$ 19,816,169	\$ 19,829,794
4,279,185	5,253,063	4,300,189	4,735,180	4,780,314	5,033,233
4,521,141	4,994,427	4,166,550	2,835,805	3,158,597	4,546,691
<u>\$ 22,383,876</u>	<u>\$ 26,651,624</u>	<u>\$ 26,091,445</u>	<u>\$ 26,630,972</u>	<u>\$ 27,755,080</u>	<u>\$ 29,409,718</u>

CITY OF LEON VALLEY
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
Expenses				
<i>Governmental Activities</i>				
Administration	\$ 910,636	\$ 828,573	\$ 983,952	\$ 1,125,550
Public Safety	4,335,920	4,536,351	4,701,582	4,598,579
Public Works	1,140,612	1,650,987	2,363,083	1,492,449
Parks and Recreation	113,792	186,386	169,947	228,169
Library	322,587	302,721	320,572	367,252
Communications	-	-	-	355,508
Community Development	566,113	641,724	676,880	880,111
Interest and Fiscal Agent Fees	275,120	248,324	239,237	205,890
<i>Total Governmental Activities Expenses</i>	<u>7,664,780</u>	<u>8,395,066</u>	<u>9,455,253</u>	<u>9,253,508</u>
<i>Business-Type Activities</i>				
Water/Wastewater Utilities	3,282,774	3,365,772	3,481,521	3,752,522
<i>Total Business-Type Activities</i>	<u>3,282,774</u>	<u>3,365,772</u>	<u>3,481,521</u>	<u>3,752,522</u>
Total Primary Government Expenses	<u>\$ 10,947,554</u>	<u>\$ 11,760,838</u>	<u>\$ 12,936,774</u>	<u>\$ 13,006,030</u>
Program Revenues				
<i>Governmental Activities</i>				
Charges for Service:				
Administration	\$ 298,947	\$ 284,034	\$ 258,388	\$ 537,825
Public Safety	833,662	803,036	694,303	724,018
Parks and Recreation	15,544	15,586	13,850	15,632
Library	1,972	3,490	3,521	4,249
Community Development	97,193	168,648	166,775	167,074
Operating Grants and Contributions	82,626	95,028	240,763	160,001
Capital Grants and Contributions	372,585	-	170,747	37,766
<i>Total Governmental Activities Program Revenues</i>	<u>1,702,529</u>	<u>1,369,822</u>	<u>1,548,347</u>	<u>1,646,565</u>
<i>Business-Type Activities</i>				
Charges for Service:				
Water/Wastewater Utilities	3,291,009	3,275,292	3,481,570	3,683,776
Operating Grants and Contributions	-	-	-	-
Capital Grants and Contributions	-	-	-	-
<i>Total Business-Type Activities Program Revenues</i>	<u>3,291,009</u>	<u>3,275,292</u>	<u>3,481,570</u>	<u>3,683,776</u>
Total Primary Government Program Revenues	<u>\$ 4,993,538</u>	<u>\$ 4,645,114</u>	<u>\$ 5,029,917</u>	<u>\$ 5,330,341</u>

Note – GASB Statement No. 68 has been prospectively implemented in year-end 2015. Years 2012 – 2017 have not been restated for adoption of GASB Statement No. 75.

TABLE 2

		Fiscal Year									
		2017	2018	2019	2020	2021	2022				
\$	1,052,772	\$	1,163,357	\$	1,134,888	\$	1,668,621	\$	1,272,072	\$	1,490,181
	5,731,890		6,825,574		10,029,264		9,182,852		8,427,384		8,192,664
	1,960,573		1,366,183		3,110,746		2,128,939		2,464,829		2,908,030
	357,055		372,372		306,749		328,675		326,685		327,054
	375,764		421,642		413,677		413,953		438,436		514,467
	322,727		-		-		-		-		-
	753,029		828,978		932,724		939,644		919,311		1,054,053
	228,101		201,460		186,603		177,398		216,131		100,420
	10,781,911		11,179,566		16,114,651		14,840,082		14,064,848		14,586,869
	3,901,345		4,720,880		4,978,650		4,476,212		4,447,693		5,613,181
	3,901,345		4,720,880		4,978,650		4,476,212		4,447,693		5,613,181
\$	14,683,256	\$	15,900,446	\$	21,093,301	\$	19,316,294	\$	18,512,541	\$	20,200,050
\$	319,498	\$	319,498	\$	661,149	\$	409,905	\$	276,482	\$	330,496
	1,620,197		1,620,197		3,441,827		3,296,536		3,062,361		3,058,806
	-		-		-		-		-		-
	-		-		-		-		-		-
	76,357		76,357		77,660		11,290		20,253		64,586
	476,415		476,415		130,103		604,876		67,282		57,184
	-		-		105,767		-		-		159,946
	2,492,467		2,492,467		4,416,506		4,322,607		3,426,378		3,671,018
	4,589,550		4,623,442		5,218,441		4,995,934		5,095,369		5,381,349
	120,165		-		-		-		-		-
	-		485,976		302,632		-		-		365,395
	4,709,715		5,109,418		5,521,073		4,995,934		5,095,369		5,746,744
\$	7,202,182	\$	7,601,885	\$	9,937,579	\$	9,318,541	\$	8,521,747	\$	9,417,762

CITY OF LEON VALLEY
CHANGE IN NET POSITION (CONTINUED)
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
Net (Expenses)/Revenue				
Governmental Activities	\$ (5,962,251)	\$ (7,025,244)	\$ (7,906,906)	\$ (7,606,943)
Business-Type Activities	8,235	(90,480)	49	(68,746)
Total Primary Government Net Expenses	<u>\$ (5,954,016)</u>	<u>\$ (7,115,724)</u>	<u>\$ (7,906,857)</u>	<u>\$ (7,675,689)</u>
Governmental Revenues and Other Changes in Net Position				
<i>Governmental Activities</i>				
Taxes:				
Property Taxes	\$ 3,834,233	\$ 4,021,701	\$ 4,122,721	\$ 4,440,697
Sales Taxes	3,592,293	2,918,244	3,058,953	3,177,019
Franchise Taxes	701,468	895,174	974,361	1,072,898
Occupancy Taxes	83,470	91,125	86,661	67,691
Interest and Investment Earnings	12,804	4,277	4,678	17,663
Miscellaneous	20,138	26,879	21,896	27,995
Transfers	-	20,000	70,000	-
<i>Total Governmental Activities</i>	<u>8,244,406</u>	<u>7,977,400</u>	<u>8,339,270</u>	<u>8,803,963</u>
<i>Business-Type Activities</i>				
Interest and Investment Earnings	3,374	2,579	889	1,270
Miscellaneous	35,609	5,914	144,390	84,682
Impact Fees	22,593	20,417	-	-
Transfers	-	-	(20,000)	(70,000)
<i>Total Business-Type Activities</i>	<u>61,576</u>	<u>28,910</u>	<u>125,279</u>	<u>15,952</u>
Total Primary Government	<u>\$ 8,305,982</u>	<u>\$ 8,006,310</u>	<u>\$ 8,464,549</u>	<u>\$ 8,819,915</u>
Changes In Net Position				
Government Activities	\$ 2,282,155	\$ 952,156	\$ 432,364	\$ 1,197,020
Business-Type Activities	69,811	(61,570)	125,328	(52,794)
Total Primary Government	<u>\$ 2,351,966</u>	<u>\$ 890,586</u>	<u>\$ 557,692</u>	<u>\$ 1,144,226</u>

TABLE 2 (Continued)

		Fiscal Year									
		2017	2018	2019	2020	2021	2022				
\$	(8,289,444)	\$	(8,687,099)	\$	(11,698,145)	\$	(10,517,475)	\$	(10,638,470)	\$	(10,915,851)
	808,370		388,538		542,423		519,722		647,676		133,563
\$	<u>(7,481,074)</u>	\$	<u>(8,298,561)</u>	\$	<u>(11,155,722)</u>	\$	<u>(9,997,753)</u>	\$	<u>(9,990,794)</u>	\$	<u>(10,782,288)</u>
\$	4,752,901	\$	4,944,531	\$	5,113,648	\$	5,447,139	\$	5,558,254	\$	5,863,936
	3,517,289		3,687,415		3,746,775		3,738,177		4,270,709		4,922,322
	1,104,166		961,149		919,205		809,636		876,389		928,847
	80,600		94,639		89,936		50,523		89,993		84,186
	55,460		134,411		233,900		94,530		3,074		76,035
	447,168		371,832		399,343		361,884		262,578		351,727
	750		(47,650)		(481)		(313,482)		-		394,509
	<u>9,958,334</u>		<u>10,146,327</u>		<u>10,502,326</u>		<u>10,188,407</u>		<u>11,060,997</u>		<u>12,621,562</u>
	11,987		60,337		92,436		35,341		2,131		28,490
	116,200		-		300		50		51,774		181,383
	-		-		-		-		-		-
	-		47,650		481		313,482		-		(394,509)
	<u>128,187</u>		<u>107,987</u>		<u>93,217</u>		<u>348,873</u>		<u>53,905</u>		<u>(184,636)</u>
\$	<u>10,086,521</u>	\$	<u>10,254,314</u>	\$	<u>10,595,543</u>	\$	<u>10,537,280</u>	\$	<u>11,114,902</u>	\$	<u>12,436,926</u>
\$	1,668,890	\$	1,459,228	\$	(1,195,819)	\$	(329,068)	\$	422,527	\$	1,705,711
	936,557		496,525		635,640		868,595		701,581		(51,073)
\$	<u>2,605,447</u>	\$	<u>1,955,753</u>	\$	<u>(560,179)</u>	\$	<u>539,527</u>	\$	<u>1,124,108</u>	\$	<u>1,654,638</u>

CITY OF LEON VALLEY
FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
<i>General Fund:</i>				
Nonspendable	\$ 54,278	\$ 54,631	\$ 56,442	\$ 14,201
Restricted	101,977	90,494	114,962	154,393
Committed	900,000	900,000	900,000	900,000
Assigned	139,135	25,275	25,275	25,275
Unassigned	2,456,717	2,756,058	2,779,498	3,567,496
<i>Total General Fund</i>	<u>\$ 3,652,107</u>	<u>\$ 3,826,458</u>	<u>\$ 3,876,177</u>	<u>\$ 4,661,365</u>
<i>All Other Governmental Funds:</i>				
Nonspendable	\$ 819	\$ 1,310	\$ 1,990	\$ -
Restricted	8,419,977	5,862,738	2,874,942	2,032,432
Committed	-	795,672	664,842	-
Assigned	-	105,373	111,139	93,679
Unassigned	1,413,694	-	-	-
<i>Total All Other Governmental Funds</i>	<u>\$ 9,834,490</u>	<u>\$ 6,765,093</u>	<u>\$ 3,652,913</u>	<u>\$ 2,126,111</u>

Discussion Draft

TABLE 3

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 52,650	\$ 11,163	\$ 5,824	\$ 4,434	\$ 4,854	\$ 4,568
497,329	23,868	235,416	261,124	283,940	304,190
1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
80,700	459,127	1,154,763	749,556	1,068,942	1,501,435
3,508,662	3,359,401	4,370,549	3,784,196	3,361,144	4,525,932
<u>\$ 5,139,341</u>	<u>\$ 4,853,559</u>	<u>\$ 6,766,552</u>	<u>\$ 5,799,310</u>	<u>\$ 5,718,880</u>	<u>\$ 7,336,125</u>
\$ 2,095	\$ -	\$ -	\$ -	\$ -	\$ -
2,502,591	3,499,337	2,463,234	2,680,737	2,596,713	2,832,611
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 2,504,686</u>	<u>\$ 3,499,337</u>	<u>\$ 2,463,234</u>	<u>\$ 2,680,737</u>	<u>\$ 2,596,713</u>	<u>\$ 2,832,611</u>

Discussion Draft

CITY OF LEON VALLEY
 CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
 LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
REVENUES				
Property Taxes	\$ 3,809,355	\$ 4,012,433	\$ 4,143,068	\$ 4,432,407
Nonproperty Taxes	2,503,411	3,009,369	3,145,614	3,333,880
Grants/Intergovernmental	4,523	8,104	8,852	7,394
Charges for Services	1,858,150	1,988,654	2,123,854	2,132,647
CIED	1,172,352	-	-	-
Other	456,679	299,392	416,576	535,910
TOTAL REVENUES	<u>9,804,470</u>	<u>9,317,952</u>	<u>9,837,964</u>	<u>10,442,238</u>
EXPENDITURES				
Current:				
Administrative	870,697	769,842	951,121	1,035,474
Public Safety	4,116,594	4,258,045	4,609,076	4,320,120
Public Works	972,484	1,462,747	2,238,664	1,319,658
Parks and Recreation	86,802	157,643	142,794	198,429
Library	267,588	288,871	317,049	346,782
Communications	-	-	-	348,793
Community Development	554,087	583,068	624,724	823,889
Capital Outlay	772,922	3,909,161	3,408,801	2,110,337
Debt Service:				
Principal	345,000	420,000	430,000	445,000
Interest	270,019	257,121	245,946	233,370
Fiscal Agent Fees and Bond Issue Costs	1,500	1,500	2,250	2,000
TOTAL EXPENDITURES	<u>8,257,693</u>	<u>12,107,998</u>	<u>12,970,425</u>	<u>11,183,852</u>
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	<u>1,546,777</u>	<u>(2,790,046)</u>	<u>(3,132,461)</u>	<u>(741,614)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	237,216	220,770	590,803	707,203
Transfers Out	(237,216)	(200,770)	(520,803)	(707,203)
Bond Premium	-	-	-	-
Issuance of Debt	-	-	-	-
Payments to Refunding Agent	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>20,000</u>	<u>70,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ 1,546,777</u>	<u>\$ (2,770,046)</u>	<u>\$ (3,062,461)</u>	<u>\$ (741,614)</u>
Debt Service as a Percentage of				
Noncapital Expenditures	8.2%	8.3%	7.1%	7.5%

TABLE 4

		Fiscal Year									
		2017	2018	2019	2020	2021	2022				
\$	4,755,462	\$	4,940,751	\$	5,104,964	\$	5,441,159	\$	5,556,003	\$	5,848,954
	4,702,056		4,743,203		4,755,916		4,598,336		5,237,092		5,935,354
	233,473		2,184,103		235,870		604,876		67,282		217,424
	1,939,695		3,014,022		4,177,392		3,788,092		3,424,315		3,456,614
	-		-		-		-		-		-
	821,919		457,535		636,484		386,056		200,433		497,897
	<u>12,452,605</u>		<u>15,339,614</u>		<u>14,910,626</u>		<u>14,818,519</u>		<u>14,485,125</u>		<u>15,956,243</u>
	878,060		937,870		933,682		1,440,302		1,090,696		1,196,736
	5,179,406		6,663,001		7,886,368		8,370,905		8,170,836		8,268,204
	1,809,169		1,135,180		2,562,290		1,693,018		2,160,982		2,612,024
	324,379		358,460		281,387		288,235		299,170		280,047
	360,023		402,110		407,886		397,869		401,639		497,457
	322,727		-		-		-		-		-
	699,342		768,403		857,365		859,448		839,794		908,258
	1,341,443		3,137,262		968,781		1,568,953		1,056,582		154,083
	460,000		475,000		440,000		450,000		449,934		420,000
	222,255		205,809		195,495		186,043		179,948		160,800
	-		-		-		-		121,016		-
	<u>11,596,804</u>		<u>14,083,095</u>		<u>14,533,254</u>		<u>15,254,773</u>		<u>14,770,597</u>		<u>14,497,609</u>
	<u>855,801</u>		<u>1,256,519</u>		<u>377,372</u>		<u>(436,254)</u>		<u>(285,472)</u>		<u>1,458,634</u>
	750		750		-		179,240		-		423,189
	-		(48,400)		(481)		(492,722)		-		(28,680)
	-		-		-		-		641,083		-
	-		-		-		-		5,775,000		-
	-		-		-		-		(6,295,066)		-
	<u>750</u>		<u>(47,650)</u>		<u>(481)</u>		<u>(313,482)</u>		<u>121,017</u>		<u>394,509</u>
\$	<u>856,551</u>	\$	<u>1,208,869</u>	\$	<u>376,891</u>	\$	<u>(749,736)</u>	\$	<u>(164,455)</u>	\$	<u>1,853,143</u>
	6.7%		6.2%		4.7%		4.6%		4.6%		4.0%

CITY OF LEON VALLEY
TAX REVENUE BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

TABLE 5

Fiscal Year	Property	Sales & Use	Occupancy	Franchise	Total Revenue
2013	\$ 3,809,355	\$ 2,503,411	\$ 83,470	\$ 701,468	\$ 7,097,704
2014	4,012,433	3,009,369	91,125	895,174	8,008,101
2015	4,143,068	3,145,614	86,661	974,361	8,349,704
2016	4,432,407	3,333,880	67,691	983,728	8,817,706
2017	4,755,462	3,517,290	80,600	1,104,166	9,457,518
2018	4,940,751	3,687,415	94,639	961,149	9,683,954
2019	5,104,964	3,746,775	89,936	919,205	9,860,880
2020	5,441,159	3,738,177	50,523	809,636	10,039,495
2021	5,556,003	4,270,710	89,993	876,389	10,793,095
2022	5,848,954	4,922,321	84,186	928,847	11,784,308

Discussion Draft

CITY OF LEON VALLEY
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

TABLE 6

Fiscal Year	Total Taxable Assessed Value	Total Direct Tax Rate
2013	\$ 675,661,811	0.535510
2014	692,616,036	0.574282
2015	675,836,102	0.582915
2016	677,076,160	0.575507
2017	681,878,582	0.561615
2018	707,418,512	0.556599
2019	997,287,526	0.556599
2020	1,075,859,763	0.545877
2021	1,116,994,425	0.535904
2022	1,184,330,358	0.534099

Source: Bexar, Comal and Guadalupe County Appraisal Districts

NOTES: Property in the City of Leon Valley is reassessed every year at estimated actual value. For this reason, assessed value is equal to estimated actual value. Tax rates are per \$100 of assessed value. Total taxable assessed value is before any applicable freeze adjustments.

Discussion Draft

CITY OF LEON VALLEY
 DIRECT AND OVERLAPPING PROPERTY TAX RATES
 LAST TEN FISCAL YEARS
 (UNAUDITED)

TABLE 7

Fiscal Year	City Direct Rates			Overlapping Rates	
	General Fund	Debt Service	Total Direct	School District	Bexar County
2013	0.4768	0.0975	0.5743	1.3755	0.3269
2014	0.4768	0.1062	0.5829	1.3755	0.3269
2015	0.4768	0.0988	0.5755	1.3755	0.3145
2016	0.4712	0.0904	0.5616	1.3755	0.3145
2017	0.4746	0.0820	0.5566	1.3755	0.3090
2018	0.4788	0.0778	0.5566	1.3755	0.3041
2019	0.4783	0.0676	0.5459	1.3755	0.3011
2020	0.4754	0.0682	0.5436	1.3055	0.3011
2021	0.4722	0.0637	0.5359	1.2857	0.3011
2022	0.4816	0.0525	0.5341	1.2631	0.3000

	Overlapping Rates		
	University Health System	San Antonio River Authority	Alamo Community College
2013	0.27624	0.01737	0.14915
2014	0.27624	0.01780	0.14915
2015	0.27624	0.01750	0.14915
2016	0.27624	0.01729	0.14915
2017	0.27624	0.01729	0.14915
2018	0.27624	0.01729	0.14915
2019	0.27624	0.18580	0.14915
2020	0.27624	0.18580	0.14915
2021	0.27624	0.18580	0.14915
2022	0.27624	0.18580	0.14915

Source: Bexar County Tax Offices

NOTE: Overlapping rates are those of local and county governments that apply within the City of Leon Valley. Not all overlapping rates apply to all City of Leon Valley property owners.

CITY OF LEON VALLEY
 PRINCIPAL PROPERTY TAX PAYERS
 CURRENT YEAR AND TEN YEARS AGO

TABLE 8

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Timberhill Commons LTD	\$ 43,267,140	1	3.65%	\$ -		
Ancira-Winton Chevrolet	35,969,870	2	3.04%	15,406,580	2	2.26%
5622 Evers Rd Owner LLC	29,750,000	3	2.51%	-		
TRT HEB Marketplace LP	21,875,000	4	1.85%	-		
Valencia Lofts	20,500,000	5	1.73%	-		
5650 Grissom Owner LP	19,750,100	6	1.67%	-		
Leors Holdings LLC	14,773,387	7	1.25%	11,225,200	4	1.65%
Barcelona Lofts LLC	14,386,420	8	1.21%	9,600,000	6	1.49%
Omninet Tower LP	12,712,434	9	1.07%	10,150,000	5	1.49%
Forest Oaks Living LLC	9,400,000	10	0.79%	-		0.00%
H.E.B. Grocery	-		-	19,800,000	1	2.90%
Vista Del Rey	-		-	12,000,000	3	1.76%
VR Shadow Valley Holdings	-		-	9,000,100	7	1.32%
Southwestern Bell	-		-	5,948,006	8	0.87%
SA West Loop II Investors	-		-	5,450,000	9	0.80%
Forest Green Association	-		-	5,090,730	10	0.75%
TOTALS	<u>\$ 222,384,351</u>		<u>15.12%</u>	<u>\$ 103,670,616</u>		<u>15.29%</u>
TOTAL TAXABLE ASSESSED VALUE	<u>\$ 1,184,330,358</u>			<u>\$ 675,836,102</u>		

Source: Bexar County Appraisal District

CITY OF LEON VALLEY
 PROPERTY TAX LEVIES AND COLLECTIONS
 LAST TEN FISCAL YEARS
 (UNAUDITED)

TABLE 9

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected Within Fiscal Year of Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	% of Levy		Amount	% of Levy
2013	\$ 3,817,953	\$ 3,755,784	98.37%	\$ 54,092	\$ 3,809,876	99.79%
2014	4,023,348	3,940,694	97.95%	71,525	4,012,219	99.72%
2015	4,130,740	4,050,446	98.06%	69,300	4,119,746	99.73%
2016	4,432,631	4,369,996	98.59%	48,919	4,418,915	99.69%
2017	4,738,086	4,685,787	98.90%	39,889	4,725,676	99.74%
2018	5,019,786	4,966,303	98.93%	37,740	5,004,043	99.69%
2019	5,137,625	5,080,976	98.90%	40,537	5,121,513	99.69%
2020	5,446,779	5,388,962	98.94%	33,209	5,355,753	98.33%
2021	5,599,495	5,545,111	99.03%	23,115	5,545,111	99.03%
2022	5,805,577	5,741,734	98.90%	-	5,741,734	98.90%

Source: Bexar County Appraisal District

Discussion Draft

CITY OF LEON VALLEY
 WATER SOLD BY TYPE OF CUSTOMER
 LAST TEN FISCAL YEARS
 (UNAUDITED)

TABLE 10

Type of Customer	Fiscal Year				
	2013	2014	2015	2016	2017
Residential	\$ 189,931,000	\$ 184,014,000	\$ 176,710,000	\$ 177,355,000	\$ 160,769,000
Commerical	123,088,895	120,423,155	131,218,294	142,359,865	132,729,922
Total	<u>\$ 313,019,895</u>	<u>\$ 304,437,155</u>	<u>\$ 307,928,294</u>	<u>\$ 319,714,865</u>	<u>\$ 293,498,922</u>
Total Direct Rate per 1,000 Gallons	<u>\$ 1.02</u>	<u>\$ 1.05</u>	<u>\$ 1.08</u>	<u>\$ 1.08</u>	<u>\$ 1.08</u>

Type of Customer	Fiscal Year				
	2018	2019	2020	2021	2022
Residential	\$ 155,524,000	\$ 142,601,000	\$ 160,304,400	\$ 146,792,100	\$ 155,678,000
Commerical	128,377,775	128,044,700	129,810,102	128,201,713	135,567,000
Total	<u>\$ 283,901,775</u>	<u>\$ 270,645,700</u>	<u>\$ 290,114,502</u>	<u>\$ 274,993,813</u>	<u>\$ 291,245,000</u>
Total Direct Rate per 1,000 Gallons	<u>\$ 3.18</u>	<u>\$ 3.37</u>	<u>\$ 3.56</u>	<u>\$ 3.56</u>	<u>\$ 3.56</u>

Source: Leon Valley Water Department.

CITY OF LEON VALLEY
WATER AND SEWER RATES
LAST TEN FISCAL YEARS

TABLE 11

Fiscal Year	Water		Sewer	
	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons
2013	9.36	1.08	13.55	5.27
2014	9.36	1.08	13.55	5.27
2015	9.36	1.08	14.36	5.59
2016	9.36	1.08	15.08	5.59
2017	11.20	3.18	15.08	5.83
2018	11.48	3.37	15.08	5.92
2019	11.76	3.56	15.08	6.24
2020	11.76	3.56	15.08	6.24
2021	11.76	3.56	15.08	6.24
2022	11.76	3.56	15.08	6.24

NOTES: Rates are based on 5/8" meter, which is the standard household meter size.

Discussion Draft

CITY OF LEON VALLEY
TAXABLE ASSESSED VALUE
LAST TEN FISCAL YEARS
(UNAUDITED)

TABLE 12

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2013	\$ 456,646,017	\$ 280,720,343	\$ 5,025,705	\$ 66,555,963	\$ 675,836,102	0.535510
2014	455,927,780	266,406,857	5,103,401	50,361,878	677,076,160	0.574282
2015	460,768,403	265,776,360	5,426,124	50,092,305	681,878,582	0.582915
2016	473,221,531	278,323,833	6,158,319	50,285,171	707,418,512	0.575507
2017	504,499,829	288,913,043	5,574,551	58,925,926	740,061,497	0.561615
2018	558,785,477	324,533,883	5,961,942	71,367,400	817,913,902	0.556599
2019	597,606,183	361,183,881	6,527,631	78,177,221	887,140,474	0.556599
2020	677,156,407	378,811,873	8,057,007	66,737,761	997,287,526	0.545877
2021	636,307,764	574,292,157	9,034,492	102,639,988	1,116,994,425	0.535904
2022	689,389,560	599,369,775	9,071,223	113,500,200	1,184,330,358	0.534099

Discussion Draft

CITY OF LEON VALLEY
RATIOS OF DEBT OUTSTANDING BY TYPE
LAST TEN FISCAL YEARS

TABLE 13

Fiscal Year	General Bonded Debt Outstanding				Total	Percentage of Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Private Property Finance Contracts	Certificates of Obligation				
2013	\$ 8,505,000	\$ 910,000	-		\$ 9,415,000	1.36%	866
2014	8,125,000	870,000	-		8,995,000	1.33%	828
2015	7,857,138	725,000	-		8,582,138	1.27%	790
2016	7,450,179	780,000	-		8,230,179	1.21%	757
2017	7,028,220	825,000	-		7,853,220	1.11%	723
2018	6,596,261	685,000	2,023,662		9,304,923	0.93%	856
2019	6,199,302	635,000	1,975,901		8,810,203	0.82%	811
2020	5,792,343	585,000	1,932,020		8,309,363	0.74%	765
2021	5,966,083	-	1,883,139		7,849,222	0.70%	680
2022	5,487,803	-	1,834,258		7,322,061	0.62%	634

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. See Table 6 for the City's property tax value data. City population data can be found in Table 17.

CITY OF LEON VALLEY
RATIOS OF GENERAL BONDED DEBT OUSTANDING
CURRENT YEAR

TABLE 14

Fiscal Year	Governmental Activities					Business-Type Activities		Total Primary Government	Percent of Gross Income	Per Capita
	General Obligation Bonds	Private Property Finance Contracts	Certificates of Obligation	Tax Notes	Capital Lease	Revenue Bonds	Certificates of Obligation			
2012	\$ 8,505,000	\$ 910,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,415,000	3.47%	866
2013	8,125,000	870,000	-	-	-	-	-	8,995,000	3.32%	828
2014	7,857,138	725,000	-	-	-	-	-	8,582,138	3.17%	790
2015	7,450,179	780,000	-	-	-	-	2,086,424	10,316,603	3.81%	949
2016	7,028,220	735,000	-	-	-	-	2,062,543	9,825,763	3.63%	904
2017	6,596,261	685,000	-	-	-	-	2,023,662	9,304,923	3.43%	856
2018	6,199,302	635,000	-	-	-	-	1,975,901	8,810,203	3.25%	811
2019	5,792,343	585,000	-	-	-	-	1,932,020	8,309,363	3.07%	765
2021	5,966,083	-	-	-	-	-	1,883,139	7,849,222	2.27%	722
2022	5,487,803	-	-	-	-	-	1,834,258	7,322,061	2.12%	634

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. See Table 6 for the City's property tax value data. City population data can be found in Table 17.

CITY OF LEON VALLEY
 DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
 CURRENT YEAR

TABLE 15

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
<i>Debt repaid with property taxes:</i>			
Alamo CCD	\$ 777,390,000	0.59%	\$ 4,586,601
Bexar County	2,015,625,000	0.59%	11,892,188
Bexar County Hospital District	1,168,200,000	0.59%	6,892,380
Northside Independent School District	2,327,690,000	1.82%	<u>42,363,958</u>
Subtotal, Overlapping Debt			65,735,127
City Governmental Activities Direct Debt			<u>5,487,803</u>
TOTAL NET OVERLAPPING DEBT			<u>\$ 71,222,930</u>

NOTES: The overlapping debt was received from the Municipal Advisory Council of Texas. Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.

Overlapping debt is the proportionate share of the debts of local jurisdictions located wholly or in part within the limits of the City of Leon Valley. This schedule is intended to demonstrate the total debt that the City of Leon Valley property tax payers will be expected to repay. The amount of debt applicable to the City of Leon Valley is computed by (a) determining what portion of total assessed value of the overlapping jurisdiction lies within the limits of the City and (b) applying this percentage to the total governmental activities debt of the overlapping jurisdiction.

CITY OF LEON VALLEY
DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

TABLE 16

Assessed Value, 2021 Tax Roll		<u>\$ 1,184,330,358</u>
Debt Limit - Texas statues do not provide a legal debt limit for cities; however, through accepted practice a practical "economic" debt limit is considered to be 10% of the assessed value.		\$ 118,433,036
Amount of Applicable Debt:		
General Bonded Debt	\$ 5,487,803	
Less Debt Service Net Position	<u>(421,847)</u>	<u>5,065,956</u>
DEBT MARGIN		<u>\$ 113,367,080</u>
Total Net Debt as a Percentage of Debt Margin		4.47%

	Fiscal Year		
	2019	2020	2021
Assessed Value	\$ 997,287,526	\$ 1,075,859,763	\$ 1,116,994,425
Debt Limit	\$ 99,728,753	\$ 107,585,976	\$ 111,699,443
Total Net Debt Applicable to Limit	<u>8,462,414</u>	<u>5,980,870</u>	<u>5,535,681</u>
Total Debt Margin	<u>\$ 91,266,339</u>	<u>\$ 101,605,106</u>	<u>\$ 106,163,762</u>
	2016	2017	2018
Assessed Value	\$ 817,913,900	\$ 887,140,474	\$ 949,714,257
Debt Limit	\$ 81,791,390	\$ 88,714,047	\$ 94,971,426
Total Net Debt Applicable to Limit	<u>10,376,736</u>	<u>8,098,078</u>	<u>8,950,605</u>
Total Debt Margin	<u>\$ 71,414,654</u>	<u>\$ 80,615,969</u>	<u>\$ 86,020,821</u>
	2013	2014	2015
Assessed Value	\$ 681,878,580	\$ 707,418,510	\$ 740,061,500
Debt Limit	\$ 68,187,858	\$ 70,741,851	\$ 74,006,150
Total Net Debt Applicable to Limit	<u>9,624,392</u>	<u>9,204,392</u>	<u>8,774,392</u>
Total Debt Margin	<u>\$ 58,563,466</u>	<u>\$ 61,537,459</u>	<u>\$ 65,231,758</u>

CITY OF LEON VALLEY
 PLEDGED REVENUE COVERAGE
 LAST TEN FISCAL YEARS

TABLE 17

Fiscal Year	Water Revenue Bonds					
	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2022	\$ 5,381,349	\$ 5,557,366	\$ (176,017)	\$ 45,000	\$ 55,815	(1.75)
2021	5,095,369	4,389,210	706,159	45,000	58,483	6.82
2020	4,987,020	4,416,064	570,956	40,000	60,148	5.70
2019	4,990,678	4,920,092	70,586	40,000	66,363	0.66
2018	4,586,249	4,657,233	(70,984)	35,000	68,113	(0.69)
2017	4,456,994	3,833,400	623,594	20,000	82,510	6.08
2016	3,683,776	3,752,522	(68,746)	-	-	100.00
2015	3,481,570	3,481,521	49	-	-	100.00
2014	3,275,292	3,365,772	(90,480)	-	-	100.00
2013	3,291,009	3,282,744	8,265	-	-	100.00

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. Operating expenses do not include depreciation, interest, amortization or joint venture expenses.

CITY OF LEON VALLEY
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

TABLE 18

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age	School Enrollment	Unemployment Rate
2013	10,866	\$ 270,954,576	\$ 24,936	40.0	4,130	6.0%
2014	10,866	270,954,576	24,936	40.0	4,130	6.0%
2015	10,866	270,954,576	24,936	40.0	4,130	5.9%
2016	10,866	270,954,576	24,936	40.0	4,130	5.1%
2017	10,866	270,954,576	24,936	40.0	4,198	5.0%
2018	10,866	270,954,576	24,936	40.0	3,809	4.2%
2019	10,866	270,954,576	24,936	40.0	3,809	3.7%
2020	10,866	270,954,576	24,936	40.0	4,050	3.2%
2021	11,542	345,436,686	29,953	39.2	3,514	6.7%
2022	11,503	329,756,501	28,667	38.5	3,414	3.2%

Sources: Population, personal income, median age and education level information are provided by the United States Census Bureau. School enrollment information is provided by the Northside Independent School District. Unemployment data is provided by the Texas Workforce Commission.

CITY OF LEON VALLEY
 TOP TEN PRINCIPAL EMPLOYERS
 CURRENT YEAR AND NINE YEARS AGO

TABLE 19

<u>SAN ANTONIO EMPLOYER</u>	<u>2022</u>			<u>2013</u>		
	<u>EMPLOYEES</u>	<u>RANK</u>	<u>PERCENTAGE OF TOTAL CITY EMPLOYMENT</u>	<u>EMPLOYEES</u>	<u>RANK</u>	<u>PERCENTAGE OF TOTAL CITY EMPLOYMENT</u>
Joint Base San Antonio	82,639	1	7.63%	92,301	1	10.58%
H-E-B Food Stores	20,000	2	1.85%	20,000	2	2.29%
USAA	19,000	3	1.75%	17,000	3	1.95%
Northside ISD	12,206	4	1.13%	12,751	4	1.46%
City of San Antonio	13,420	5	1.24%	11,371	5	1.30%
Methodist Healthcare System	12,000	6	1.11%	8,000	7	0.92%
North East ISD	8,208	7	0.76%	10,522	6	1.21%
San Antonio ISD	7,500	8	0.69%	7,374	8	0.85%
University of Texas Health Science	6,383	9	0.66%	5,500	10	0.63%
Baptist Health Systems	5,152	10	0.60%	6,216	9	0.71%
Total	186,508		17.42%	191,035		21.90%

The City of Leon Valley is surrounded by the City of San Antonio and no data is available for the employers in Leon Valley. The above data is for San Antonio.

Source: San Antonio Economic Development Foundation.

Discussion Draft

CITY OF LEON VALLEY
 FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION
 LAST TEN FISCAL YEARS

TABLE 20

Function	Full-Time Equivalent Employees as of September 30,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>General Government</u>										
Business Office	1.8	1.6	1.6	1.6	1.6	1.1	1.1	0.5	0.5	0.5
Finance	2.2	2.0	2.0	2.0	2.0	2.0	1.5	0.7	0.7	0.7
Manager and Council	2.3	2.0	3.0	3.0	3.9	2.5	3.3	2.1	3.6	3.6
<u>Public Safety</u>										
Police										
Officers	24.0	23.0	23.0	24.0	25.0	28.5	37.0	39.0	41.0	41.0
Civilians	8.0	8.0	9.9	3.9	1.0	1.0	2.5	1.0	4.3	4.3
Fire										
Firefighters and Officers	27.0	26.0	0.5	26.0	26.0	27.0	27.0	27.0	28.0	28.0
Civilians	0.5	0.5	26.0	0.5	0.5	1.0	1.0	1.0	0.0	0.0
<u>Public Works</u>	13.1	12.6	12.6	12.6	13.2	13.3	13.3	11.8	11.8	11.8
<u>Development Activities</u>	3.5	3.4	1.6	1.6	1.6	2.6	3.3	3.1	3.1	3.1
<u>Economic Development</u>	2.0	2.0	2.0	2.0	2.0	1.0	0.6	0.9	0.9	0.9
<u>Parks</u>	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
<u>Library</u>	3.5	3.5	3.5	4.5	4.5	4.5	4.5	5.5	5.5	5.5
<u>Communications</u>	-	-	-	6.0	2.0	2.0	-	-	-	-
<u>Community Center</u>	0.6	1.6	1.6	1.6	1.6	1.1	1.6	1.0	1.0	1.0
<u>Water and Sewer</u>	16.04	18.35	18.7	18.2	17.6	17.4	17.4	17.4	17.4	17.35
TOTAL	106.0	106.0	107.5	109.0	104.0	106.5	115.5	112.4	119.1	119.1

Source: City Adopted Budgets

Note Full-time equivalent is based on the schedule hours of positions to a 40 hour work week.

CITY OF LEON VALLEY
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function	Fiscal Year				
	2013	2014	2015	2016	2017
<u>Police</u>					
Arrests	635.0	629.0	722.0	915.0	535.0
Traffic Violations	5218.0	5010.0	3915.0	4963.0	3643.0
<u>Fire</u>					
Fire Calls	712.0	890.0	1183.0	942.0	505.0
EMS Calls	1174.0	1151.0	1136.0	1472.0	2081.0
Number of Inspections	1022.0	1009.0	480.0	310.0	730.0
<u>Public Works</u>					
Streets resurfacing (Miles)	7.7	8.0	5.0	1.0	2.3
Sidewalk Construction (Feet)	682.0	687.0	1304.0	2060.0	1957.0
<u>Library</u>					
Reference Questions	5,287.0	7,000.0	6,485.0	7,681.0	7,149.0
Internet Sessions	16,882.0	6,266.0	6,497.0	8,055.0	8,346.0
Library Acquisitions	2,912.0	2,176.0	1,823.0	2,011.0	2,352.0
<u>Water</u>					
Daily Average Consumption (thousands of gallons)	857,588.0	962,846.0	843,639.0	869,649.0	804,105.0
Total Customers	2,526.00	2,544.00	2,561.00	2,574.00	2,583.00
Average Use Per Connection	339.50	378.48	329.42	337.86	311.31
<u>Sewer</u>					
Total Customers	2457.0	2457.0	2456.0	2479.0	2489.0
Daily Average Treatment (Gallons)	687,267.0	700,672.0	703,607.0	681,173.0	703,502.0

Source: Various City Departments.

TABLE 21

Fiscal Year				
2018	2019	2020	2021	2022
789.0	1221.0	473.0	333.0	673.0
7616.0	10156.0	4277.0	2601.0	5050.0
598.0	441.0	680.0	795.0	729.0
1704.0	1561.0	1521.0	1922.0	1758.0
724.0	392.0	614.0	679.0	734.0
1.2	4.1	4.1	2.0	1.0
350.0	1020.0	1020.0	679.0	1187.0
7,384.0	10,393.0	5,123.0	4,572.0	6,646.0
17,456.0	17,857.0	4,061.0	8,834.0	3,801.0
2,269.0	1,760.0	1,519.0	1,618.0	2,660.0
777,813.0	741,495.0	769,308.0	753,407.0	973,521.0
2,601.00	2,613.00	2,634.00	2,637.00	2,646.00
299.04	283.77	292.07	285.71	367.92
2505.0	2613.0	2546.0	2549.0	2560.0
697,762.0	679,844.0	635,655.0	648,440.0	797,932.0

Discussion Draft

CITY OF LEON VALLEY
 CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
 LAST TEN FISCAL YEARS

<u>Function</u>	<u>Fiscal Year</u>				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>Police</u>					
Stations	1.0	1.0	1.0	1.0	1.0
Patrol Units	24.0	24.0	24.0	25.0	28.5
<u>Fire</u>					
Stations	1.0	1.0	1.0	1.0	1.0
Fire Fighters	26.0	26.0	26.0	26.0	27.0
<u>Streets</u>					
Streets, paved (miles)	39.5	39.5	39.5	39.5	43.0
<u>Parks and Recreation</u>					
Parks - Developed	1.0	1.0	1.0	1.0	1.0
Parks - Acreage	24.0	24.0	24.0	24.0	69.5
Swimming Pools	1.0	1.0	1.0	1.0	2.0
Tennis Courts	1.0	1.0	1.0	1.0	1.0
Community Centers	2.0	2.0	2.0	2.0	2.0
<u>Library</u>					
Facility	1.0	1.0	1.0	1.0	1.0
<u>Water</u>					
Number of Hydrants	208.0	208.0	208.0	208.0	208.0
Water Mains (Miles)	39.5	39.5	39.5	39.5	39.5
<u>Sewer</u>					
Sanitary Sewers (Miles)	47.5	47.5	47.5	47.5	47.5
Storm Sewers (Feet)	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0

Source: *Various City Departments*

TABLE 22

Fiscal Year				
2018	2019	2020	2021	2022
1.0	1.0	1.0	1.0	1.0
37.0	37.0	37.0	37.0	37.0
1.0	1.0	1.0	1.0	1.0
27.0	27.0	27.0	28.0	28.0
43.0	43.0	43.0	43.0	43.0
5.0	5.0	5.0	5.0	5.0
69.5	69.5	69.5	69.5	69.5
2.0	2.0	2.0	2.0	2.0
1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0
1.0	1.0	1.0	1.0	1.0
208.0	208.0	208.0	208.0	208.0
39.5	39.5	39.5	39.5	39.05
47.5	47.5	47.5	47.5	47.5
4,000.0	4,000.0	4,000.0	4,000.0	5,000.0

DISCUSSION DRAFT



Discussion Draft

COMPLIANCE SECTION

Discussion Draft



Armstrong, Vaughan & Associates, P. C.

Certified Public Accountants

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

INDEPENDENT AUDITOR'S REPORT

To the City Council and management
City of Leon Valley

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Leon Valley as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise City of Leon Valley's basic financial statements, and have issued our report thereon dated May 16, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Leon Valley's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Leon Valley's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Leon Valley's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

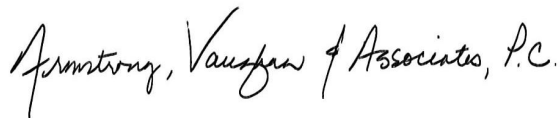
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Leon Valley’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Armstrong, Vaughan & Associates, P.C.

May 16, 2023

Discussion Draft



Discussion Draft

City of Leon Valley Proposed Capital Plans Fiscal Year 2024

Crystal Caldera, PhD
City Manager

City Council Meeting
May 16th, 2023

Purpose

- To discuss the proposed Fiscal Year 2024 Capital Plans.

General Fund

Manager and Council

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Replace Server	Replacement	Replacement	15,000					
Replace Server	Replacement	Replacement		15,000				
Replace Server	Replacement	Replacement			15,000			
Painting (Exterior) City Hall	New	New			50,000			
Replace Server	Replacement	Replacement				15,000		
Replace Server							15,000	
TOTAL MANAGER AND COUNCIL			\$ 15,000	\$ 15,000	\$ 65,000	\$ 15,000	\$ 15,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
Replace Server	Replacement	Replacement	\$15,000					
Replace Server	Replacement	Replacement		15,000				
Replace Server	Replacement	Replacement			15,000			
Replace Server	Replacement	Replacement				15,000		
Replace Server							15,000	
TOTAL MANAGER AND COUNCIL			\$15,000	\$15,000	\$15,000	\$15,000	15,000	\$ -

General Fund

Police Department

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	65,000					
Detective Vehicle (1)	Variable	Replacement	65,000					
TOTAL POLICE			\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	65,000					
Detective Vehicle (1)	Variable	Replacement	55,000					
Mobile Digital Terminals	Variable	Replacement					32,000	
TOTAL POLICE			\$ 120,000	\$ -	\$ -	\$ -	\$ 32,000	\$ -

General Fund

{Section}.33.

Fire Department

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Command Vehicle	2012	Replacement	80,000					
Kitchen Hood System	2012	Replacement	32,000					
Utility Terrain Vehicle	2012	Replacement	32,000	-				
Covered Parking	New	New	15,000					
Ambulance with Power Load System (M159B)	2014	APR	330,000	-				
Fire Station Technology	2013	Replacement		95,000				
Utility Terrain Vehicle	2013	Replacement		12,000				
Gear Extractor	2013	Replacement		10,000				
Rescue Air Bags	2013	Replacement			30,000			
FD Application Server	2019	Replacement			25,000			
Rescue Air Bags	2013	Replacement			30,000			
FD Application Server	2019	Replacement			25,000			
Thermal Imaging Camera (3)	2019	Replacement				28,000		
Brush Truck	2015	Replacement					125,000	
TOTAL FIRE DEPARTMENT			\$ 489,000	\$ 117,000	\$ 110,000	\$ 28,000	\$ 125,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
Ambulance with Power Load System (M159A)	2018	Replacement	320,000					
Fire Marshal Vehicle	2019	Replacement	65,000					
Platform Fire Apparatus	2009	Replacement	1,500,000					
Mechanical CPR Device (3)	2019	Replacement		50,000				
Cardiac Monitors (4)	2019	Replacement		150,000				
Ambulance with Power Load System (M159C)	2020	Replacement		320,000				
TOTAL FIRE DEPARTMENT			\$ 1,885,000	\$ 520,000	\$ -	\$ -	\$ -	\$ -

General Fund

{Section}.33.

Public Works

Item	Acquisition Date	Purchase Type	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Needs
Truck with boom	FY 24	New	80,000					
Crack seal trailer	FY 24	New	40,000					
Sidewalks	Replacement	Replacement	25,000					
C16 Broce Broom	1998	Replacement	50,000					
ATV 2 Seater	New	New	20,000					
C1 Chevy C8500	2000	Replacement		100,000				
Server	2023	Replacement		7,000				
Sidewalks	Replacement	Replacement		100,000				
C14 Ford F 350 Flatbed	1994	Replacement		45,000				
M12 Bobcat		Replacement			50,000			
M14 F150 Pick-Up 1/2 Ton	2013	Replacement			50,000			
Sidewalks	Replacement	Replacement			100,000			
M3 Ford F-150	2012	Replacement			50,000			
M9 Case JX55 Farm Tractor	2003	Replacement			150,000			
ST01 Onan generator	2000	Replacement			115,000			
Plotter	2017	Transfer to PZ						
M1 Ford F150 Super cab 4x2	2023	Replacement				50,000		
M16 Chevy Silverado 1/2 Ton	2017	Replacement				50,000		
C12A Doosan Compressor	2013	Replacement				30,000		
C15 Trail-Eze Trailer	1997	Replacement				20,000		
C18 Ingersoll Rand Roller	1999	Replacement				50,000		
C21 International Water Truck	2010	Replacement				100,000		
M15 Chevrolet Silverado 2500	2016	Replacement				45,000		
C10A Leeboy Motor Grader	2014	Replacement						
M7 Rhino 1348 Boom Mower	2006	Replacement					75,000	
C20 Southwest Gooseneck Trailer	2017	Replacement					20,000	
C22 Cart-Away Concrete Mixer Trailer	2018	Replacement					40,000	
C23 Doosan Forklift	2018	Replacement					70,000	
C24 Stewart -Amos Isuzu Sweeper	2018	Replacement					200,000	
C21 Water Tanker	2010	Replacement					80,000	
C5 Interstate Haul Trailer	2023	Replacement					30,000	
C19 Asphalt Zipper	2022	Replacement					120,000	
TOTAL PUBLIC WORKS			\$ 215,000	\$ 252,000	\$ 515,000	\$ 345,000	\$ 635,000	\$ -

Item	Acquisition Date	Purchase Type	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	Future Needs
M22 Chevrolet Silverado	2019	Replacement	45,000					
M21 Ford F 350 Truck	2019	Replacement	45,000					
C25 International Dump Truck	2020	Replacement		100,000				
C26 Concrete Load Pro	2020	Replacement		80,000				
M9 Case JX55 Backhoe	2003	Replacement		150,000				
Car washing Equipment	2021	Replacement		10,000				
C26 Concrete Load Pro	2020	Replacement		80,000				
M9 Case JX55 Backhoe	2003	Replacement		150,000				
Car washing Equipment	2021	Replacement		10,000				
M6A Case Loader Backhoe	2015	Replacement			120,000			
Traffic Signal System - Wurzbach	2017	Replacement			150,000			
All Building Generator	1984	Replacement			115,000			
Traffic Signal System - Huebner/Evers	2017	Replacement			150,000			
TOTAL PUBLIC WORKS			\$ 90,000	\$ 580,000	\$ 535,000	\$ -	\$ -	\$ -



General Fund

{Section}.33.

Parks

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Sprinkler System - 4 parks	2024	New	120,000					
Merry Go Round ADA	1973	Replacement	20,000					
LV Ranches Park equipment	2024	New	100,000					
Hike & Bile Trail Seg 2	2024	New	1,970,390					
TOTAL PARKS			\$ 2,210,390	\$ -	\$ -	\$ -	\$ -	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
Silo Park Pavilion	2018	Replacement	15,000					
Silo Park Playscape	2018	Replacement	50,000					
Old Mill Pavilion	2018	Replacement	16,000					
Old Mill Park Playscape	2018	Replacement	50,000					
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					
TOTAL PARKS			\$ 251,000	\$ -	\$ -	\$ -	\$ -	\$ -

General Fund

{Section}.33.

Library

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Non Funded</i>
Circulation Desk		Replacement	\$50,000					
TOTAL LIBRARY			\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Non Funded</i>
TOTAL LIBRARY			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

General Fund Totals

{Section}.33.

	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
TOTAL BY FISCAL YEAR	\$ 3,109,390	\$ 689,000	\$ 625,000	\$ 373,000	\$ 760,000	\$ -

	<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>Future Needs</i>
TOTAL BY FISCAL YEAR	\$ 2,346,000	\$ 1,100,000	\$ 535,000	\$ -	\$ 32,000	\$ -

Enterprise Fund

{Section}.33.

Item	Acquisition Date	Purchase Type	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Needs
STW - Excavator Trailer	FY 24	New	50,000					
WA - Replace water Mains City-Wide	1960 - 1990	Replacement	250,000					
WA - Purchase Water Rights	2018	New	140,000					
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement	250,000					
STW - M2 Case Backhoe	2010	Replacement	150,000					
WA - S122 Top Hat Trailer	2014	Replacement		7,000				
WA - S123 Top Hat Trailer	2014	Replacement		7,000				
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement		250,000				
WA - Purchase Water Rights	2018	New		140,000				
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement		250,000				
WA - Purchase Water Rights	2018	New		140,000				
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement		250,000				
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement		250,000				
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement			250,000			
WA - Purchase Water Rights	New	New			140,000			
WA - S136 Leeboy Asphalt Distributor	2017	Replacement			100,000			
WA - S137 Dynpac Roller	2017	Replacement			70,000			
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement			250,000			
STW - S135 Vermeer Chipper	2017	Replacement			30,000			
STW S143 Hustler Super Z HD	2018	Replacement			30,000			
SW - W10 3/4 Ton Pickup Truck	2016	Replacement				50,000		
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement				250,000		
WA - Purchase Water Rights	New	New				140,000		
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement				250,000		
STW - S141 ATV	2017	Replacement				20,000		
SW - W11 Sewer Jet Machine	2016	Replacement					40,000	
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement					250,000	
WA - Purchase Water Rights	New	New					140,000	
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement					250,000	
SW - W12 Vermeer Vac-Tron Trailer	2017	Replacement					60,000	
STW - S144 John Deere Rotary Cutter	2018	Replacement					25,000	
TOTAL BY FISCAL YEAR			840,000	1,294,000	870,000	710,000	765,000	\$ -

Item	Acquisition Date	Purchase Type	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	Future Needs
WA - W13 Ford F550 Dumptruck	2018	New	100,000					
WA - W8 Backhoe	2009	Replacement	130,000					
WA - Replace water mains city-wide	1960-1990	Replacement	250,000					
Sw - Replace sewer mains city-wide	1960-1990	Replacement	250,000					
STW - Streetsweeper	2018	New	200,000					
STW - M18 John Deere Mower Tractor w/Shred	2018	Replacement	100,000					
WA - Replace John Marshall elevated tank	1939	Replacement	1,000,000					
WA - ST01 Onan 100KW Generator	2010	Replacement		115,000				
WA - Replace Water Mains City-Wide	Replacement	Replacement		250,000				
WA - Purchase Water Rights	New	New		140,000				
SW - Replace Sewer Mains City-Wide	Replacement	Replacement		250,000				
WA - Replace Water Mains City-Wide	Replacement	Replacement			250,000			
WA - Purchase Water Rights	New	New			140,000			
SW - Replace Sewer Mains City-Wide	Replacement	Replacement			250,000			
TOTAL BY FISCAL YEAR			2,030,000	755,000	640,000	-	-	\$ -



Traffic Safety Fund

{Section}.33.

**CITY OF LEON VALLEY
TRAFFIC SAFETY 10 YEAR CAPITAL ACQUISITION PLAN
FY 2024**

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Jaws of Life (Tier 2)	Variable	Replacement	61,000					
In-Car Camera Systems	Variable	Replacement	149,738					
Police Patrol Vehicle (2 w/equip)	Variable	Replacement	130,000					
School Zone MotherBoard	Variable	Replacement	20,000					
Police Patrol Vehicle (1 w/equip)	Variable	Replacement		62,000				
Mobile Digital Terminals	Variable	Replacement			31,740			
Detective Vehicle	Variable	Replacement			50,000		52,000	
Office Furniture	Variable	Replacement				18,200		
Police Patrol Vehicles (2 w/equip)	Variable	Replacement				130,000		
Police Patrol Vehicle (1 w/equip)							65,000	
TOTAL BY FISCAL YEAR			\$ 360,738	\$ 62,000	\$ 81,740	\$ 148,200	\$ 117,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
Jaws of Life (Tier 2)	Variable	Replacement	62,500					
In-Car Camera Systems	Variable	Replacement	86,500					
Police Patrol Vehicle (2 w/equip)	Variable	Replacement	130,000					
Police Patrol Vehicle (1 w/equip)	Variable	Replacement			68,000			
Detective Vehicle	Variable	Replacement					55,000	
TOTAL BY FISCAL YEAR			\$ 279,000	\$ -	\$ 68,000	\$ -	\$ 55,000	\$ -



Police Forfeiture Fund

{Section}.33.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Video Server	Variable	Replacement	54,600					
Multi Function Copier	Variable	Replacement	8,750					
Police Police Vehicles (2) w/equip	Variable	Replacement	130,000					
Undercover Police Vehicle (1)	Variable	Replacement	60,000					
Detective Police Vehicle (2)	Variable	Replacement		100,000				
Police Patrol Vehicles (2) w/equip	Variable	Replacement		124,000				
Mobile Digital Terminals	Variable	Replacement			31,740			
Detective Police Vehicles (1)	Variable	Replacement			50,000			
Undercover Police Vehicles (1)	Variable	Replacement				55,000		
Multi Function Copier	Variable	Replacement				8,750		
Police Patrol Vehicles (2) w/equip	Variable	Replacement				126,000		
Police Patrol Vehicles (2) w/equip	Variable	Replacement				126,000		
In-Car Camera Systems	Variable	Replacement						
Detective Police Vehicles (2)	Variable	Replacement					100,000	
TOTAL BY FISCAL YEAR			\$ 253,350	\$ 224,000	\$ 81,740	\$ 315,750	\$ 100,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY28-29</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>Future Needs</i>
Video Server	Variable	Replacement	54,600					
In-Car Camera Systems	Variable	Replacement	70,500					
Multi Function Copier	Variable	Replacement	9,300					
Police Police Vehicles (2) w/equip	Variable	Replacement	130,000					
Police Patrol Vehicles (2) w/equip	Variable	Replacement			130,000			
Undercover Police Vehicles (1)	Variable	Replacement			55,000			
Detective Police Vehicles (1)	Variable	Replacement			50,000			
TOTAL BY FISCAL YEAR			\$ 264,400	\$ -	\$ 235,000	\$ -	\$ -	\$ -

Community Center Fund

{Section}.33.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 23-24</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>Future Needs</i>
Conference Center Kitchen	New	New	60,000					
Conference Center Floors	2006	Replacement		15,000				
Conference Center Accordion Doors	1998	Replacement		12,000				
Conference Center Tables and Chairs		Replacement		25,000				
TOTAL BY FISCAL YEAR			\$ 60,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</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>Future Needs</i>
A/C (2) Units Community Center	2018	Replacement	28,000					
Conference Center AV Equipment	2019	Replacement		25,000				
TOTAL BY FISCAL YEAR			\$ 28,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -

Public Art – Murals Elevated Water Tanks & Silos

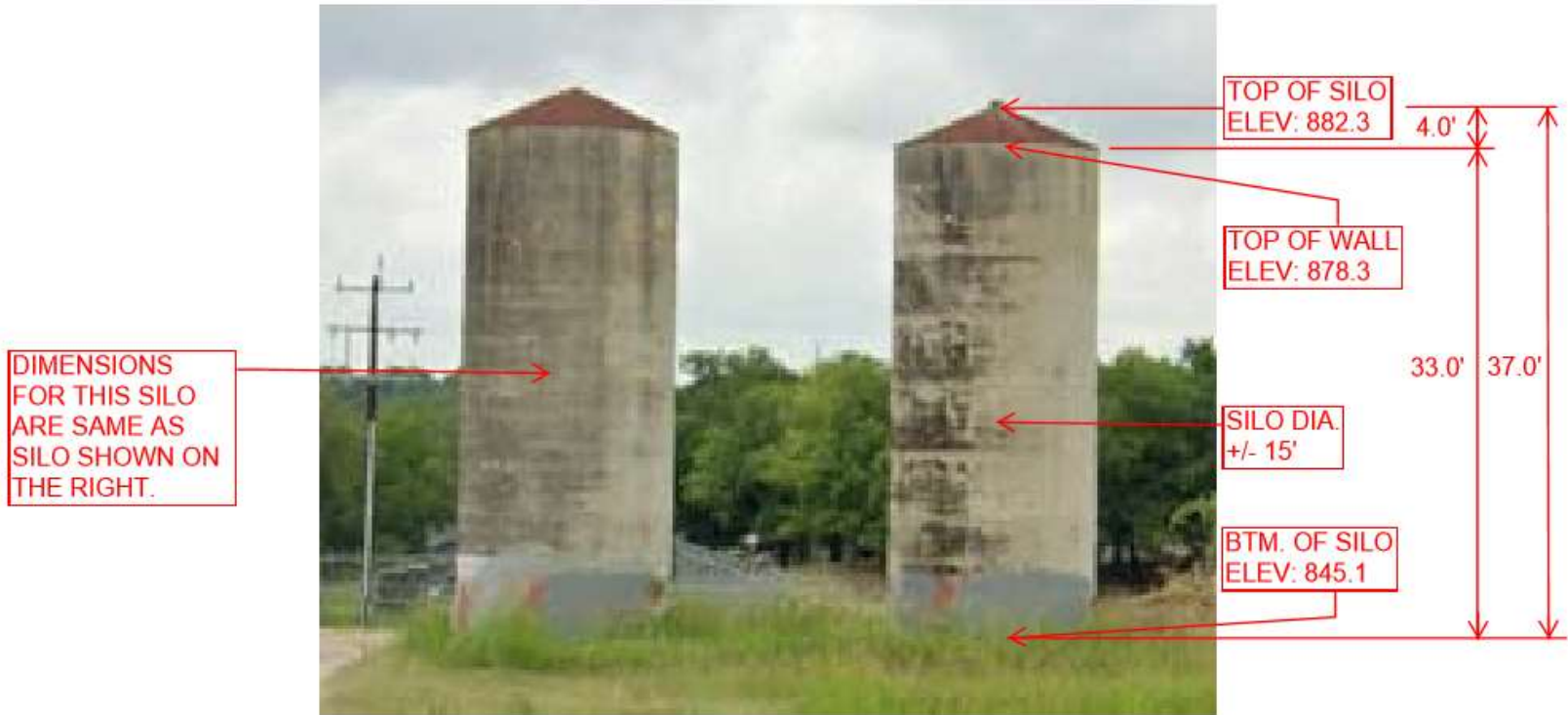


City Council Meeting
Public Works Director Melinda Moritz
May 2, 2023

Purpose

- The purpose of this item is to seek City Council direction in the possible placing of art on the Silos

Silos



7520 HUEBNER ROAD SILOS

Background

- There has been discussion from City Council about placing artwork on the silos, but it was decided to table the item
 - A mural contest was advertised in 2021, but no submissions were received
- The Park Commission recommended approval of 2 mural designs for the Silos, but City Council was not in favor
- The owner of the property adjacent to the Silos is asking that they be cleaned & painted with something attractive

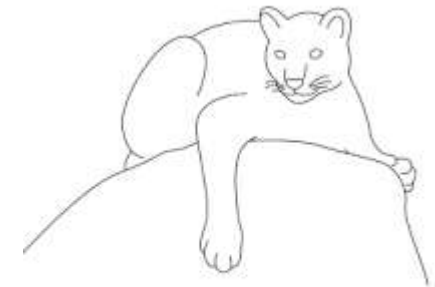
Proposed Park Commission Recommended Designs - Silos



Other Designs



These are new ideas proposed this past month by a resident



WeDrawAnimals.Com

Other Designs



Proposed by a Councilmember as a part of a design



Fiscal Impact - Silos

- Lowest quote was \$37,000 for both structures
- Silos will need to be cleaned first – will get estimates
- Will require budget adjustment from General Fund

Recommendation

- None – at Council discretion
 - *Note: These silos are a magnet for graffiti*

S.E.E. Statement

- *Social* – Installing public art creates a sense of place and a common identity for residents and businesses
- *Economic* – Professionally created public art may be used to create new value and strengthen social bonds, and may entice new businesses and residents to the City
- *Environmental* – Public art creates a sense of pride in a community and may encourage neighborhood beautification, prompting residents to clean up/spruce up properties, which helps to reduce environmental nuisances

Discussion, Presentation & Possible Action on the City of Leon Valley Jazz Music Festival

Crystal Miranda
Community Relations Director
City Council Meeting
May 16, 2023

Purpose

- To present a recap of the City of Leon Valley Jazz Music Festival.
- To receive direction and feedback on the continuation of the event.

Purpose/Background

- Staff was asked to present the financial impact of the Jazz Festival.
- Overview
 - The last Jazz Festival was held in 2014 with approximately 200 attendees. (2day event)
 - The 2023 one day event was well attended with 1,000+
- Recap
 - Staff partnered with local “Jazz Man” David Munoz to recruit Jazz musicians
 - Sponsorships was not heavily solicited due to proximity of 4th of July
 - Event included 3 live Jazz performances and food trucks/vendors

Fiscal Impact

- Expenses:

Jazz Fest				
Item Needed	Business Providing	Cost	Paid Date	Notes
Stage & Sound	BPL	\$ 4,720.00		
Electrician	Jeff Widner	\$ 5,500.00		
Restrooms	United Site Services	\$ 3,855.30		
Entertainment	Slim Man	\$ 2,700.00		
	Billie Ray	\$ 450.00		
	Europa	\$ 450.00		
ATM	Broadway	\$ 100.00		
iHeart Radio Ad		\$ 3,375.00		
David Munoz		\$ 350.00		
Decorations/VIP	Great			
	Events/Amazon/Food/Shirt	\$ 3,895.10		
Staff OT/CT	Leon Valley	\$ 9,629.52		
Total Cost		\$ 35,024.92		

Fiscal Impact

- Revenue

Jazz Fest	
Sponsor	Cost
Linebarger	\$ 2,000.00
Miracle Body	\$ 2,000.00
Total	\$ 4,000.00

Jazz Fest	
Vendor	Cost
Drakes Fun Food	\$ 75.00
Longtab	\$ 55.00
Grate Flow of Foods	\$ 75.00
Advance America	\$ 55.00
Mediterranean	\$ 75.00
Well Med	\$ 75.00
Sari Sari	\$ 75.00
Hart 2 Heart	\$ 75.00
Back of the Yard	\$ 75.00
Humana	\$ 55.00
Just Smashem	\$ 150.00
Whisper Path	\$ 75.00
Chica's Boutique	\$ 55.00
Natural 4 Hair	\$ 75.00
TJ African	\$ 75.00
Cha Cha's	\$ 75.00
Chillz	\$ 150.00
Dos Perros	\$ 75.00
Invictus Fit	\$ 55.00
Total Revenue (Vendors)	\$ 1,475.00

Total Fiscal Impact

- Feedback
 - The event was well attended
 - Performers were great
 - Heat was a concern for entertainment*
 - Needs:
 - More signage - (VIP area, layout)
 - Shade
 - Lights – for exit of vendors

Total Fiscal Impact	
Revenue	
Initial Budget	\$ 29,800.00
Sponsorship	\$ 4,000.00
Vendors	\$ 1,475.00
Total	\$ 35,275.00
Expenditure	
Staff OT/CT	\$ 9,629.52
Event	\$ 25,395.00
Total	\$ 35,024.52

Next Steps

- Secure date of Jazz Fest 2024
- City Council discretion

S.E.E. Impact Statement

- **Social Equity** - Is demonstrated by the City providing community events utilizing amenities for residents and visitors to the Jazz/Music Festival and encourages collaborative participation by residents, businesses and stakeholders in a large-scale family friendly event.
- **Economic Development** - The City's Jazz/Music Festival exhibits a distinctive and welcoming identity providing opportunities to market and brand the City for potential developers, businesses and/or residents.
- **Environmental Stewardship** - Will be demonstrated by stakeholders' onsite educating regarding recycling and sustainability.



Armstrong, Vaughan *e3* Associates, P.C.

Certified Public Accountants

City of Leon Valley Comprehensive Annual Financial Report

Year Ended September 30, 2022

What is in the Annual Comprehensive Financial Report (ACFR)

- Introduction
- Independent Auditor's Report
- Management Discussion & Analysis
- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information
- Supplemental Combining & Individual Financial Statements & Schedules
- Statistical Tables

Independent Auditor's Report

- Audit Standards to follow
 - Generally Accepted Auditing Standards
 - Government Auditing Standards
- Purpose
 - To form an independent opinion on whether the financial statements are presented in accordance with Generally Accepted Accounting Principles (GAAP).
- Independent opinion on the financial statements
 - Audit in “unmodified”
 - This is the best opinion that can be given for an independent audit. It means we have no modifying statements in our opinion letter.

Management Discussion & Analysis

- Financial Highlights
- Overview of the Financial Statements
- Government-wide Financial Analysis
- Financial Analysis of the City's Funds
- Budgetary Highlights
- Capital Assets and Debt
- Requests for Information

Financial Highlights

- Government-Wide Financial Statement
 - Governmental Activities
 - Assets of the City exceeded its liabilities by \$19.3 million at September 30, 2022.
 - Net position increased by \$1.7 million primarily due to an increase of sales tax of \$625 thousand and property tax of \$305 thousand decrease administration and public safety expenses.
 - Business Type Activities
 - Assets of the Water and Sewer Fund exceeded its liabilities by \$10.2 million at September 30, 2022; in decrease of \$51 thousand.
 - Unrestricted Net Position decreased \$618 thousand to \$1.8 million at September 30, 2022 due to lower pension liabilities.

Financial Highlights (Continued)

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
NET POSITION			
Net Investment In Capital Assets	13,497,385	6,332,409	19,829,794
Restricted For:			
Public, Educational and Governmental	298,380	-	298,380
Debt Service	421,847	-	421,847
Street Maintenance	1,245,522	-	1,245,522
Crime Control and Prevention District	508,228	-	508,228
Public Safety	436,151	-	436,151
Community Center/Parks	234,420		234,420
Water Supply	-	441,807	441,807
Storm Water Fee	-	1,544,588	1,544,588
Unrestricted	2,663,066	1,785,915	4,448,981
TOTAL NET POSITION	\$ 19,304,999	\$ 10,104,719	\$ 29,409,718

Financial Highlights (Continued)

- Fund Financial Statements
 - The General Fund’s fund balance at the end of the 2022 fiscal year was \$7.3 million and the combined fund balance for all funds was \$10.2 million.
 - Unassigned Fund Balance for the General Fund was \$4.5 million or approximately 4.4 months average operating expenditures.
 - Fund balance for the general fund increased \$1.6 million. The budgeted decrease was \$315 thousand. The reduced loss was due to an increase in property taxes of \$153 thousand and sales tax of \$789; overall expenditures were \$2.3 million less than budgeted.
 - The combined fund balance increased by \$1.9 million.

Financial Highlights (Continued)

	General Fund	Debt Service	Street Maintenance Tax Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
<i>Fund Balances:</i>					
Nonspendable:					
Inventory	4,568	-	-	-	4,568
Restricted for:					
Public, Educational and Governmental	298,380	-	-	-	298,380
Debt Service	-	414,100	-	-	414,100
Street Maintenance	-	-	1,245,522	-	1,245,522
Crime Control and Prevention District	-	-	-	508,228	508,228
Federal Police Forfeitures	-	-	-	279,412	279,412
Other	5,810	-	-	385,349	391,159
Committed for Disaster Emergencies	1,000,000	-	-	-	1,000,000
Assigned for:					
Red Light Camera Traffic Safety	919,759	-	-	-	919,759
Tree Mitigation and Replacement	24,125	-	-	-	24,125
Economic Development	557,551	-	-	-	557,551
Unassigned	4,525,932	-	-	-	4,525,932
<i>Total Fund Balances</i>	<u>7,336,125</u>	<u>414,100</u>	<u>1,245,522</u>	<u>1,172,989</u>	<u>10,168,736</u>

TMRS

	Total Pension Liability				Total Pension Liability			
	2014	2015	2016	2017	2018	2019	2020	2021
Service Cost	\$ 645,011	\$ 761,483	\$ 747,641	\$ 842,875	\$ 1,107,270	\$ 1,260,851	\$ 1,322,663	\$ 1,350,668
Interest (on the Total Pension Liability)	2,491,971	2,548,566	2,513,302	2,599,775	2,833,754	2,974,542	3,156,487	3,295,336
Changes of Benefit Terms	-	-	-	-	1,757,255	-	-	-
Difference between Expected and Actual Experience	(806,336)	(863,803)	109,583	194,960	121,392	696,928	334,550	811,140
Change of Assumptions	-	149,794	-	-	-	97,929	-	-
Benefit Payments, Including Refunds of Employee Contributions	(1,734,074)	(1,426,682)	(2,099,537)	(2,174,580)	(1,946,832)	(2,160,070)	(2,571,291)	(2,970,074)
Net Change in Total Pension Liability	596,572	1,169,358	1,270,989	1,463,030	3,872,839	2,870,180	2,242,409	2,487,070
Total Pension Liability - Beginning	36,144,116	36,740,688	37,910,046	39,181,035	40,644,065	44,516,904	47,387,084	49,629,493
Total Pension Liability - Ending	<u>\$ 36,740,688</u>	<u>\$ 37,910,046</u>	<u>\$ 39,181,035</u>	<u>\$ 40,644,065</u>	<u>\$ 44,516,904</u>	<u>\$ 47,387,084</u>	<u>\$ 49,629,493</u>	<u>\$ 52,116,563</u>

TMRS

	Plan Fiduciary Net Position				Plan Fiduciary Net Position			
	2014	2015	2016	2017	2018	2019	2020	2021
Contributions - Employer	\$ 769,208	\$ 813,946	\$ 702,892	\$ 735,312	\$ 821,094	\$ 1,193,707	\$ 1,254,515	\$ 1,320,007
Contributions - Employee	282,279	311,658	301,671	341,475	372,609	494,728	512,944	523,515
Net Investment Income	1,903,667	50,874	2,310,877	4,903,405	(1,172,483)	5,749,089	3,220,466	5,843,029
Benefit Payments, Including Refunds of								
Employee Contributions	(1,734,074)	(1,426,682)	(2,099,537)	(2,174,580)	(1,946,832)	(2,160,070)	(2,571,291)	(2,970,074)
Administrative Expense	(19,877)	(30,989)	(26,101)	(25,416)	(22,673)	(32,509)	(20,854)	(27,055)
Other	(1,634)	(1,531)	(1,406)	(1,286)	(1,185)	(977)	(813)	185
Net Change in Plan Fiduciary Net Position	1,199,569	(282,724)	1,188,396	3,778,910	(1,949,470)	5,243,968	2,394,967	4,689,607
Plan Fiduciary Net Position - Beginning	33,279,600	34,479,169	34,196,445	35,384,841	39,163,751	37,214,281	42,458,249	44,853,216
Plan Fiduciary Net Position - Ending	<u>\$ 34,479,169</u>	<u>\$ 34,196,445</u>	<u>\$ 35,384,841</u>	<u>\$ 39,163,751</u>	<u>\$ 37,214,281</u>	<u>\$ 42,458,249</u>	<u>\$ 44,853,216</u>	<u>\$ 49,542,823</u>
Net Pension Liability - Ending	\$ 2,261,519	\$ 3,713,601	\$ 3,796,194	\$ 1,480,314	\$ 7,302,623	\$ 4,928,835	\$ 4,776,277	\$ 2,573,740
Plan Fiduciary Net Position as a								
Percentage of Total Pension Liability	93.84%	90.20%	90.31%	96.36%	83.60%	89.60%	90.38%	95.06%
Covered Payroll	\$ 4,704,649	\$ 5,194,294	\$ 5,027,846	\$ 5,691,256	\$ 6,210,153	\$ 7,067,549	\$ 7,327,773	\$ 7,478,782
Net Pension Liability as a Percentage								
of Covered Payroll	48.07%	71.49%	75.50%	26.01%	117.59%	69.74%	65.18%	34.41%

TMRS OPEB

	Total OPEB Liability				
	2017	2018	2019	2020	2021
Service Cost	\$ 11,383	\$ 14,283	\$ 15,549	\$ 19,052	\$ 23,932
Interest on Total OPEB Liability	13,335	13,517	14,951	13,963	12,184
Changes of Benefit Terms	-	-			
Difference between Expected and Actual Experience	-	(1,286)	(2,759)	(5,014)	8,166
Change of Assumptions or Other Inputs	32,701	(28,902)	79,233	78,822	19,746
Benefit Payments	(2,846)	(3,726)	(3,534)	(4,397)	(11,218)
Net Change in Total OPEB Liability	54,573	(6,114)	103,440	102,426	52,810
Total OPEB Liability - Beginning	348,518	403,091	396,977	500,417	602,843
Total OPEB Liability - Ending	<u>\$ 403,091</u>	<u>\$ 396,977</u>	<u>\$ 500,417</u>	<u>\$ 602,843</u>	<u>\$ 655,653</u>
Covered Payroll	\$ 5,691,256	\$ 6,210,153	\$ 7,067,549	\$ 7,327,773	\$ 7,478,782
Total OPEB Liability as a Percentage of Covered Payroll	7.08%	6.39%	7.08%	8.23%	8.77%

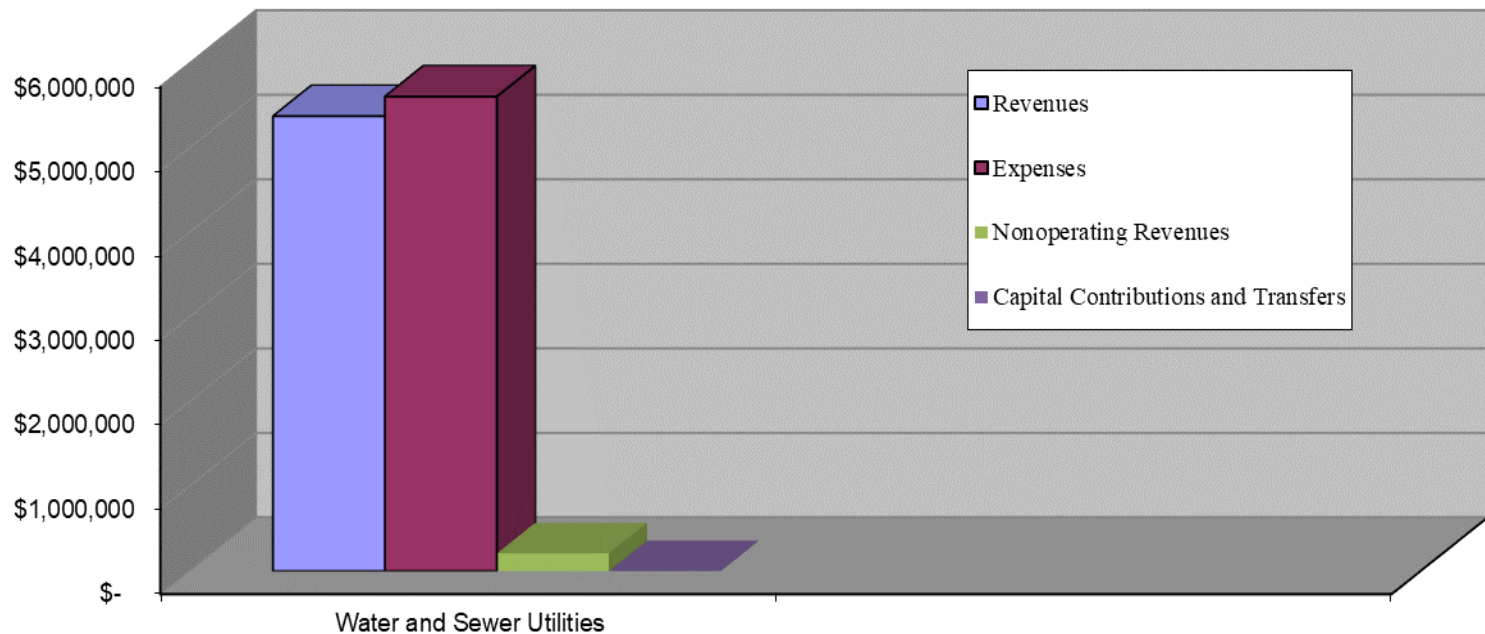
TREND ANALYSIS

CITY OF LEON VALLEY, TEXAS

TREND ANALYSIS	9/30/18	9/30/19	9/30/20	9/30/21	9/30/22
GENERAL GOVERNMENT					
FUND BALANCE - GENERAL FUND (1)	\$ 3,359,401	\$ 4,370,549	\$ 3,784,196	\$ 3,361,144	\$ 7,336,125
AVERAGE MONTHLY OPERATING EXPENDITURES (2)	782,207	905,887	991,611	970,209	1,013,767
GROWTH RATE PER YEAR - AVERAGE MONTHLY OPERATING EXPENDITURES	10.0%	15.8%	9.5%	-2.2%	4.5%
# MONTHS AVERAGE EXPENDITURES IN FUND BALANCE	4.3	4.8	3.8	3.5	7.2
GENERAL BONDED DEBT (NET OF DEBT SERVICE RESERVES)	6,931,085	6,492,853	5,989,746	5,509,056	5,065,956
RATIO OF GENERAL BONDED DEBT TO FUND EQUITY	2.1/1	1.5/1	1.6/1	1.6/1	0.7/1

Financial Highlights (Proprietary)

- Business-Type Activities net position decreased by \$51 thousand.



Letters on Conduct of Audit

- Accounting Policies
- Accounting Estimates
- Difficulties
- Misstatements
- Disagreements
- Management Representations
- Consultations with other Independent Accountants
- Compliance with the Public Funds Investment Act



Armstrong, Vaughan & Associates, P.C.

Certified Public Accountants

QUESTIONS?

CONTACT INFORMATION

Deborah F. Fraser, CPA

fraser@avacpa.com

(210) 658-6229



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 02, 2023 at 6:30 PM

MINUTES

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

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

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

PRESENT

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

2. Citizens to be Heard

Those who spoke at this time were: Alex Janacek (Leon Valley); Randy Gonzalez (Leon Valley); and Evan Bohl (Leon Valley)

3. Presentations

1. Presentation of a Proclamation declaring April 30 - May 6, 2023, as Municipal Clerks Week.

Mayor Chris Riley presented a proclamation to Sandra Passailaigue, City Secretary declaring the week of April 30 - May 6, 2023 as Municipal Clerk's Week.

2. Presentation, Discussion, and Possible Action to Authorize the City Manager to Enter into negotiations with a Selected Towing Company and to bring back an agreement to City Council to provide Towing and Impound Services for Leon Valley - D. Gonzalez, Police Chief

Crystal Caldera, City Manager presented an item seeking City Council authorization to enter into negotiations with a selected towing company to provide towing and impound services for the City of Leon Valley.

Those who spoke on this item were: Jason Banis; Rose Ryan (Leon Valley); Philip Campos (Leon Valley); and Olen Yarnell. An email was also submitted by Cathy Nelson.

Councilor Josh Stevens motioned to authorize the city manager to enter into negotiations with Banis Towing to provide towing and impound services to the City of Leon Valley; and to bring back a contract for City Council consideration. The motion was seconded by Councilor Rey Orozco.

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

- 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.

Announcements were made by Mayor Riley and Council Members.

Councilor Josh Stevens motioned to move Agenda Item 7.9 up to follow the City Manager's Report. The motion was seconded by Councilor Will Bradshaw.

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

Voting Nay: Council Place 1 Martinez

5. City Manager's Report

Crystal Caldera, City Manager reminded everyone that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. City Manager Caldera provided information about the Leon Valley Pool's opening dates.

1. Upcoming Important Events:

Regular City Council Meeting, Tuesday, May 16, 2023, at 6:30 PM, in Council Chambers.

Early Voting at the Leon Valley Conference Center, 6421 Evers Road, Texas, 78238, Monday, May 01, 2023 and Tuesday, May 02, 2023 from 8:00 AM to 8:00 PM.

General & Special Election, Saturday, May 06, 2023, Poll Centers open from 7:00 AM to 7:00 PM. Poll Center locations may be found at

<https://www.leonvalleytexas.gov/secretary/page/may-6-2023-early-voting-dates-times-and-locations>

Annual City-Wide Garage Sale, Saturday, May 20, 2023, from 8:00 AM to 6:00 PM.

Leon Valley Pools Open, Saturday, May 27, 2023. Hours of operation for each pool may be found here <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-pools>

Big Rig Petting Zoo, Monday, June 05, 2023, from 10:30 AM - 12:00 PM, at Raymond Rimkus Park.

Miscellaneous other events and announcements.

6. Consent Agenda

Councilor Jed Hefner motioned to approve the Consent Agenda as presented. The motion was seconded by Councilor Josh Stevens.

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

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 04-18-2023 Regular City Council Meeting Minutes**
 - b. 04-22-2023 Coffee - "Picnic" with the Mayor and City Council Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 11-02-2022 Citizens Police Advisory Committee Meeting Minutes**
 - b. 03-09-2023 Park Commission Meeting Minutes**
 - c. 03-09-2023 Library Advisory Committee Meeting Minutes**
 - d. 03-20-2023 Economic and Community Development Advisory Committee Meeting Minutes**
 - e. 03-28-2023 Planning & Zoning Commission Meeting Minutes**
- 3. Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2023 - D. Dimaline, Assistant Public Works Director**
- 4. Discussion and Possible Action of an Ordinance Amending Ordinance 2022-51, Which Approved Various Budget Adjustments for Carry Over Projects, to Clearly Identify the Funding Sources (1st Read was Held on 04-18-2023) - M. Moritz, Public Works Director**
- 5. Discussion and Possible Action of a Resolution of the City Of Leon Valley, TX., City Council Appointing to the Board of Adjustment - Mayor Chris Riley**

7. Regular Agenda

- 1. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX., City Council, Approving (A) An Increase, Beginning January 01, 2023, In: (1) The General Residence Homestead Exemption in the City for an Individual in an Amount Equal to Twenty Percent (20%) of the Appraised Value of the Residence Homestead or the Statutorily Mandated Minimum of \$5,000; (2) Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for Disabled Persons from \$30,000 to \$50,000; and (B) Amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to Add Such Exemptions (1st Read was Held 05-02-2023) - Councilor Josh Stevens and Councilor Jed Hefner**

Councilor Josh Stevens gave a presentation of an ordinance for City Council consideration seeking approval of: (A) An increase, beginning January 01, 2023, in: (1) The general residence Homestead Exemption in the City for an Individual in an amount equal to twenty percent (20%) of the appraised value of the residence Homestead or the statutorily mandated minimum of \$5,000; (2) Homestead Property Tax Exemption for persons 65 years of age or older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for disabled persons from \$30,000 to \$50,000; and (B) amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to add such exemptions.

Those who spoke on this item were: Philip Campos (Leon Valley); Randy Gonzalez (Leon Valley); Evan Bohl (Leon Valley); Erick Matta (Leon Valley); and Olen Yarnell (Leon Valley)

This item will be back on the next City Council meeting in the Regular Agenda for a second reading.

- 2. Discussion and Possible Action on the Renewal of the Lease Agreement between the City of Leon Valley and Cha Cha's New Gen, LLC Café, Margarita Bania Ruiz for the property at 6417 Evers Road, Leon Valley, TX 78238 - C. Caldera, City Manager**

Crystal Caldera, City Manager introduced the item and then turned it over to Councilor Will Bradshaw and Councilor Benny Martinez who requested the item be placed on tonight's agenda.

Margarita Bania Ruiz was present and spoke as well.

Those who spoke on this item were: Philip Campos (Leon Valley); Randy Gonzalez (Leon Valley); Olen Yarnell (Leon Valley); Erick Matta (Leon Valley); Evan Bohl (Leon Valley); Rose Ryan (Leon Valley); Mr. Chehade; Manuel Arteaga (Leon Valley); Roland Soto (Leon Valley)

Councilor Benny Martinez read an email from Tina Chasan (Leon Valley)

Councilor Rey Orozco motioned to move forward with Agenda Item 10.1 to discuss.

Councilor Benny Martinez motioned to extend the lease for six months.

Councilor Jed Hefner motioned to table this item and move to Agenda Item 7.2; then return to this item. The motion was seconded by Councilor Will Bradshaw.

Voting Yea: Council Place 2 Stevens, Council Place 3 Hefner, Council Place 5 Bradshaw

Voting Nay: Council Place 1 Martinez, Mayor Pro Tem, Council Place 4 Orozco

3. Presentation Discussion and Possible Action on Directing the staff to solicit RFPs for a competitive proposal to execute a short-term lease agreement at 6417 Evers Road - Councilor Josh Stevens and Councilor Will Bradshaw

Councilor Josh Stevens presented this item seeking City Council approval to direct staff to solicit RFPs for a competitive proposal to execute a short-term lease agreement at 6417 Evers Road.

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

Councilor Jed Hefner motioned to direct staff to enter into a solicitation for an RFP for 6417 Evers Road; allowing the current tenant to remain month-to-month under the current lease until the conclusion of that RFP process. Councilor Josh Stevens seconded the item.

Councilor Hefner amended his previous motion adding that the RFP should expand alternate uses for the building. Councilor Stevens seconded the amendment.

Crystal Caldera, City Manager will bring back a draft RFP in June.

Councilor Benny Martinez requested that the words "short-term" be removed.

Councilor Jed Hefner amended his motion to change "short-term" to "two-year". The motion was seconded by Councilor Benny Martinez

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

4. Presentation, Discussion, and Public Hearing to Consider a Approving a Request to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 Acre Unplatted Parcel of Land Located at the Corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432 - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

Mindy Teague, Planning and Zoning Director presented a request to amend Planned Development District #2022-31 to amend the approved site plan on a 9.180 acre, unplatted parcel of land located at the corner of Evers Road and Seneca Drive, being P-4A, ABS 530, CB4432

Those who spoke on this item were: Mr. Chehade

Councilor Josh Stevens motioned to extend tonight's meeting past 10:00 PM to take care of City business. Councilor Jed Hefner seconded the motion.

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

Absent from the vote: Council Place 1 Martinez

Mayor Chris Riley opened the Public Hearing at 10:07 PM

Those who spoke at this time were: Rudy Garcia (Leon Valley)

There being no more comments from the public; Mayor Riley closed the Public Hearing at 10:11 PM

5. Presentation, Discussion, and Possible Action on a Request to Waive Fees for an Amendment to Planned Development District #2022-31 - M. Teague, Planning and Zoning Director

Mindy Teague, Planning and Zoning Director presented a request to waive fees for an amendment to Planned Development District #2022-31.

Councilor Jed Hefner motioned to approve as written. The motion was seconded by Councilor Rey Orozco.

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

6. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$7,250 from Economic and Community Development Funds to modernize SA City Barber Shop with new capital equipment and to hire new barbers. - R. Salinas, Director of Economic Development

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in the amount not to exceed \$7,250 from Economic and Community Development Funds to modernize SA City Barber Shop with new capital equipment and to hire new barbers.

Mr. James Gutierrez, applicant, was also present.

Councilor Benny Martinez read an email for this and the next two agenda items as submitted by Tina Chasan (Leon Valley)

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

A motion was made by Councilor Jed Hefner to approve as requested. The motion was seconded by Councilor Rey Orozco.

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

- 7. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 9,321 from Economic and Community Development Funds to modernize the Smash Dance Academy. The grant will purchase outdoor features to create a more welcoming environment, 3M film tint for the windows at the location to reduce the heat inside, and to purchase and install soundproof wall panels to reduce noise escaping into the neighboring businesses. - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in the amount not to exceed \$ 9,321 from Economic and Community Development Funds to modernize the Smash Dance Academy. The grant will purchase outdoor features to create a more welcoming environment, 3M film tint for the windows at the location to reduce the heat inside, and to purchase and install soundproof wall panels to reduce noise escaping into the neighboring businesses.

Lisa Valdez, applicant was also present.

A motion was made by Councilor Rey Orozco to approve as requested. The motion was seconded by Councilor Benny Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Mayor Pro Tem, Council Place 4 Orozco

Voting Abstaining: Council Place 3 Hefner

- 8. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 10,000 from Economic and Community Development Funds to modernize the WOT Auto Spa. The grant will purchase updated fixtures, new signage, a new floor plan for better workstations, fresh paint, and to market the shop. - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director presented a request to expend Economic and Community Development Funds in an amount not to exceed \$ 10,000 from Economic and Community Development Funds to modernize the WOT Auto Spa. The grant will purchase updated fixtures, new signage, a new floor plan for better workstations, fresh paint, and to market the shop.

Mr. Smith, applicant was also present.

A motion was made by Councilor Jed Hefner to approve as requested. The motion was seconded by Councilor Will Bradshaw.

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

9. Presentation, Discussion and Public Hearing to Consider Approving a Request on a Non-Specified Use Request to Allow the Use “Bar” in the O-1 Office with a Specific Use Permit, and in the B-1 Small Business, B-2 Retail, B-3 Commercial, and I-1 Industrial Zoning Districts without a Specific Use Permit (SUP), to Allow the Use “Entertainment – Indoor” in the B-2 and B-3 Zoning Districts without an SUP, and the Use “Entertainment – Outdoor” to be Allowed in the B-2 and B-3 Zoning Districts without an SUP- (1st Read as Required by City Charter) - R. Salinas, Director of Economic Development

Roque Salinas, Economic Development Director presented an item seeking City Council approval of a request on a Non-Specified Use Request to allow the use “Bar” in the O-1 Office with a Specific Use Permit, and in the B-1 Small Business, B-2 Retail, B-3 Commercial, and I-1 Industrial Zoning Districts without a Specific Use Permit (SUP), to Allow the Use “Entertainment – Indoor” in the B-2 and B-3 Zoning Districts without an SUP, and the Use “Entertainment – Outdoor” to be allowed in the B-2 and B-3 Zoning Districts without an SUP.

Mayor Riley opened the Public Hearing at 10:53 PM

Those who spoke on his item were: Pat Martinez (Leon Valley)

There being no more public comment; Mayor Riley closed the Public Hearing at 10:54 PM

There was a consensus to bring this item back with a provision for nightclub.

This item will come back for second read in the Regular Agenda.

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

1. Pursuant to Texas Government Code, Chapter 551, Section 551.071 Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Lease Agreement between Ms. Bania Artiaga and the City of Leon Valley

9. Reconvene into Regular Session

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

City Council did not go into Executive Session this evening.

11. Citizens to be Heard

None

12. Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a meeting of City Council, a member of City Council may place an item on an agenda by making a motion to

place the item on a future agenda and receiving a second. No discussion shall occur at the meeting regarding the placement of the item on a future agenda.

Councilor Rey Orozco updated everyone on the sign code ordinance issue.

Councilor Josh Stevens asked about the Opioid Settlement.

13. Adjournment

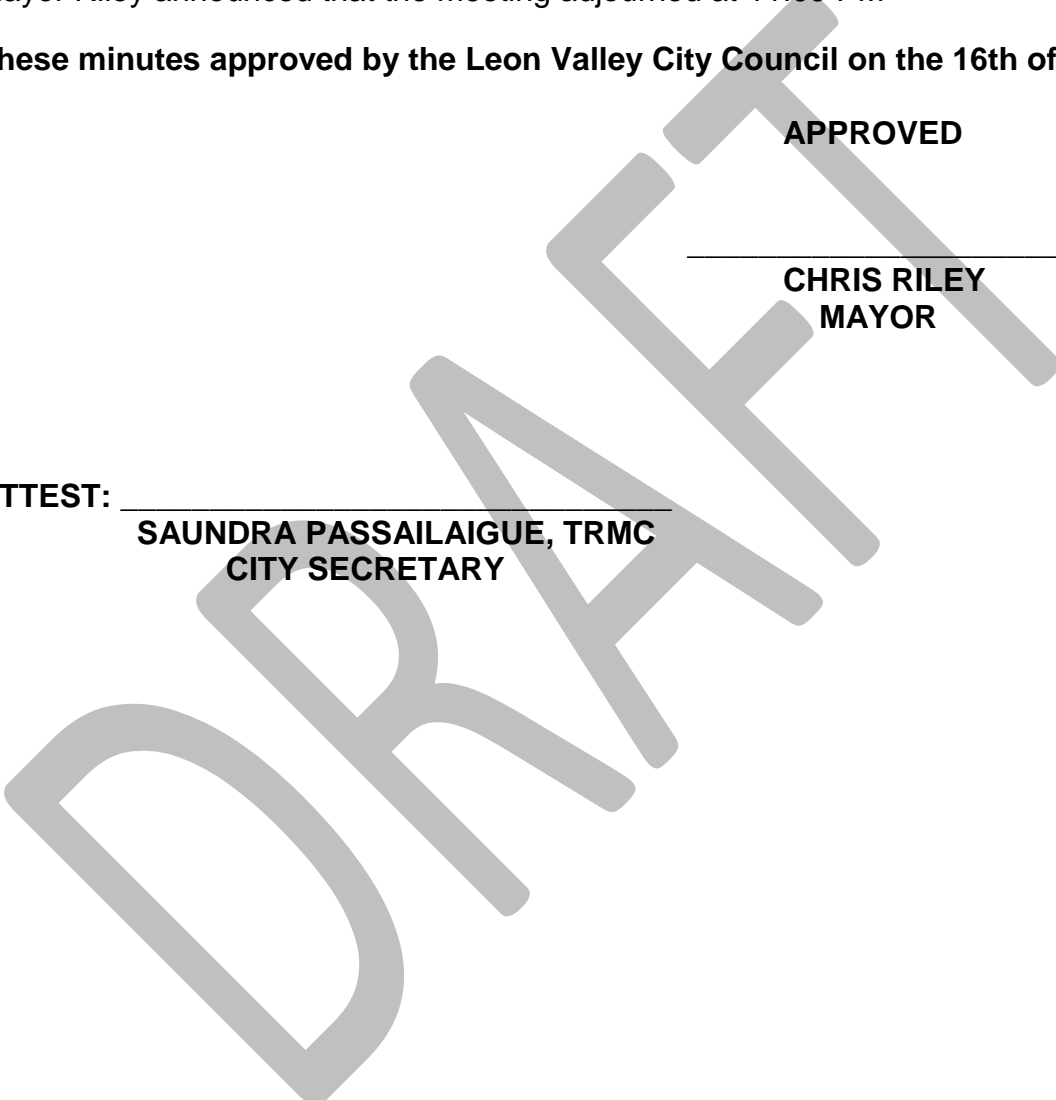
Mayor Riley announced that the meeting adjourned at 11:09 PM

These minutes approved by the Leon Valley City Council on the 16th of May, 2023.

APPROVED

**CHRIS RILEY
MAYOR**

ATTEST: _____
**SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY**



MAYOR AND COUNCIL COMMUNICATION

DATE: May 16, 2023
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Discussion, and Possible Action of an Ordinance to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 acre unplatted parcel of land located at the corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432.

SPONSOR(S): None

PURPOSE:

The purpose of this item is to consider an approval of an ordinance to amend approved Planned Development District Case #2022-31. The applicant proposes a reduction in the number of housing units from 94 to 67 and to relocate the entrance due to a utility conflict. He is also requesting the ability to retain the original approval of the 94 units.

Staff Analysis:

City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:

“(7) Deviations from approved PD project plan.

(A) Minor deviations. In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director. Unless otherwise specified in the adopting ordinance, minor deviations are limited to the following:

- (i) Corrections in spelling, distances, and other labeling that does not affect the overall development concept.*
- (ii) Change in building layout, when shown, that is less than a ten percent increase in size.*
- (iii) Changes in the proposed property lines internal to the PD district, as long as the originally approved district boundaries are not altered.*
- (iv) Changes in parking layouts as long as the number of required spaces is not*

decreased and the general original design is maintained.

(B) Major deviations from the approved PD project plan. All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district.”

Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan. Reducing the number of units will reduce the traffic generated by the development.

Alternatives:

- Recommend approval of the amendment request
- Recommend conditional approval of the request, contingent upon receipt of a completed and satisfactory Project Plan.
- Denial of the request – if denied, the applicant will have to wait for a period of six months prior to resubmitting an application for this property.

SEE LEON VALLEY

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley.
- Economic Development - The request will promote development and an increase in sales and ad valorem tax.
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options.

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

RECOMMENDATION

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING PLANNED DEVELOPMENT DISTRICT #2022-31 TO AMEND THE APPROVED SITE PLAN ON A 9.180 ACRE UNPLATTED PARCEL OF LAND LOCATED AT THE CORNER OF EVERS ROAD AND SENECA DRIVE, BEING P-4A, ABS 530, CB 4432; 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 Planning and Zoning Commission of the City of Leon Valley recommended approval of amending Planned Development District #2031-31 to retain the original number of units, allow a reduced number of units, and to relocate the main entrance to the subdivision, on a 9.180 acre unplatted parcel of land located at the corner of Evers Road and Seneca Drive depicted in Exhibit A attached hereto and incorporated herein, 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 zone change, as requested at the subject location.

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

SECTION 1. That the proposed amendment to Development District #2022-31 to allow the developer to retain the ability to construct the original number of units or to reduce the number of units, and to relocate the entrance to the subdivision as attached in Exhibit A incorporated herein for all purposes, 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 2nd day of May, 2023.

APPROVED

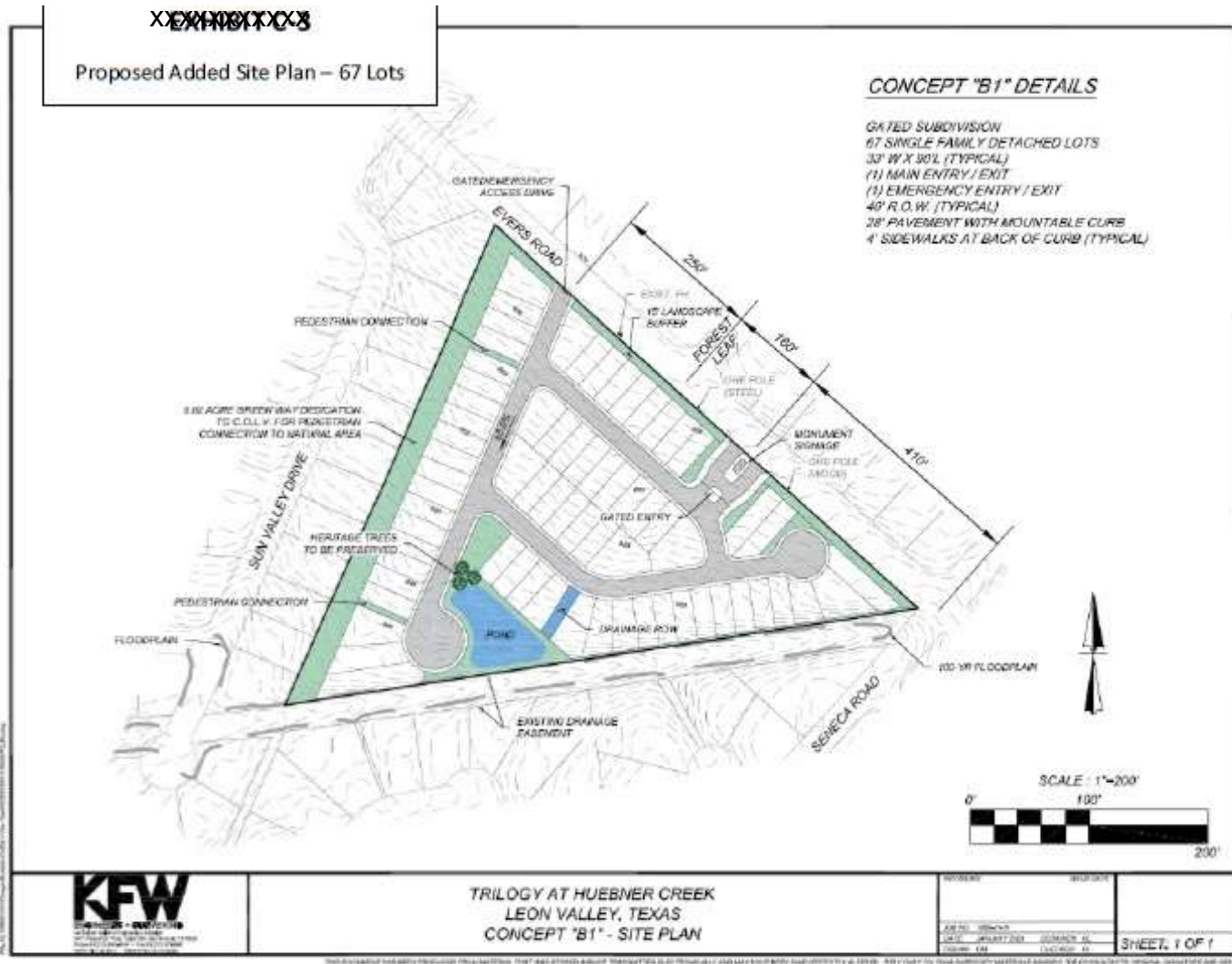
CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

NICOLE WARREN
City Attorney



**Consider Approving an Ordinance to
Amend PDD 2022-31
PDD/R-6 Garden Home Base Zoning
District**

Evers Road at Seneca Drive

Regular City Council Meeting

Mindy Teague, Director

May 16, 2023

Request

- By Mr. Samir Chehade
- To amend PDD 2022-31 - a vacant tract of land on Evers at Seneca zoned PD with R-6 Garden Home base zoning
- He is considering the development of an R-6 Garden Home project on this site

Purpose

- Property is a 9.1740-acre tract of land known as Parcel 4A, Abstract 530, County Block 4432
- Applicant proposes:
 - Reduction in the number of housing units from 94 to 67
 - Relocate the entrance due to a utility conflict
 - Retain the original approval of the 94 units

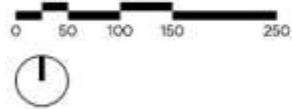
Approved Site Plan

Trilogy at Huebner Creek

Site Plan

Plan Details

- 94 Single-Family Detached Lots
- Base Zoning: "R-6", Garden Home Dwelling District
- Gated Subdivision
- 28' W x 70' L - Typical
- Minimum Lot Size: 1,960 SF
- Heritage Tree Preservation
- 2-Pocket Parks (1/3-Acre)



Potential Dedication/
Transfer to the City
of Leon Valley

Area Reserved for
Detention As
Required

Pocket Park

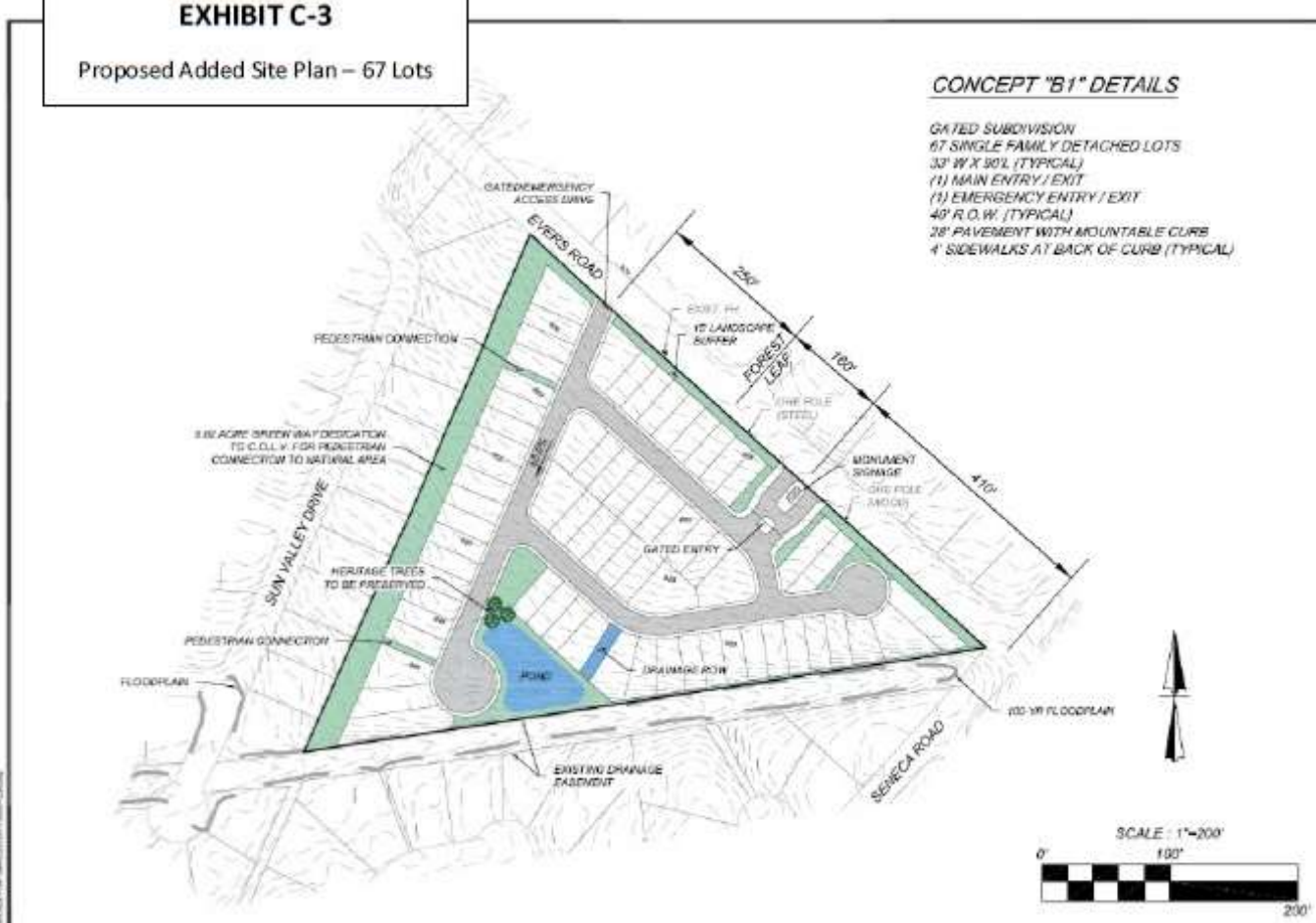
Proposed Site Plan

EXHIBIT C-3

Proposed Added Site Plan – 67 Lots

CONCEPT "B1" DETAILS

GATED SUBDIVISION
 67 SINGLE FAMILY DETACHED LOTS
 33' W X 30' L (TYPICAL)
 (1) MAIN ENTRY / EXIT
 (1) EMERGENCY ENTRY / EXIT
 40' R.O.W. (TYPICAL)
 38' PAVEMENT WITH MOUNTABLE CURB
 4' SIDEWALKS AT BACK OF CURB (TYPICAL)

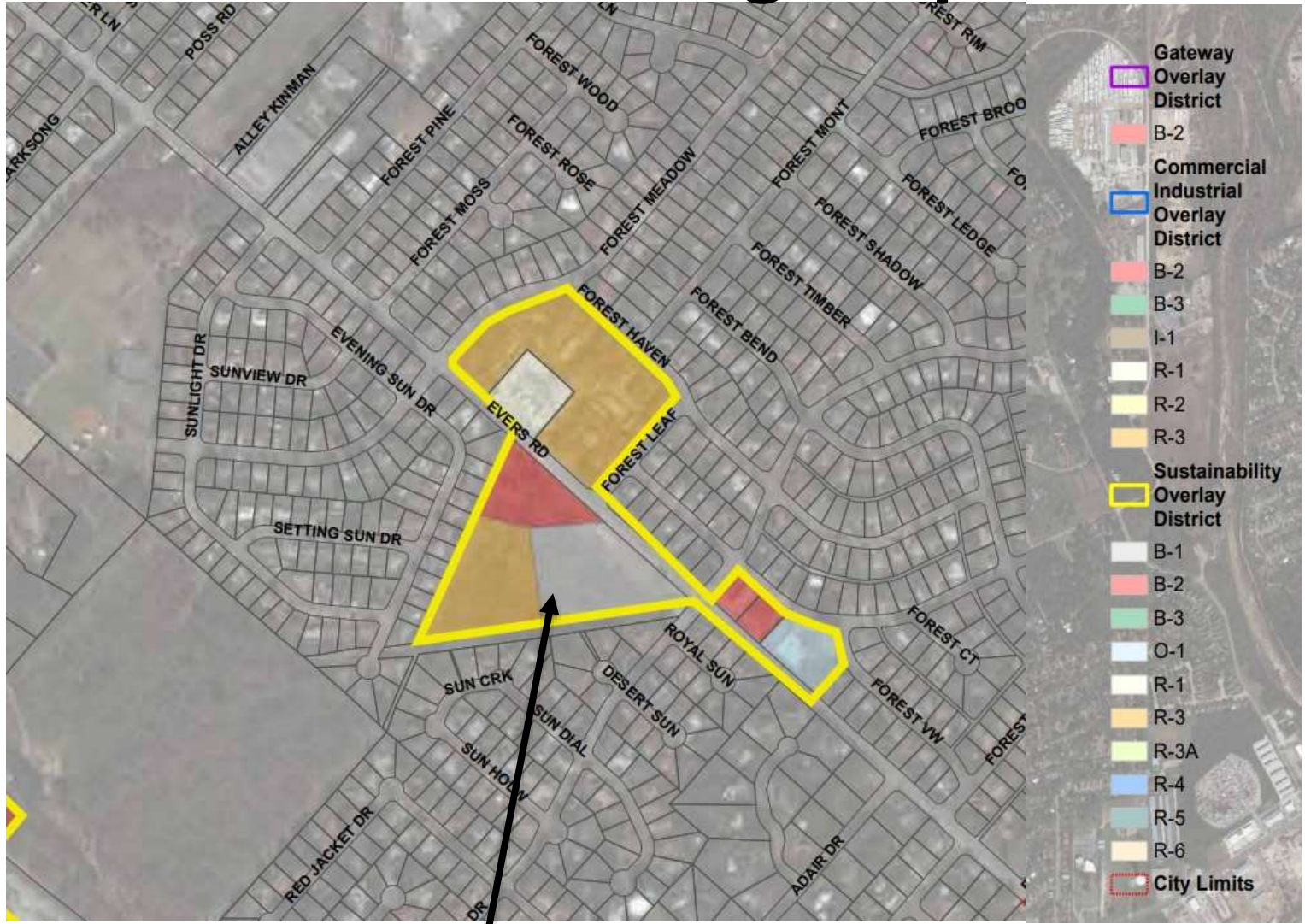


TRILOGY AT HUEBNER CREEK
 LEON VALLEY, TEXAS
 CONCEPT "B1" - SITE PLAN

DATE: 08/11/2011	DATE: 08/11/2011	SHEET: 1 OF 1
SCALE: 1"=200'	SCALE: 1"=200'	

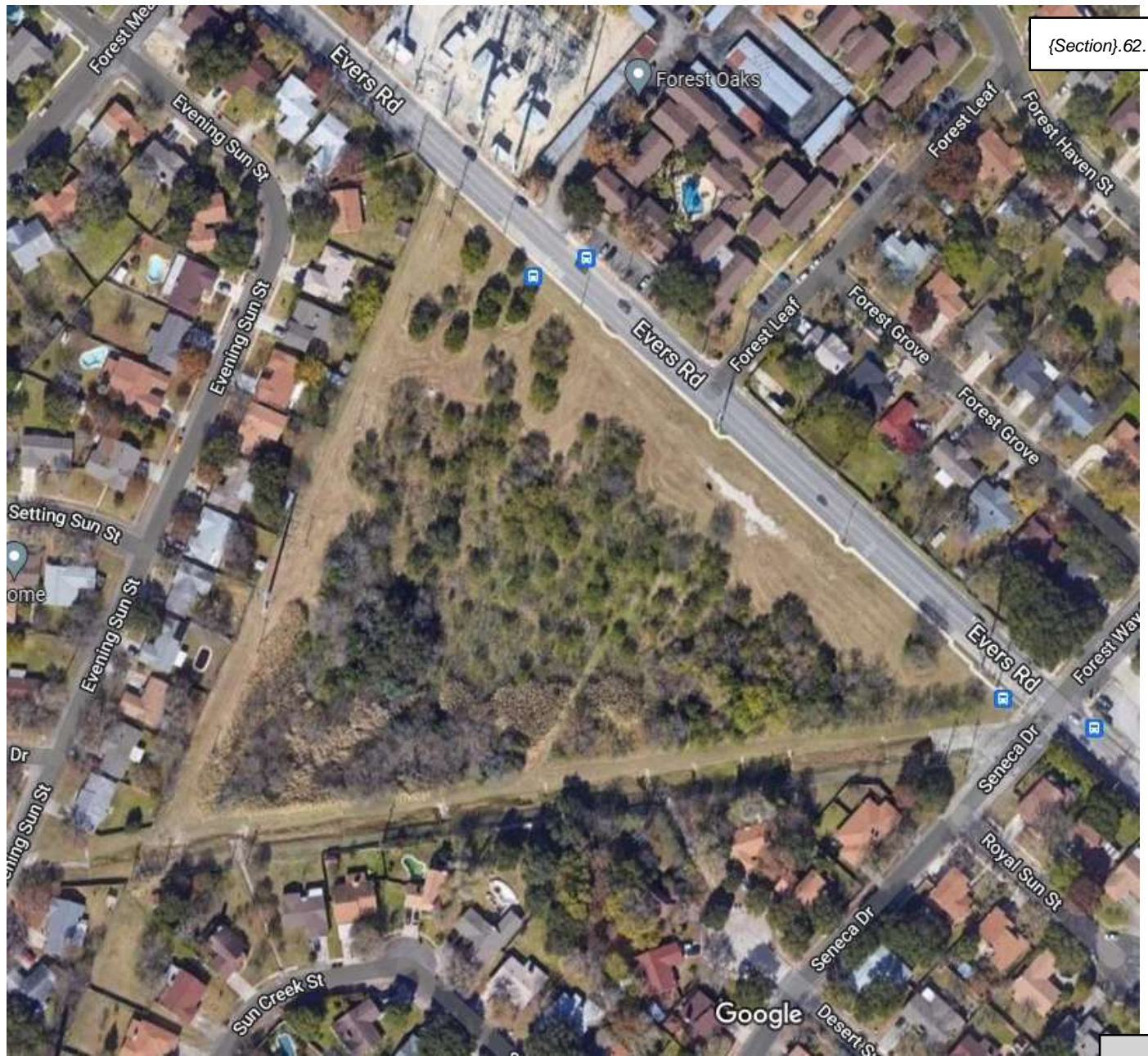


Location & Zoning Map



0 Evers Rd

Aerial View



{Section}.62.

Staff Analysis

- City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:
 - Minor deviations - In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director
 - Major deviations from the approved PD project plan - All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district

Staff Analysis

- Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan
- Reducing the number of units will reduce the traffic generated by the development

Staff Recommendation

- This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road
- Staff Recommends approval of this request

Alternatives

- Recommend approval of the amendment request
- Recommend denial of the request
- Other

S.E.E. Statement

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley
- Economic Development - The request will promote development and an increase in sales and ad valorem tax
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: City of Leon Valley	State: Texas
Authorized Signatory: <i>Shel Crystal Caldera, City Manager</i>	
Address 1: <i>6400 El Verde Rd</i>	
Address 2:	
City, State, Zip: <i>Leon Valley Texas, 79238</i>	
Phone: <i>210 684 -1391 x219</i>	
Email: <i>C.Caldera@leonvalleytexas.gov</i>	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December 9, 2022 (“Walgreens Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Walgreens Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Walgreens Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Walgreens Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the Walgreens Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Walgreens Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Walgreens Settlement solely for the purposes provided therein.



6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walgreens Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Walgreens Settlement.
7. The Governmental Entity has the right to enforce the Walgreens Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walgreens Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walgreens Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walgreens Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Walgreens Settlement.
10. In connection with the releases provided for in the Walgreens Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walgreens Settlement.



EXHIBIT K

Subdivision Participation Form

Governmental Entity: City of Leon Valley	State: Texas
Authorized Official: <i>SJE Crystal Caldera, City Manager</i>	
Address 1: <i>6400 El Verde Rd</i>	
Address 2:	
City, State, Zip: <i>Leon Valley TX 78238</i>	
Phone: <i>(210) 291-6841 x219</i>	
Email: <i>C.Caldera@LeonValleyTexas.gov</i>	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated November 14, 2022 (“Walmart Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Walmart Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Walmart Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Walmart Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event within 14 days of the Effective Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in In re National Prescription Opiate Litigation, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at <https://nationalopioidsettlement.com/>.
3. The Governmental Entity agrees to the terms of the Walmart Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Walmart Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Walmart Settlement solely for the purposes provided therein.



6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walmart Settlement.
7. The Governmental Entity has the right to enforce the Walmart Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walmart Settlement, including but not limited to all provisions of Section X (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walmart Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walmart Settlement shall be a complete bar to any Released Claim.
9. In connection with the releases provided for in the Walmart Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walmart Settlement.

10. Nothing herein is intended to modify in any way the terms of the Walmart Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Walmart Settlement in any respect, the Walmart Settlement controls.



EXHIBIT K
Subdivision and Special District Settlement Participation Form

Governmental Entity: City of Leon Valley	State: Texas
Authorized Signatory: <i>[Signature]</i> , Crystal Caldera, City Manager	
Address 1: 6400 El Verde Rd	
Address 2:	
City, State, Zip: Leon Valley TX	
Phone: (210) 684-1391 x 219	
Email: C.Caldera@leonvalleytexas.gov	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Agreement dated November 22, 2022 (“Allergan Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Allergan Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Allergan Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Allergan Settlement as provided therein.
2. Following the execution of this Settlement Participation Form, the Governmental Entity shall comply with Section III.B of the Allergan Settlement regarding Cessation of Litigation Activities.
3. The Governmental Entity shall, within fourteen (14) days of the Reference Date and prior to the filing of the Consent Judgment, file a request to dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the MDL Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
4. The Governmental Entity agrees to the terms of the Allergan Settlement pertaining to Subdivisions and Special Districts as defined therein.
5. By agreeing to the terms of the Allergan Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through the Allergan Settlement solely for the purposes provided therein.



7. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Allergan Settlement.
8. The Governmental Entity has the right to enforce the Allergan Settlement as provided therein.
9. The Governmental Entity, as a Participating Subdivision or Participating Special District, hereby becomes a Releasor for all purposes in the Allergan Settlement, including, but not limited to, all provisions of **Section V (Release)**, and along with all departments, agencies, divisions, boards, commissions, Subdivisions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist in bringing, or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Allergan Settlement are intended to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Allergan Settlement shall be a complete bar to any Released Claim.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision or Participating Special District as set forth in the Allergan Settlement.
11. In connection with the releases provided for in the Allergan Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Allergan Settlement.

12. Nothing herein is intended to modify in any way the terms of the Allergan Settlement, to which the Governmental Entity hereby agrees. To the extent this Settlement Participation Form is interpreted differently from the Allergan Settlement in any respect, the Allergan Settlement controls.



EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: City of Leon Valley	State: Texas
Authorized Signatory: <i>CC</i> , Crystal Caldera, City Manager	
Address 1: <i>6400 El Verde Rd</i>	
Address 2:	
City, State, Zip: <i>Leon Valley TX 70238</i>	
Phone: <i>(210) 604-1391 x 219</i>	
Email: <i>C.Caldera@leonvalleytexas.gov</i>	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December 9, 2022 (“CVS Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the CVS Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the CVS Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the CVS Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the CVS Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the CVS Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the CVS Settlement solely for the purposes provided therein.



6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the CVS Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the CVS Settlement.
7. The Governmental Entity has the right to enforce the CVS Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the CVS Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the CVS Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The CVS Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the CVS Settlement.
10. In connection with the releases provided for in the CVS Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the CVS Settlement.



A RESOLUTION OF THE CITY OF LEON VALLEY, TX., CITY COUNCIL REMOVING A MEMBER FROM EARTHWISE LIVING COMMITTEE.

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

The following individual is hereby removed as member of the **Earthwise Living Committee.**

Kimberly Bohl

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

That the removal of the aforementioned individual is effective immediately.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 16th day of May 2023.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

NICOLE WARREN
City Attorney

MAYOR AND COUNCIL COMMUNICATION

DATE: May 16, 2023
TO: Mayor and Council
FROM: Sandra Passailaigue, City Secretary
THROUGH: Crystal Caldera, City Manager
SUBJECT: Discussion and Possible Action on a Resolution of the City of Leon Valley, TX., City Council Removing a Member from Earthwise Living Committee
SPONSOR(S): Councilor Josh Stevens and Councilor Jed Hefner

PURPOSE

This item was placed on this agenda at the request of Mayor Chris Riley due to excessive absences of Ms. Kimberly Bohl from Earthwise Living Committee Meetings.

SEE LEON VALLEY

Social – N/A

Economic – N/A

Environmental – N/A

FISCAL IMPACT

N/A

STRATEGIC GOALS

N/A

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

MAYOR AND COUNCIL COMMUNICATION

DATE: May 16, 2023

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on a Resolution and Order of The Leon Valley, Texas, City Council Canvassing the Returns and Declaring the Official Results of City of Leon Valley, Texas, May 06, 2023, General Election to Elect Three City Council Members for The City of Leon Valley, Texas; and a Special Election – Proposition A – “Whether the City of Leon Valley Crime Control and Prevention District Should be Continued for Five (5) Years and the Crime Control and Prevention District Sales Tax Should be Continued for Five (5) Years.”; and Special Election – Proposition B - "The Reauthorization of the Local Sales and Use Tax in the City of Leon Valley, TX at the Rate of One-Quarter (1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. The Tax Expires on the Fourth Anniversary of the Date of this Election Unless the Imposition of the Tax is Reauthorized." – S. Passailaigue, City Secretary

SPONSOR(S): (N/A)

PURPOSE

On January 07, 2023, the City of Leon Valley City Council ordered the May 06, 2023 General Election through Resolution No. 23-004R. The Leon Valley May 06, 2023 General Election was called to elect three (3) members to city council (Council Place 1, Council Place 3, and Council Place 5) by the qualified voters of the City of Leon Valley.

Also on January 07, 2023, the City of Leon Valley City Council ordered a May 06, 2023 Special Election through Resolution No. 23-005R for the purpose of submitting to the voters a proposition relating to the continuation of the City of Leon Valley Crime Control and Prevention District pursuant to section 363.2515. Continuation of district: certain political subdivisions in Chapter 363, of the Local Government Code.

Lastly, on February 15, 2023, the City of Leon Valley City Council ordered a May 06, 2023 Special Election through Ordinance No. 2023-5 for the purpose of allowing qualified voters to vote for or against the reauthorization of the local sales and use tax in the City of Leon Valley,

Texas at the rate of one-quarter (1/4) of one percent (0.0025000) to continue providing revenue for maintenance and repair of municipal streets.

Accordingly, the May 06, 2023 General and Special Elections were held jointly with Bexar County. This communication serves as transmittal to the back-up information and analysis based on voter activity, including Early Voting and the May 06, 2023 Election Day results.

SEE LEON VALLEY

Social – To assist in the tax burden placed upon residents of Leon Valley by having the sales and use tax support some City services.

Economic – Will increase the revenue available to the Police Department and with the re-allocation we will provide better services to our residents without increasing their ad valorem tax.

Environmental – N/A

FISCAL IMPACT

The amount paid to Bexar County Elections Department to conduct this election was \$5,923.06 but is still subject to change.

STRATEGIC GOALS

This item (the elections themselves), meet the City of Leon Valley’s Strategic Goal #1 (F) – “Economic Development – Promote Leon Valley” by designating the Leon Valley Conference Center as a polling center, the City is inviting all registered voters of Bexar County into this community’s heart where they can see the Conference and Community Centers, visit the public library, café, Raymond Rimkus Park, and the Leon Valley Swimming Pools as well as stop and shop our businesses while they are here.

RECOMMENDATION

Staff recommends approval as presented.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION No. 23-020R

A RESOLUTION AND ORDER OF THE LEON VALLEY, TEXAS, CITY COUNCIL CANVASSING THE RETURNS AND DECLARING THE OFFICIAL RESULTS OF CITY OF LEON VALLEY, TEXAS, MAY 06, 2023, GENERAL ELECTION TO ELECT THREE CITY COUNCIL MEMBERS FOR THE CITY OF LEON VALLEY, TEXAS; AND A SPECIAL ELECTION – PROPOSITION A – “WHETHER THE CITY OF LEON VALLEY CRIME CONTROL AND PREVENTION DISTRICT SHOULD BE CONTINUED FOR FIVE (5) YEARS AND THE CRIME CONTROL AND PREVENTION DISTRICT SALES TAX SHOULD BE CONTINUED FOR FIVE (5) YEARS.”; AND SPECIAL ELECTION – PROPOSITION B - "THE REAUTHORIZATION OF THE LOCAL SALES AND USE TAX IN THE CITY OF LEON VALLEY, TX AT THE RATE OF ONE-QUARTER (1/4) OF ONE PERCENT (0.0025000) TO CONTINUE PROVIDING REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS. THE TAX EXPIRES ON THE FOURTH ANNIVERSARY OF THE DATE OF THIS ELECTION UNLESS THE IMPOSITION OF THE TAX IS REAUTHORIZED."

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

There came to be considered the returns of an election held on May 01, 2021 for the purpose of electing three City Council Members and based on said returns, duly and legally made, that each of the candidates in said election received the following votes:

COUNCIL, PLACE 1

Drew Power - 389
Benny Martinez - 570

COUNCIL, PLACE 3

Philip Campos - 593
Danielle Carriere Bolton - 377

COUNCIL, PLACE 5

Will Bradshaw – 771 (*Unopposed*)

That the election was duly called; that notice of said election was given in accordance with law and that said election was held in accordance with law; that the following individuals are hereby elected subject to the taking of their oaths of office as provided by the laws of the State of Texas and the of City of Leon Valley, Texas:

Benny Martinez as Council Member, Place 1;
Philip Campos as Council Member, Place 3; and
Will Bradshaw as Council Member, Place 5.

There also came to be considered the returns of a Special Election held on May 06, 2023 on the question “Whether the City of Leon Valley Crime Control and Prevention District should be continued for Five (5) Years and the Crime Control and Prevention

District Sales Tax Should be Continued for Five (5) Years” and in said election received the following votes:

For – 662 and Against – 371

There also came to be considered the returns of a Special Election held on May 06, 2023 on the question “The Reauthorization of the Local Sales and Use Tax in the City of Leon Valley, TX at the Rate of One-Quarter (1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. The Tax Expires on the Fourth Anniversary of the Date of this Election Unless the Imposition of the Tax is Reauthorized.” In said election received the following votes:

For – 805 and Against – 217

It is further found and determined that in accordance with the order of this governing body that the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located at the Leon Valley City Hall, a place convenient to the public, and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the date of this meeting. A copy of the return of said posting shall be attached to the minutes of this meeting and shall be made a part thereof for all intents and purposes.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 16th day of May 2023.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:



NICOLE WARREN
City Attorney

Summary Results Report
 Joint General, Special, Charter and Bond Election
 May 6, 2023

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %	Election Day	Absentee	Early Voting
Drew Power	389	40.56%	93	2	294
Benny Martinez	570	59.44%	160	6	404
Total Votes Cast	959	100.00%	253	8	698
Overvotes	0		0	0	0
Undervotes	91		25	0	66

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %	Election Day	Absentee	Early Voting
Philip Campos	593	61.13%	160	4	429
Danielle Carriere Bolton	377	38.87%	89	4	284
Total Votes Cast	970	100.00%	249	8	713
Overvotes	0		0	0	0
Undervotes	80		29	0	51

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %	Election Day	Absentee	Early Voting
Will Bradshaw	771	100.00%	201	6	564
Total Votes Cast	771	100.00%	201	6	564
Overvotes	0		0	0	0
Undervotes	279		77	2	200

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %	Election Day	Absentee	Early Voting
FOR	662	64.09%	162	7	493
AGAINST	371	35.91%	112	1	258
Total Votes Cast	1,033	100.00%	274	8	751
Overvotes	0		0	0	0
Undervotes	17		4	0	13

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %	Election Day	Absentee	Early Voting
FOR	805	78.77%	216	7	582
AGAINST	217	21.23%	54	1	162
Total Votes Cast	1,022	100.00%	270	8	744
Overvotes	0		0	0	0
Undervotes	28		8	0	20

Jacqueline Callan

Summary Results Report
 Joint General, Special, Charter and Bond Election
 May 6, 2023

2061

Statistics	TOTAL
Registered Voters - Total	1,317
Ballots Cast - Total	129
Ballots Cast - Blank	0
Voter Turnout - Total	9.80%

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Drew Power	63	54.31%
Benny Martinez	53	45.69%
Total Votes Cast	116	100.00%
Overvotes	0	
Undervotes	13	

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Philip Campos	72	60.00%
Danielle Carriere Bolton	48	40.00%
Total Votes Cast	120	100.00%
Overvotes	0	
Undervotes	9	

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Will Bradshaw	89	100.00%
Total Votes Cast	89	100.00%
Overvotes	0	
Undervotes	40	

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %
FOR	76	60.80%
AGAINST	49	39.20%
Total Votes Cast	125	100.00%
Overvotes	0	
Undervotes	4	

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %
FOR	91	73.98%
AGAINST	32	26.02%
Total Votes Cast	123	100.00%
Overvotes	0	
Undervotes	6	

Jaquelyn Callan

Summary Results Report
 Joint General, Special, Charter and Bond Election
 May 6, 2023

UNOFFICIAL {Section}.71. S

Bexar County

2095

Statistics

	TOTAL
Registered Voters - Total	2,304
Ballots Cast - Total	380
Ballots Cast - Blank	0
Voter Turnout - Total	16.49%

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Drew Power	127	35.88%
Benny Martinez	227	64.12%
Total Votes Cast	354	100.00%
Overvotes	0	
Undervotes	26	

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Philip Campos	218	62.29%
Danielle Carriere Bolton	132	37.71%
Total Votes Cast	350	100.00%
Overvotes	0	
Undervotes	30	

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Will Bradshaw	297	100.00%
Total Votes Cast	297	100.00%
Overvotes	0	
Undervotes	83	

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %
FOR	253	67.47%
AGAINST	122	32.53%
Total Votes Cast	375	100.00%
Overvotes	0	
Undervotes	5	

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %
FOR	315	84.45%
AGAINST	58	15.55%
Total Votes Cast	373	100.00%
Overvotes	0	
Undervotes	7	

Summary Results Report
 Joint General, Special, Charter and Bond Election
 May 6, 2023

2101

Statistics	TOTAL
Registered Voters - Total	78
Ballots Cast - Total	17
Ballots Cast - Blank	0
Voter Turnout - Total	21.79%

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Drew Power	7	43.75%
Benny Martinez	9	56.25%
Total Votes Cast	16	100.00%
Overvotes	0	
Undervotes	1	

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Philip Campos	9	52.94%
Danielle Carriere Bolton	8	47.06%
Total Votes Cast	17	100.00%
Overvotes	0	
Undervotes	0	

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Will Bradshaw	12	100.00%
Total Votes Cast	12	100.00%
Overvotes	0	
Undervotes	5	

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %
FOR	3	21.43%
AGAINST	11	78.57%
Total Votes Cast	14	100.00%
Overvotes	0	
Undervotes	3	

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %
FOR	6	42.86%
AGAINST	8	57.14%
Total Votes Cast	14	100.00%
Overvotes	0	
Undervotes	3	

Summary Results Report
 Joint General, Special, Charter and Bond Election
 May 6, 2023

UNOFFICIAL {Section}.71. S

Bexar County

2112

Statistics

	TOTAL
Registered Voters - Total	1,779
Ballots Cast - Total	232
Ballots Cast - Blank	0
Voter Turnout - Total	13.04%

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Drew Power	86	40.95%
Benny Martinez	124	59.05%
Total Votes Cast	210	100.00%
Overvotes	0	
Undervotes	22	

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Philip Campos	141	65.89%
Danielle Carriere Bolton	73	34.11%
Total Votes Cast	214	100.00%
Overvotes	0	
Undervotes	18	

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Will Bradshaw	169	100.00%
Total Votes Cast	169	100.00%
Overvotes	0	
Undervotes	63	

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %
FOR	136	58.87%
AGAINST	95	41.13%
Total Votes Cast	231	100.00%
Overvotes	0	
Undervotes	1	

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %
FOR	169	74.45%
AGAINST	58	25.55%
Total Votes Cast	227	100.00%
Overvotes	0	
Undervotes	5	

Summary Results Report
Joint General, Special, Charter and Bond Election
May 6, 2023

2143

Statistics	TOTAL
Registered Voters - Total	2,144
Ballots Cast - Total	292
Ballots Cast - Blank	0
Voter Turnout - Total	13.62%

For Council, Place No. 1 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Drew Power	106	40.30%
Benny Martinez	157	59.70%
Total Votes Cast	263	100.00%
Overvotes	0	
Undervotes	29	

For Council, Place No. 3 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Philip Campos	153	56.88%
Danielle Carriere Bolton	116	43.12%
Total Votes Cast	269	100.00%
Overvotes	0	
Undervotes	23	

For Council, Place No. 5 City of Leon Valley

Vote For 1

	TOTAL	VOTE %
Will Bradshaw	204	100.00%
Total Votes Cast	204	100.00%
Overvotes	0	
Undervotes	88	

CITY OF LEON VALLEY - PROPOSITION A

Vote For 1

	TOTAL	VOTE %
FOR	194	67.36%
AGAINST	94	32.64%
Total Votes Cast	288	100.00%
Overvotes	0	
Undervotes	4	

CITY OF LEON VALLEY - PROPOSITION B

Vote For 1

	TOTAL	VOTE %
FOR	224	78.60%
AGAINST	61	21.40%
Total Votes Cast	285	100.00%
Overvotes	0	
Undervotes	7	



Canvassing of the Vote May 06, 2023, City of Leon Valley General & Special Elections

City Council Meeting

May 16, 2023

Sandra Passailaigue, City Secretary

Official Canvass

- Official tabulation of the election results
- Includes the tabulation for each candidate and each proposition on the ballot
- Total number of votes received by precinct
- Records preserved for 22 months
- Summary of all votes will be sent to the Secretary of State

Official Canvass

- Canvass documents prepared by Bexar County Elections Administrator.
- Final Document received:
May 12, 2023, at 4:55 p.m.

GENERAL ELECTION RESULTS

CITY OF LEON VALLEY, TEXAS - MAY 06, 2023 GENERAL & SPECIAL ELECTION RESULTS

GENERAL ELECTION RESULTS

COUNCIL PLACE 1	TOTAL	VOTE %	ELECTION DAY	ABSENTEE	EARLY VOTING
Drew Power	389	40.56%	93	2	294
Benny Martinez	570	59.44%	160	6	404
Total Votes Cast	959	100.00%	253	8	698
Overvotes	0		0	0	0
Undervotes	91		25	0	66

COUNCIL PLACE 3	TOTAL	VOTE %	ELECTION DAY	ABSENTEE	EARLY VOTING
Philip Campos	593	61.13%	160	4	429
Danielle Carriere Bolton	377	38.87%	89	4	284
Total Votes Cast	970	100.00%	249	8	713
Overvotes	0		0	0	0
Undervotes	80		29	0	51

COUNCIL PLACE 5	TOTAL	VOTE %	ELECTION DAY	ABSENTEE	EARLY VOTING
Will Bradshaw (<i>unopposed</i>)	771	100.00%	201	6	564
Total Votes Cast	771	100.00%	201	6	564
Overvotes	0			0	0
Undervotes	279		77	2	200

SPECIAL ELECTION PROPOSITION A

SPECIAL ELECTION RESULTS - PROPOSITION A

"Whether the City of Leon Valley Crime Control and Prevention District Should be Continued for Five (5) Years and the Crime Control and Prevention District Sales Tax Should be Continued for Five (5) Years."	TOTAL	VOTE %	ELECTION DAY	ABSENTEE	EARLY VOTING
For	662	64.09%	162	7	493
Against	371	35.91%	112	1	258
Total Votes Cast	1,033	100.00%	274	8	751
<i>Overvotes</i>	0		0	0	0
<i>Undervotes</i>	17		4	0	13

SPECIAL ELECTION PROPOSITION B

SPECIAL ELECTION RESULTS - PROPOSITION B

"The Reauthorization of the Local Sales and Use Tax in the City of Leon Valley, TX at the Rate of One-Quarter (1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. The Tax Expires on the Fourth Anniversary of the Date of this Election Unless the Imposition of the Tax is Reauthorized."

	TOTAL	VOTE %	ELECTION DAY	ABSENTEE	EARLY VOTING
For	805	78.77%	216	7	582
Against	217	21.23%	54	1	162
Total Votes Cast	1,022	100.00%	270	8	744
<i>Overvotes</i>	0		0	0	0
<i>Undervotes</i>	28		8	0	20

ELECTION SUMMARY

SUMMARY RESULTS - PRECINCT BY PRECINCT

PRECINCT NUMBER	REGISTERED VOTERS	BALLOTS CAST - TOTAL	BALLOTS CAST - BLANK	VOTER TURNOUT - TOTAL
2061	1,317	129	0	9.80%
2095	2,304	380	0	16.49%
2101	78	17	0	21.79%
2112	1,779	232	0	13.04%
2143	2,144	292	0	13.62%
TOTALS:	7,622	1050	0	74.74%

Official Canvass

Social Equity – The electoral process enables residents of Leon Valley who are qualified voters to engage in the promotion and provision of a superior quality of life through the determination of its elected leadership.

Environmental Stewardship – Not applicable

Economic Development – Not applicable

Canvassing of the Vote
May 06, 2023, City of Leon Valley
General & Special Elections

City Council Meeting

May 16, 2023

Sandra Passailaigue, City Secretary

MAYOR AND COUNCIL COMMUNICATION

DATE: May 18, 2023
TO: Mayor and Council
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 8 Offenses and Nuisances, to Add Article 8.15 Use of Public Property to Prohibit Persons from Camping, Lodging, Soliciting, or Sleeping on any Park, Public Median, Street, Drainageway, or Right-of-way; or on Any Private Property Without Permission from the Property Owner (1st Read as Required by City Charter).

SPONSOR(S): None

PURPOSE

The purpose of this M & C is to consider approval of an Ordinance amending the Leon Valley Code of Ordinances, Chapter 8 Offences and Nuisances to add an Article 8.15 that would prevent persons from camping, sleeping, lodging, and loitering in city parks, public right of ways, drainage areas, and from using their vehicles or campers to spend the night in any of these areas. It also prohibits the use of private property for these activities without written permission from the property owners.

The City has seen an increase in homeless camps in the recent past and is actively trying to remove these camps. The persons in these camps have caused fires and created large amounts of trash and debris, which the city cleans up at great expense. These new regulations would bolster regulations already in the Park Ordinance, but would also prohibit street corner solicitation, camping on private property without the permission from the property owner, and camping in vehicles.

SEE LEON VALLEY

Social Equity - Providing the citizens with additional safety measures adds to the overall quality of life.

Economic Development - Reducing perceived and potential dangers from homeless encampments promotes overall health, safety, and welfare image of City, which may attract businesses and new residents.

Environmental Stewardship – Preventing trash and debris from accumulating in drainage areas and streams, improves overall environmental quality.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended the City Council approve the amendment to the code.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE LEON VALLEY CODE OF ORDINANCE, CHAPTER 8 OFFENSES AND NUISANCES, TO ADD ARTICLE 8.15 USE OF PUBLIC SPACES; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley has seen an increase in the number of homeless people and camps in and around public streets, parks, drainage ways, and private property; and

WHEREAS, the City spends a great deal of time and money extinguishing fires created by these homeless camps and in cleaning up associated trash and debris from homeless camping activities, which causes a significant threat to the public's health, safety, and welfare; and

WHEREAS, citizens have experienced traffic hazards from persons soliciting at major intersections; and

WHEREAS, it is the intent of the City to keep areas free and clear of trash and debris, and of obstructions on rights-of-way, parks, drainage areas, and on private property; and

WHEREAS, it has been determined that amending Chapter 8 Offenses and Nuisances to add Article 8.15 defining what areas are prohibited from sleeping, camping, and soliciting will greatly assist in keeping these areas clear and free from trash and debris and to protect private property owners from added expense due to trash and debris;

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

SECTION 1. Exhibit A attached hereto amends Chapter 8 Offenses and Nuisances to provide regulations for the use of public and private spaces.

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

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

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 16th day of May, 2023.

APPROVED

CHRIS RILEY

MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC

City Secretary

Approved as to Form:

NICOLE WARREN

City Attorney

EXHIBIT A
LEON VALLEY CODE OF ORDINANCES
Chapter 8 Offenses and Nuisances

Article 8.15 USE OF PUBLIC PROPERTY

Section 8.15.01 Camping, lodging.

A. Between the hours of 9:00 p.m. and 5:00 a.m. of the following day, it is unlawful for any person to camp, lodge, or sleep in any public park or other recreational spaces.

B. It is unlawful for any person to camp, lodge, or sleep on any public median, street, drainageway, or right-of-way.

C. Between the hours of 11:00 p.m. and 5:00 a.m. of the following day, it is unlawful for any person to remain on a median of any public street or highway, except:

1. So long as traffic does not allow the person to complete the crossing of the street or highway; or
2. As required by an emergency threatening public safety or health.

Section 8.15.02 Barricades, tents.

A. Between 9:00 p.m. and 5:00 a.m. of the following day, it is unlawful for any person to place, erect, maintain, or use a barricade, canopy, or tent on any public park.

B. Between 5:00 a.m. and 9:00 p.m. of the same day, it is unlawful for any person to leave unattended, in any public park, a barricade, canopy, or tent which the person placed, erected, or maintained.

C. Except between 5:00 a.m. and 11:00 p.m. on the day of the 4th of July celebrations, it is unlawful for any person to place, erect, maintain, or use a barricade, canopy, chair, or tent on any public median, street, or right-of-way.

Section 8.15.03 Private property.

No person shall camp, lodge, or sleep on any private property without first obtaining the written permission of the owner or lessee of such property.

Section 8.16.04 Automobiles.

No person shall sleep or recline in any automobile parked upon any public street or highway within the City for any period greater than two hours continuously.

Section 8.15.05 Obstruction of public property.

No person shall stand or sit on any crosswalk, sidewalk, or any other public street, highway, public park, shopping center, or other property opened or dedicated to public use or to which the public is invited, so as in any manner to obstruct the free use thereof by the public or passage therein or thereon by pedestrians, or to hinder, molest or annoy any person or persons in passing along the same, or to obstruct the entrance of any public building, or public park.

Section 8.015.06 Use of house cars, campers and trailer coaches for home habitation prohibited.

No person shall use or occupy or permit the use of occupancy of any house car, camper or trailer coach for human habitation, or for sleeping, either singly or in groups, on any public right-of-way, public parking area, street, park, square, avenue, or alley within the City limits between 2:00 a.m. and 6:00 a.m., except as otherwise provided in this code.

Section 8.15.07 Curfews.

A. It shall be unlawful for any person to enter or remain upon any public property which is closed by a curfew established by this section, unless authorized by a permit issued in accordance with the provisions of this code.

B. The following curfews are established:

1. Leon Valley City parks and trails are closed from sunset to sunrise.

Section 8.15.08 Special event.

A. By Council action, the City Council may suspend or modify one or more of the regulations in this chapter as part of a special event or other activity approved by the City Council or City Manager.

B. Specified use of public streets and rights-of-way or public property contrary to the provisions of the chapter will be allowed when a permit has been issued by the City Manager in accordance with this code.

Consider Approval of an Ordinance Amending Chapter 8 Offenses and Nuisances

Melinda Moritz
Public Works Director
City Council Meeting
May 18, 2023

Summary

- Question
 - Should the city pass an Ordinance prohibiting camping, sleeping, lodging, and soliciting on public rights-of-way, drainage areas, and parks, and further prohibit the same on private property without the property owner's permission?
- Options
 1. Approve
 2. Deny
 3. Other

Background

- Homeless persons have been in Leon Valley since 2016 or earlier
- Never had encampments – just street corner soliciting
 - Evers and Loop 410, Bandera at Loop 410, Eckhert and Bandera
- Encampments started in 2016, under Bandera Road bridge inside Loop 410
- Police encouraged homeless persons to leave area & Public Works cleaned out culverts

Background

- Homeless persons were encouraged to contact Haven for Hope for help
 - Had Haven for Hope van at site
- Most persons refused the help, but did leave
- Police & Public Works have been called back several times to clean out same area
- Comfort Café moved into 5616 Bandera Rd and homeless persons started camping behind the cafe

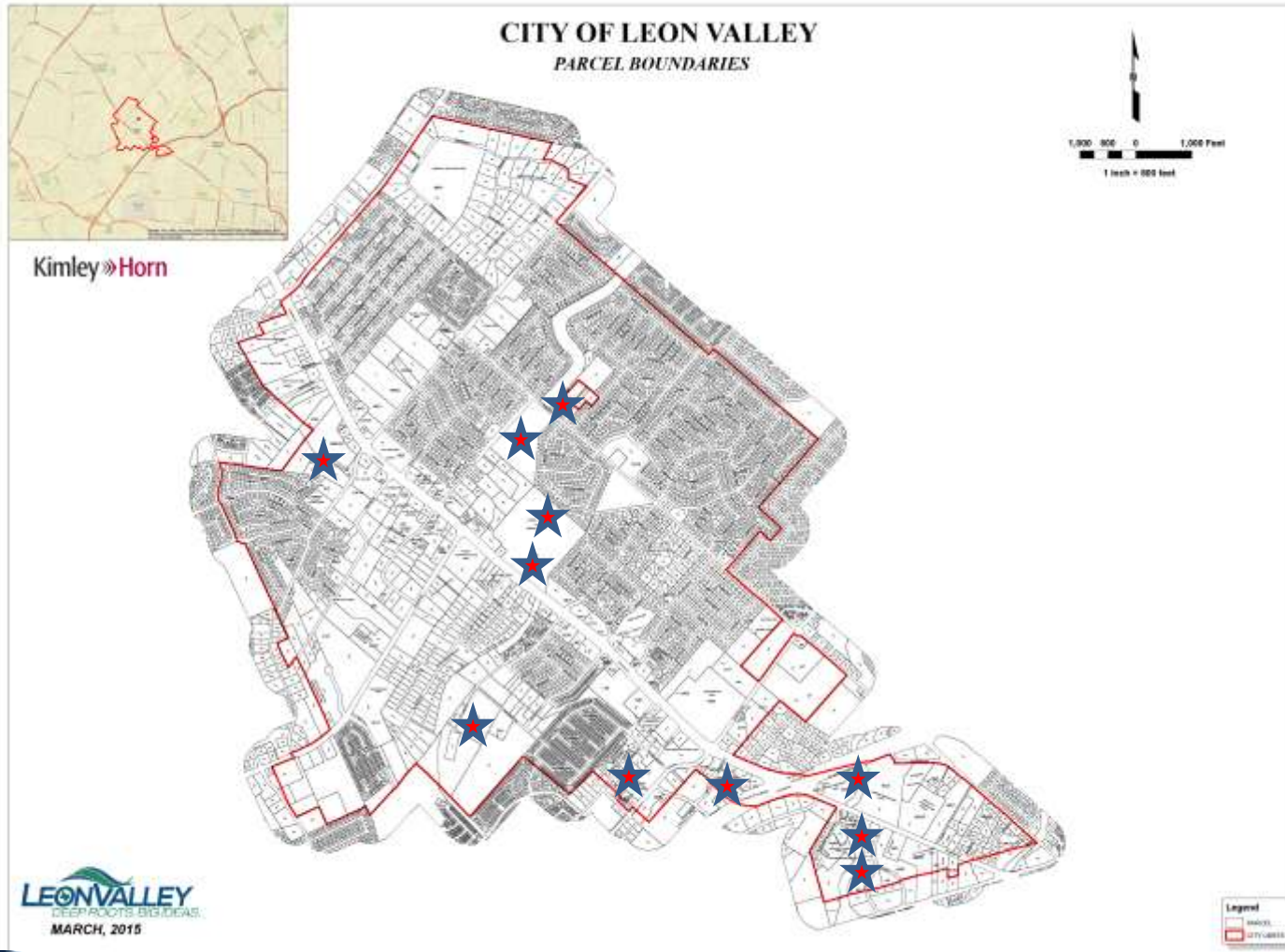
Background

- Camping in drainage culverts continues under Loop 410 and under Zarzamora Creek bridge on Bandera
- Homeless persons also started camping:
 - Behind gas station at Bandera & Loop 410
 - Bandera Rd. Bridge at Huebner Creek
 - In vacant lot on Wurzbach at Blackberry
 - At library parking lot
 - In Raymond Rimkus Park on benches and in restrooms
 - In Huebner-Onion Natural Area with tents
 - At old Sonic restaurant
 - At 6530 Samaritan

Background

- City Council passed law prohibiting overnight stays on city-owned property and in drainage ways
 - No more camping at the library
 - Camping lessened in Raymond Rimkus Park
- Law did not include sleeping in vehicles or RV's, not soliciting from roadways
- Proposed law would also require written permission from property owner to camp or sleep on private property

Encampments



Proposed Ordinance

- Would make it illegal for any person to camp, lodge, or sleep on any public median, street, drainageway, or right-of-way
- Would be unlawful for any person to remain on a median of any public street or highway between the hours of 11:00 p.m. and 5:00 a.m. of the following day, except:
 - So long as traffic does not allow the person to complete the crossing of the street or highway; or
 - As required by an emergency threatening public safety or health

Proposed Ordinance

- Would be unlawful for any person to place, erect, maintain, or use a barricade, canopy, or tent on any public park between 9:00 p.m. and 5:00 a.m. of the following day
- Would be unlawful for any person to leave unattended, in any public park, a barricade, canopy, or tent which the person placed, erected, or maintained between 5:00 a.m. and 9:00 p.m. of the same day
- Would be unlawful for any person to place, erect, maintain, or use a barricade, canopy, chair, or tent on any public median, street, or right-of-way, except between 5:00 a.m. and 11:00 p.m. on the day of the 4th of July celebrations

Proposed Ordinance

- Prohibits camping, lodging, or sleeping on any private property without first obtaining the written permission of the owner or lessee of such property
- Prohibits sleeping or reclining in any automobile parked upon any public street or highway within the City for any period greater than two hours continuously
- Prohibits standing or sitting on any crosswalk, sidewalk, or any other public street, highway, public park, shopping center, or other property in a manner that would obstruct the free use or passage by the public

Proposed Ordinance

- Prohibits hindering, molesting, or annoying any person or persons in passing along a public street, highway, public park, shopping center, or other property in a manner, or obstructing the entrance of any public building, or public park
- Prohibits the use or occupancy of any house car, camper or trailer coach for human habitation, or for sleeping, either singly or in groups, on any public right-of-way, public parking area, street, park, square, avenue, or alley within the City limits between 2:00 a.m. and 6:00 a.m., except as otherwise provided for

Proposed Ordinance

- Does give the City Council the ability to suspend or modify one or more of the regulations as part of a special event or other activity approved by the City Council or City Manager
- Does allow the use of public streets and rights-of-way or public property when a permit has been issued by the City Manager

Recommendation

- Recommend approval of the proposed Ordinance

S.E.E. Statement

Social Equity: Cleaning up homeless camps promptly protects all citizens from fire and other dangers

Economic Development: The removal of homeless camps may encourage businesses to relocate to Leon Valley

Environmental Stewardship: The removal of homeless camps reduces the amount of debris and nonbiodegradable refuse from entering our creeks

MAYOR AND COUNCIL COMMUNICATION

DATE: May 02, 2023

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Crystal Caldera, City Manager

SUBJECT: An Ordinance of the City of Leon Valley, TX., City Council, Approving (A) An Increase, Beginning January 01, 2023, In: (1) The General Residence Homestead Exemption in the City for an Individual in an Amount Equal to Twenty Percent (20%) of the Appraised Value of the Residence Homestead or the Statutorily Mandated Minimum of \$5,000; (2) Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for Disabled Persons from \$30,000 to \$50,000; and (B) Amendments to Chapter 11 of the City of Leon Valley Code of Ordinances to Add Such Exemptions

SPONSOR(S): Councilor Josh Stevens and Councilor Jed Hefner

PURPOSE

This item was placed on this agenda at the request of Councilor Josh Stevens and seconded by Councilor Jed Hefner in accordance with the City of Leon Valley Code of Ordinances, Section 3.10(A) A.

Agendas. A member of City Council may place an item on an agenda with the concurrence of one additional member of City Council. The member of City Council requesting an item be placed on an agenda and the concurring member shall submit in writing, which may be by electronic mail, the request to place the item on an agenda and the concurrence to the City Secretary. The item shall be placed on the next agenda of the City Council meeting occurring on or after the eighth (8th) calendar day after receipt by the City Secretary of the later of either the request or the concurrence.

SEE LEON VALLEY

Social – N/A

Economic – N/A

Environmental – N/A

FISCAL IMPACT

N/A

STRATEGIC GOALS

N/A

RECOMMENDATION

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

From: Josh Stevens
Sent: Wednesday, April 19, 2023 11:01 AM
To: Crystal Caldera; Sandra Passailaigue
Cc: Jed Hefner; Mayor Riley; Carol Goering; Vickie Wallace
Subject: Agenda Item revision/ request for May 2, 2023
Attachments: PropertyTaxOrdinance.docx; PropertyTaxOrdinance.pdf

Dr Caldera and Ms. Passailaigue,

Instead of the agenda item (Resolution) I added with Councilor Hefner in the meeting last night, I'd like to request that the agenda item be changed to an Ordinance and to read (something similar, slight modifications okay):

“Presentation, Discussion, and Possible Action on an Ordinance, Beginning January 1, 2023, Increasing the General Residence Homestead Exemption in an Amount Equal to 20 Percent of the Appraised Value of the Homestead or the Statutorily Mandated Minimum of \$5,000, Increasing the Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000, Increasing the Homestead Exemption for Disabled Persons from \$30,000 to \$50,000, and Amendments to Section 11.02 of the City of Leon Valley Code of Ordinances to Add Such Exemptions. (1st Reading as Required by City Charter)“

I've requested Councilor Hefner respond to this email and cosponsor the new wording of this agenda item.

The official ordinance text, which I've attached for legal review, will state (if this text needs to be what is placed on the agenda, I'm fine with that also):

“APPROVING (A) AN INCREASE, BEGINNING JANUARY 1, 2023, IN: (1)THE GENERAL RESIDENCE HOMESTEAD EXEMPTION IN THE CITY FOR AN INDIVIDUAL IN AN AMOUNT EQUAL TO 20 PERCENT OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD OR THE STATUTORILY MANDATEDMINIMUM OF \$5,000; (2) HOMESTEAD PROPERTY TAX EXEMPTION FOR PERSONS 65 YEARS OF AGE OR OLDER FROM \$30,000 TO \$50,000; AND (3) HOMESTEAD PROPERTY TAX EXEMPTION FOR DISABLED PERSONS FROM \$30,000 TO \$50,000; AND (B) AMENDMENTS TO CHAPTER 11 OF THE CITY CODE OF LEON VALLEY, TEXAS TO ADD SUCH EXEMPTIONS.”

Dr. Caldera, is it possible for staff to work on preparing a full breakdown of each of these exemptions, including:

1. Estimated fiscal impact for increasing general residence homestead exemption to **20%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000

2. Estimated fiscal impact for increasing general residence homestead exemption to **15%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
3. Estimated fiscal impact for increasing general residence homestead exemption to **10%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
4. Estimated fiscal impact for increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000 only, with **no change to general residence homestead exemption**
5. Estimated fiscal impact for increase in general residence homestead exemption to 20%, with **no change to exemptions for disabled persons and those 65+**
6. Maximum tax rate (or estimate, if we can't yet compute the exact maximum tax rate) that the City Council can approve during the summer budgeting process without opening the door for a citizen petition, and the approximate net fiscal impact of increasing the tax rate to this maximum tax rate combined with the approximate figures for new property assessments. (e.g. 0.53444 ; net fiscal impact, using new property value assessments, without any change to exemptions is +\$900,000; net fiscal impact, using new property assessments, with change in general exemption to 20% and increase in exemption for disabled and those 65% to \$50,000 is net +\$250,000.)

I think it's necessary to have the entire breakdown, because many of the numbers are interdependent on each otherExamples:

- o A disabled person, under 65 years old (not locked), with a home valued at \$400,000 would derive a greater benefit from a 20% homestead exemption than the increase from \$30,000 to \$50,000
- o A disabled person, under 65 years old, with a home valued at \$200,000, would derive greater benefit from the change in exemption from \$30,000 to \$50,000 than the 20% homestead exemption.
- o If both of these exemptions were simply added together for the same person, that won't give us an accurate number, because the city will only be fiscally impacted by whichever exemption benefits the property owner to the greatest extent. The same is applied to seniors with multiple different exemptions.

Apologies for such a long email, but hopefully providing the draft ordinance cuts out some of the legwork for this item. 😊 I want to put the most drastic/ significant numbers on the agenda item (just to best conform to TOMA), though this might not be what the Council ends up voting for.

Please let me know if there's any questions or concerns. If I didn't word one of the requests above well, please give me a call – I acknowledge it's complex and can probably explain better over the phone.

Also for reference, I used the template of the ordinance from San Antonio during their June 16, 2022 meeting. It's agenda item 2022-06-16-0433.

Josh 😊

From: Jed Hefner
Sent: Wednesday, April 19, 2023 11:24 AM
To: Josh Stevens; Crystal Caldera; Sandra Passailaigue
Cc: Mayor Riley; Carol Goering; Vickie Wallace
Subject: RE: Agenda Item revision/ request for May 2, 2023

I second.

From: Josh Stevens <josh.stevens@leonvalleytexas.gov>
Sent: Wednesday, April 19, 2023 11:01 AM
To: Crystal Caldera <c.caldera@leonvalleytexas.gov>; Sandra Passailaigue <s.pass@leonvalleytexas.gov>
Cc: Jed Hefner <jed.hefner@leonvalleytexas.gov>; Mayor Riley <mayorriley@leonvalleytexas.gov>; Carol Goering <c.goering@leonvalleytexas.gov>; Vickie Wallace <v.wallace@leonvalleytexas.gov>
Subject: Agenda Item revision/ request for May 2, 2023

Dr Caldera and Ms. Passailaigue,

Instead of the agenda item (Resolution) I added with Councilor Hefner in the meeting last night, I'd like to request that the agenda item be changed to an Ordinance and to read (something similar, slight modifications okay):

“Presentation, Discussion, and Possible Action on an Ordinance, Beginning January 1, 2023, Increasing the General Residence Homestead Exemption in an Amount Equal to 20 Percent of the Appraised Value of the Homestead or the Statutorily Mandated Minimum of \$5,000, Increasing the Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000, Increasing the Homestead Exemption for Disabled Persons from \$30,000 to \$50,000, and Amendments to Section 11.02 of the City of Leon Valley Code of Ordinances to Add Such Exemptions. (1st Reading as Required by City Charter)“

I've requested Councilor Hefner respond to this email and cosponsor the new wording of this agenda item.

The official ordinance text, which I've attached for legal review, will state (if this text needs to be what is placed on the agenda, I'm fine with that also):

“APPROVING (A) AN INCREASE, BEGINNING JANUARY 1, 2023, IN: (1)THE GENERAL RESIDENCE HOMESTEAD EXEMPTION IN THE CITY FOR AN INDIVIDUAL IN AN AMOUNT EQUAL TO 20 PERCENT OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD OR THE STATUTORILY MANDATEDMINIMUM OF \$5,000; (2) HOMESTEAD PROPERTY TAX EXEMPTION FOR PERSONS 65 YEARS OF AGE OR OLDER FROM \$30,000 TO \$50,000; AND (3) HOMESTEAD PROPERTY TAX EXEMPTION FOR DISABLED PERSONS FROM \$30,000 TO \$50,000; AND (B) AMENDMENTS TO CHAPTER 11 OF THE CITY CODE OF LEON VALLEY, TEXAS TO ADD SUCH EXEMPTIONS.”

Dr. Caldera, is it possible for staff to work on preparing a full breakdown of each of these exemptions, including:

1. Estimated fiscal impact for increasing general residence homestead exemption to **20%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
2. Estimated fiscal impact for increasing general residence homestead exemption to **15%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
3. Estimated fiscal impact for increasing general residence homestead exemption to **10%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
4. Estimated fiscal impact for increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000 only, with **no change to general residence homestead exemption**
5. Estimated fiscal impact for increase in general residence homestead exemption to 20%, with **no change to exemptions for disabled persons and those 65+**
6. **Maximum tax rate (or estimate, if we can't yet compute the exact maximum tax rate) that the City Council can approve during the summer budgeting process without opening the door for a citizen petition, and the approximate net fiscal impact of increasing the tax rate to this maximum tax rate combined with the approximate figures for new property assessments.** (e.g. 0.53444 ; net fiscal impact, using new property value assessments, without any change to exemptions is +\$900,000; net fiscal impact, using new property assessments, with change in general exemption to 20% and increase in exemption for disabled and those 65% to \$50,000 is net +\$250,000.)

I think it's necessary to have the entire breakdown, because many of the numbers are interdependent on each otherExamples:

- o A disabled person, under 65 years old (not locked), with a home valued at \$400,000 would derive a greater benefit from a 20% homestead exemption than the increase from \$30,000 to \$50,000
- o A disabled person, under 65 years old, with a home valued at \$200,000, would derive greater benefit from the change in exemption from \$30,000 to \$50,000 than the 20% homestead exemption.
- o If both of these exemptions were simply added together for the same person, that won't give us an accurate number, because the city will only be fiscally impacted by whichever exemption benefits the property owner to the greatest extent. The same is applied to seniors with multiple different exemptions.

Apologies for such a long email, but hopefully providing the draft ordinance cuts out some of the legwork for this item. 😊 I want to put the most drastic/ significant numbers on the agenda item (just to best conform to TOMA), though this might not be what the Council ends up voting for.

Please let me know if there's any questions or concerns. If I didn't word one of the requests above well, please give me a call – I acknowledge it's complex and can probably explain better over the phone.

Also for reference, I used the template of the ordinance from San Antonio during their June 16, 2022 meeting. It's agenda item 2022-06-16-0433.

Josh 😊

Crystal Caldera

From: Vickie Wallace
Sent: Sunday, April 23, 2023 10:16 AM
To: Crystal Caldera
Subject: FW: Leon Valley estimation
Attachments: City of Leon Valley Exemption Change Scenarios.xlsx; City of Leon Valley - 50K DP and OV65 20 PCT HS.pdf; City of Leon Valley - 50K DP and OV65 15 PCT HS.pdf; City of Leon Valley - 50K DP and OV65 No Change in HS Exemption.pdf; City of Leon Valley - 50K DP and OV65 10 PCT HS.pdf; City of Leon Valley - 20 PCT HS No Other Changes.pdf; City of Leon Valley - No Change in Exemptions.pdf

From: Scott Griscom
Sent: Friday, April 21, 2023 8:35 AM
To: Carol Goering <c.goering@leonvalleytexas.gov>
Cc: Vickie Wallace <v.wallace@leonvalleytexas.gov>

Subject: RE: Leon Valley estimation

Hi, Carol

I have taken these scenarios and loaded them to our test database to determine what the potential impact would indicate. The test database was updated with value information as of April 10, 2023 but I will caution you that it is preliminary and subject to change. We had not yet started processing protests in earnest when the test system was updated and therefore, the certified totals will be lower than what is shown in the attachments. For each totals set, I have included a header on each page that tells you the exemptions changes that were made so that it is easier to keep straight. The Excel spreadsheet details the freeze adjusted taxable value, last year's tax rate, and the estimated levy for each scenario, then I subtracted each from the baseline which includes no exemption changes from current. The reason that I use the calculated approximate levy on the totals report is the fact that Leon Valley has the OV65 and DP freeze in place and because some of the owners freezes were established years ago, the calculated tax with new exemption amounts may not be lower than their freeze, therefore, those may not directly benefit from changes in exemptions. Remember also, that these are estimates.

As for item 6 below with regard to the maximum tax rate, I am unable to help you with this. The Bexar Appraisal District establishes value and administers exemptions. Calculating tax rates and assessment / collections functions are beyond our purview and expertise. I do not have the knowledge necessary to calculate these, but I included the 'effective rate assumptions' reports with each total set to help you in that calculation.

I hope that you find this helpful. Please let me know if you have further questions. I am out of the office today and Monday but will return on Tuesday.

Scott Griscom
Assistant Chief Appraiser
Technology and Tax Entity Relations
Bexar Appraisal District



From: Carol Goering <c.goering@leonvalleytexas.gov>
Sent: Thursday, April 20, 2023 12:54 PM
To: Scott Griscom
Subject: Leon Valley estimation

This email originated from outside Bexar Appraisal District . Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good afternoon Scott,

Vickie Wallace sent me your email. She told me you could help us determine the numbers for the breakdown below. This per request of one of our council members, he would like to see the following breakdown, he added examples at the bottom

The council wants the information for our May 2nd meeting. I know its close by, so please let me know the timeline of when the estimations would be done, so I can pass it along the City Manager.

1. Estimated fiscal impact for increasing general residence homestead exemption to **20%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
2. Estimated fiscal impact for increasing general residence homestead exemption to **15%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
3. Estimated fiscal impact for increasing general residence homestead exemption to **10%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
4. Estimated fiscal impact for increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000 only, with **no change to general residence homestead exemption**
5. Estimated fiscal impact for increase in general residence homestead exemption to 20%, with **no change to exemptions for disabled persons and those 65+**
6. Maximum tax rate (or estimate, if we can't yet compute the exact maximum tax rate) that the City Council can approve during the summer budgeting process without opening the door for a citizen petition, and the approximate net fiscal impact of increasing the tax rate to this maximum tax rate combined with the approximate figures for new property assessments. (e.g. 0.53444 ; net fiscal impact, using new property value assessments, without any change to exemptions is +\$900,000; net fiscal impact, using new property assessments, with change in general exemption to 20% and increase in exemption for disabled and those 65% to \$50,000 is net +\$250,000.)

I think it's necessary to have the entire breakdown, because many of the numbers are interdependent on each otherExamples:

- A disabled person, under 65 years old (not locked), with a home valued at \$400,000 would derive a greater benefit from a 20% homestead exemption than the increase from \$30,000 to \$50,000
- A disabled person, under 65 years old, with a home valued at \$200,000, would derive greater benefit from the change in exemption from \$30,000 to \$50,000 than the 20% homestead exemption.
- If both of these exemptions were simply added together for the same person, that won't give us an accurate number, because the city will only be fiscally impacted by whichever exemption benefits the property owner to the greatest extent. The same is applied to seniors with multiple different exemptions.

Thank you,

Carol Goering

Finance Director

6400 El Verde Road

Leon Valley, TX. 78238

P: (210) 684-1391 ext. 223



2021 ACTUAL TAX RATES / 2022 ACTUAL TAX RATES

(As of 10/06/2022)										TA	{Section}.73.
BEXAR COUNTY	HOM MAND	HOM OPT	S55/S65/O65 MAND	S55/S65/O65 OPT	DP MAND	DP OPT	FREEZE YEAR	DV1-DV4	2021 ACTUAL	2022 ACTUAL	
06 Road & Flood (T)	*3,000	**20%	X	X	X	*5,000	2005	5000-12000	0.023668	0.023668	
08 SA River Auth	X	**4%	X	5,000	X	5,000	NO FREEZE	5000-12000	0.018580	0.018360	
09 Comm. Coll. (T)	X	X	X	30,000	X	5,000	2005	5000-12000	0.149150	0.149150	
10 Univ Health Sys (T)	X	X	X	30,000	X	X	NO FREEZE	5000-12000	0.276235	0.276235	
11 Bexar County (T)	X	**20%	X	50,000	X	5,000	2005	5000-12000	0.276331	0.276331	
CITY OF SAN ANTONIO	HOM MAND	HOM OPT	S55/S65/O65 MAND	S55/S65/O65 OPT	DP MAND	DP OPT	FREEZE YEAR	DV1-DV4	2021 ACTUAL	2022 ACTUAL	
21 City of San Antonio (T)	X	**10%	X	85,000	X	85,000	2005	5000-12000	0.558270	0.541610	
INCORPORATED CITIES	HOM MAND	HOM OPT	S55/S65/O65 MAND	S55/S65/O65 OPT	DP MAND	DP OPT	FREEZE YEAR	DV1-DV4 MAND	2021 ACTUAL	2022 ACTUAL	
22 Alamo Heights	X	X	X	X	X	X	2007	5000-12000	0.404439	0.388051	
23 Balcones Heights	X	**15%	X	65,000	X	65,000	2018	5000-12000	0.583000	0.583000	
24 Castle Hills	X	**10%	X	5,000	X	X	2017	5000-12000	0.524899	0.508688	
25 China Grove	X	X	X	X	X	X	2019	5000-12000	0.204049	0.204049	
26 Converse (T)	X	**1%	X	15,000	X	X	NO FREEZE	5000-12000	0.479815	0.421389	
27 Elmendorf (T)	X	X	X	X	X	X	2013	5000-12000	0.461033	0.411033	
28 Grey Forest	X	**1%	X	50,000	X	X	NO FREEZE	5000-12000	0.085598	0.081871	
29 Hill Country Vlg	X	**20%	X	50,000	X	50,000	NO FREEZE	5000-12000	0.145000	0.145000	
30 Hollywood Park	X	X	X	5,000	X	X	NO FREEZE	5000-12000	0.461700	0.461700	
31 Kirby (T)	X	X	X	15,000	X	X	NO FREEZE	5000-12000	0.685667	0.614126	
32 Leon Valley (T)	X	**1%	X	30,000	X	X	2005	5000-12000	0.534099	0.484739	
33 Live Oak (T)	X	**20%	X	40,000	X	X	2005	5000-12000	0.410220	0.410220	
34 Olmos Park	X	X	X	10,000	X	X	2018	5000-12000	0.404922	0.426806	
35 Selma (T)	X	**1%	X	20,000	X	X	***2004	5000-12000	0.196800	0.191900	
36 Shavano Park	X	X	X	5,000	X	X	2004	5000-12000	0.287742	0.297742	
37 Somerset	X	X	X	10,000	X	X	NO FREEZE	5000-12000	0.756719	0.756719	
38 St. Hedwig	X	X	X	60,000	X	X	NO FREEZE	5000-12000	0.463578	0.495000	
39 Terrell Hills	X	X	X	X	X	X		5000-12000	0.365000	0.369784	
40 Universal City (T)	X	**1%	X	10,000	X	10,000	2021	5000-12000	0.589398	0.540000	
41 Windcrest	X	**5%	X	15,000	X	15,000	NO FREEZE	5000-12000	0.409494	0.390000	
42 Helotes (T)	X	X	X	20,000	X	12,000	2008	5000-12000	0.343979	0.316778	
43 City of Schertz (T)	X	X	X	10,000	X	3,000	2004	5000-12000	0.512100	0.495000	
44 City of Lytle	X	X	X	10,000	X	X	NO FREEZE	5000-12000	0.390500	0.364400	
45 City of Fair Oaks Ranch	X	5,000	X	50,000	X	50,000	2022	5000-12000	0.351800	0.329100	
47 City of Von Ormy	X	X	X	5,000	X	X	NO FREEZE	5000-12000	0.000000	0.000000	
48 City of Sandy Oaks	X	15%	X	15,000	X	15,000	NO FREEZE	5000-12000	0.291976	0.256259	
49 City of Cibolo	X	X	X	X	X	X		5000-12000	0.483500	0.483500	
SCHOOL DISTRICTS	HOM MAND	HOM OPT	S55/S65/O65 MAND	S55/S65/O65 OPT	DP MAND	DP OPT	FREEZE YEAR	DV1-DV4	2021 ACTUAL	2022 ACTUAL	
50 Alamo Heights (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.193400	1.135500	
51 East Central (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.088000	1.070600	
52 Edgewood (T)	40,000	X	10,000	10,000	10,000	X		5000-12000	1.175570	1.158592	
53 Harlandale (T)	40,000	X	10,000	5,000	10,000	X		5000-12000	1.400700	1.442900	
54 Judson (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.270000	1.220000	
55 North East (T)	40,000	X	10,000	13,330	10,000	X		5000-12000	1.252500	1.182200	
56 Northside (T)	40,000	X	10,000	13,330	10,000	13,330		5000-12000	1.261300	1.190100	
57 San Antonio (T)	40,000	**0.1%	10,000	X	10,000	X		5000-12000	1.491600	1.424200	
58 South San (T)	40,000	X	10,000	15,000	10,000	X		5000-12000	1.384800	1.353600	
59 Southside	40,000	X	10,000	X	10,000	X		5000-12000	1.389144	1.253034	
61 Boerne (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.204600	1.178600	
63 Comal (T)	40,000	20%	10,000	X	10,000	X		5000-12000	1.292000	1.274600	
64 Schertz-Cibolo (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.369500	1.324600	
65 Floresville	40,000	X	10,000	X	10,000	X		5000-12000	1.134400	1.109523	
68 Medina Valley (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.344190	1.307500	
72 Somerset (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.263931	1.220000	
73 Southwest (T)	40,000	X	10,000	X	10,000	X		5000-12000	1.374004	1.337500	

2021 ACTUAL TAX RATES / 2022 ACTUAL TAX RATES

(As of 10/06/2022)									TA	{Section}.73.
WATER DISTRICTS	HOM MAND	HOM OPT	S55/S65/O65 MAND	S55/S65/O65 OPT	DP MAND	DP OPT	FREEZE YEAR	DV1-DV4	2021 ACTUAL	
81 Water District #10	X	X	X	X	X	X		5000-12000	NO TAX	NO TAX
Redbird Ranch #2	X	X	X	X	X	X		5000-12000	1.000000	1.000000
Redbird Ranch #3	X	X	X	X	X	X		5000-12000	0.000000	0.000000
SPECIAL DISTRICTS										
75 Bexar Co Emg Dist #6 (T)	X	X	X	X	X	X		5000-12000	0.100000	0.100000
76 Bexar Co Emg Dist #5	X	X	X	X	X	X		5000-12000	0.100000	0.100000
77 Bexar Co Emg Dist #7	X	X	X	X	X	X		5000-12000	0.100000	0.097369
78 Bexar Co Emg Dist #3 (T)	X	X	X	X	X	X		5000-12000	0.071914	0.066791
79 Bexar Co Emg Dist #2 (T)	X	**0.01%	X	3,000	X	3,000		5000-12000	0.096639	0.087747
84 Bexar Co Emg Dist #1 (T)	X	X	X	X	X	X		5000-12000	0.096510	0.100000
85 S.A. MUD #1 (T)	X	**20%	X	X	X	X		5000-12000	0.525000	0.465000
100 Bexar Co Emg Dist #4 (T)	X	X	X	X	X	X		5000-12000	0.054790	0.051595
101 Bexar Co Emg Dist #8 (T)	X	X	X	X	X	X		5000-12000	0.100000	0.098045
102 Bexar Co Emg Dist #10 (T)	X	X	X	X	X	X		5000-12000	0.100000	0.100000
109 Bexar Co Emg Dist #9	X	X	X	X	X	X		5000-12000	0.100000	0.100000
111 Bexar Co Emg Dist #11 (T)	X	X	X	X	X	X		5000-12000	0.100000	0.100000
112 Bexar Co Emg Dist #12	X	X	X	X	X	X		5000-12000	0.100000	0.100000
Briggs Ranch SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Butterfield Ranch	X	X	X	X	X	X		5000-12000	0.000000	0.000000
Clearwater Crk SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Cibolo Canyons SID	X	X	X	65,000	X	12,500		5000-12000	0.558270	0.541610
Crosswinds at South Lake	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Gates SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Landon Ridge SID	X	X	X	X	X	X		5000-12000	0.000000	0.541610
Lemon Creek SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Medina Stonehill SID	X	X	X	X	X	X		5000-12000	0.000000	0.000000
Stolte Ranch SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Tres Laurels SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Talley Road SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Westpointe SID	X	X	X	X	X	X		5000-12000	0.558270	0.541610
Westside 211 PID	X	X	X	X	X	X		5000-12000	0.558270	0.541610

¹ Granted Sales Tax [Hill Country Village (29) 7.07] [Live Oak (33) 2.06] [Windcrest (41) .47] in 1998
⁽¹⁾ These Units Passed the in Transit Ordinance.
 *Road & Flood grants \$5,000 for Disabled Persons OR \$3,000 for Homestead; Individuals who qualify for both only get the \$5,000
 ** But not less than 5,000
 *** Selma Freezes OV65, Has no DP or DP Freeze

<p>Not TAX UNIT #49 - CITY OF CIBOLO ESTABLISHED IN 2017 TAX UNIT #48 - CITY OF SANDY OAKS ESTABLISHED IN 2014 TAX UNIT #102 - BEXAR CO EMG SRV DIST #10 ESTABLISHED IN 2008 TAX UNIT #111 - BEXAR CO EMG SRV DIST #11 ESTABLISHED IN 2008 TAX UNIT #112 - BEXAR CO EMG SRV DIST #12 ESTABLISHED IN 2008 TAX UNIT #101 - BEXAR CO EMG SRV DIST #8 ESTABLISHED IN 2007 TAX UNIT #100 - BEXAR CO EMG SRV DIST #4 ESTABLISHED IN 2007 TAX UNIT #77 - BEXAR CO EMG SRV DIST #7 ESTABLISHED IN 2006 TAX UNIT #75 - BEXAR CO EMG SRV DIST #6 ESTABLISHED IN 2004 TAX UNIT #76 - BEXAR CO EMG SRV DIST #5 ESTABLISHED IN 2004 TAX UNIT #78 - BEXAR CO EMG SRV DIST #3 ESTABLISHED IN 2004 TAX UNIT #79 - BEXAR CO EMG SRV DIST #2 ESTABLISHED IN 2003 TAX UNIT #84 - BEXAR CO EMG SRV DIST #1 ESTABLISHED IN 2001 TAX UNIT #07 - EDWARDS WATER LEVIED TAX FOR LAST TIME IN 1994 TAX UNIT #10 - CHANGED NAME FROM HOSPITAL DISTRICT TO UNIV HEALTH SYS. TAX UNIT #82 - WATER DISTRICT #16 WAS DELETED SINCE 1980 TAX UNIT #86 - TIMBER CREEK, ANNEXED BY THE CITY OF SAN ANTONIO SINCE 1980 TAX UNIT #97 - CO ED. DIST WAS DELETED IN 1993, EXISTED FOR 1991 AND 1992 ONLY. STATE OF TEXAS LEVIED UNTIL 1984 AS UNIT 05 AS OF 1999 THE ACTUAL PRIOR YR TAX RATE IS BEING USED FOR THE CURRENT YR EST.</p>	<p>SRPID - STOLTE RANCH SPECIAL IMPRV ESTABLISHED IN 2020 CCPID - CLEARWATER CRK SPECIAL IMPRV DIST ESTABLISHED IN 2020 GSD - GATES SPECIAL IMPRV DIST ESTABLISHED IN 2020 TRPID - TALLEY ROAD SPECIAL IMPRV DIST ESTABLISHED IN 2020 BRSID - BRIGGS RANCH SPECIAL IMPRV DIST ESTABLISHED IN 2021 LCSID - LEMON CREEK SPECIAL IMPRV DIST ESTABLISHED IN 2021 TLSID - TRES LAURELS SPECIAL IMPRV DIST ESTABLISHED IN 2021 RRF2 - REDBIRD RANCH FWSD #2 ESTABLISHED IN 2021 RRF3 - REDBIRD RANCH FWSD #3 ESTABLISHED IN 2021 MSSID - MEDINA STONEHILL SPECIAL IMPRV DIST ESTABLISHED IN 2022 LRSID - LANDON RIDGE SPECIAL IMPRV DIST ESTABLISHED IN 2022</p>
---	--

ORDINANCE No.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, PROVIDING FOR AN EXEMPTION INCREASE EQUAL TO 20 PERCENT OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD OR THE STATUTORILY MANDATED MINIMUM OF \$5,000 FOR AN INDIVIDUAL AND A HOMESTEAD PROPERTY TAX EXEMPTION INCREASE FOR DISABLED PERSONS AND PERSONS 65 YEARS OF AGE OR OLDER TO \$50,000, EFFECTIVE FOR THE 2023 TAX YEAR; PROVIDING A DEFINITION FOR THE TERM DISABLED IN ACCORDANCE WITH LAW; PROVIDING FOR AN AMENDMENT TO CHAPTER 11 TAXATION, ARTICLE 11.02 PROPERTY TAX, AMENDING SECTIONS 11.02.001-11.03, ADDING SECTIONS 11.02.004-11.02.007 OF THE CITY CODE OF LEON VALLEY, TEXAS; PROVIDING FOR REPEALER; SEVERABILITY; SAVINGS; OPEN MEETING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Tax Code § 11.13 authorizes taxing units to increase a general residence homestead exemption that exempts up to twenty percent (20%) of the appraised value of the homestead of an individual from ad valorem real property taxation;

WHEREAS, the City desires to implement the policy proposal to increase the General Residence Homestead Exemption from .01 percent of the appraised value of the residence homestead to twenty percent of the appraised value of the residence homestead or the statutorily mandated minimum of \$5,000.00, effective January 1, 2023;

WHEREAS, Texas Tax Code § 11.13 authorizes taxing units to increase the homestead exemption for disabled persons and persons 65 years of age or older for a portion of the appraised value of their homesteads;

WHEREAS, the City desires to implement the policy proposal to increase the elderly and disabled persons homestead exemption from thirty thousand dollars (\$30,000.00) to fifty thousand dollars (\$50,000.00), effective January 1, 2023;

WHEREAS, changes to the City Code are required to conform to the applicable provisions of the City Code to the Texas Tax Code;

WHEREAS, the City has investigated and determined that it is in the best interest of its citizens to increase the amount of the residence homestead tax exemptions by adopting this Ordinance;

WHEREAS, the City has determined that the revision to the amount of the residence homestead tax exemptions promotes the public health, safety, and welfare; and

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

SECTION 1. The findings and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 2. The City of Leon Valley hereby increases a General Residence Homestead Exemption for an individual in an amount equal to 0.01 percent of the appraised value of the residence homestead to 20 percent of the appraised value of the residence homestead or the statutorily mandated minimum of \$5,000.00, commencing with the 2023 tax year that began on January 1, 2023.

SECTION 3.The City of Leon Valley hereby adopts an increase in the homestead property tax exemption from \$30,000.00 to \$50,000.00 in assessed valuation for disabled persons and persons 65 years of age or older, commencing with the 2023 tax year that began on January 1, 2023.

SECTION 4. "Disabled" means under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance.

SECTION 5.In accordance herewith, Chapter 11 Taxation, Article 11.02 Property Tax, Sections 11.02.001-11.03, adding Sections 11.02.004-11.02.007 of the City Code of the City of Leon Valley are hereby amended, in full, to read as follows:

Sec. 11.02.001 - Assessor designated

The county tax assessor-collector is hereby authorized and directed to act as the tax assessor of the city as provided by section 6.23(a) of Vernon's Tax Code.

Sec. 11.02.002 - Assessment

- (a) All property in the city subject to taxation is to be assessed at the same value as it is assessed for taxing purposes by the Bexar Appraisal District.
- (b) All provisions of Vernon's Tax Code are hereby adopted to the full extent applicable.

Sec. 11.02.003 - Goods in transit

The goods in transit, as defined by Texas Tax Code section 11.253(a)(2), as amended by Senate Bill 1, enacted by the 82nd Texas Legislature in Special Session, shall remain subject to taxation by the city.

Sec. 11.02.004 – Exemption granted.

Upon compliance with all requirements of this Article and all other applicable laws and resolutions of the State and the City, the residence homestead of an individual shall be exempt from ad valorem taxes levied by the City in the amount equal to 20 percent of the appraised value of the residence homestead or the statutorily mandated minimum of \$5,000.00.

Sec. 11.02.005 - Exemption granted.

Upon compliance with all requirements of this article and all other applicable laws and resolutions, fifty thousand dollars (\$50,000.00) of the assessed value of residence homestead of persons sixty-five (65) years of age or older shall be exempt from ad valorem taxes levied by the city.

Sec. 11.02.006. Exemption granted.

Upon compliance with all requirements of this article and all other applicable laws and resolutions, fifty thousand dollars (\$50,000.00) of the assessed value of the residence homestead of a disabled individual shall be exempt from ad valorem taxes levied by the city.

Sec. 11.02.007. Effective date.

The exemption granted by this article shall be effective as to such residence homesteads as may qualify hereunder commencing with the 2023 tax year.

SECTION 6. 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 7. 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 8. 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 9. EFFECTIVE DATE. That this Ordinance shall take effect immediately from and after its passage and publication as required by law.

SECTION 10. 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.

PASSED AND ADOPTED by an affirmative vote of ___members of the City Council of the City of Leon Valley, Texas, this the ___day of May, 2023.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

NICOLE WARREN
City Attorney

City of Leon Valley Proposed Homestead Exemption Increase

Crystal Caldera, PhD

City Manager

Per Councilor Stevens and Hefner

City Council Meeting

May 2, 2023

Purpose

- Discussion and possible action on a proposed ordinance to increase the current homestead local option and to provide direction to the staff on how the council would like to proceed.

Background

{Section}.73.

- Bexar County Appraisal District (BCAD) has taken the scenarios requested and loaded them to their test database to determine what the potential impact would indicate.
- The test database was updated with value information as of April 10, 2023, but they will caution you that it is preliminary and subject to change.
- They had not yet started processing protests in earnest when the test system was updated and therefore, the certified totals will be lower than what is shown in the attachments.

Background

{Section}.73.

- The Excel spreadsheet details the freeze adjusted taxable value, last year's tax rate, and the estimated levy for each scenario, then I subtracted each from the baseline which includes no exemption changes from current.
- The reason that they used the calculated approximate levy on the totals report is the fact that Leon Valley has the OV65 and DP freeze in place and because some of the owners freezes were established years ago, the calculated tax with new exemption amounts may not be lower than their freeze, therefore, those may not directly benefit from changes in exemptions.
- Remember also, that these are estimates.

Background

{Section}.73.

Scenario	Freeze Adjusted Taxable Value	Tax Rate	Estimated Levy	Estimated levy loss
No Change in Exemptions	\$1,271,664,535	\$0.484739	\$6,846,703.04	-
Increase DP and OV65 to \$50,000 no HS Change	\$1,271,124,535	\$0.484739	\$6,841,808.30	-\$4,894.74
Increase HS to 20% - No DP or OV65 Changes	\$1,271,477,867	\$0.484739	\$6,559,948.05	-\$286,754.99
Increase HS to 10% Change DP and OV65 to \$50,000	\$1,246,648,715	\$0.484739	\$6,708,531.76	-\$138,171.28
Increase HS to 15% Change DP and OV65 to \$50,000	\$1,231,793,741	\$0.484739	\$6,620,433.56	-\$226,269.48
Increase HS to 20% Change DP and OV65 to \$50,000	\$121,937,867	\$0.484739	\$6,526,877.23	-\$319,825.81

These are preliminary totals as of April 10 and are subject to change. This is from our test database with preliminary data updated as of 4/10/23



Recommendation

{Section}.73.

This item is at the discretion of the City Council, in how to proceed.

TAX EXEMPTION CHANGES

IMPACT FROM THIS YEAR TO NEXT YEAR

Main Question:

- Taking into consideration the rapid increase in property valuations in Bexar County and BCAD's estimated increase in taxable values in 2023 using freeze adjusted values.... If the city:
 - increases the homestead exemption to 20%, and
 - increases the exemption for homeowners 65 years of age + and disabled persons from \$30,000 to \$50,000, and
 - Leaves the tax rate the same as 2022....
- What will be the net impact on our 2023 budget, specifically our ad valorem revenue?

FY 2022 (last year)

- Budgeted TOTAL ad valorem revenue = \$5,476,000

GENERAL FUND				
SUMMARY OF REVENUES AND EXPENDITURES				
	ACTUAL	BUDGET	ESTIMATED	BUDGET
	2020-2021	2021-2022	2021-2022	2022-2023
BEGINNING FUND BALANCE	\$ 3,441,167	\$ 3,361,144	\$ 3,361,144	\$ 3,101,144
Revenues				
Ad Valorem Taxes	4,886,127	5,126,931	5,126,931	5,476,000
Sales Taxes	3,210,482	2,913,493	3,047,916	3,320,631
Franchise Fees	877,389	885,567	885,567	901,798
Licenses, Permits, Fees, Fines	3,363,842	3,185,079	3,218,379	1,645,000
Grants	64,425	199,550	234,550	150,000
Other	179,554	1,317,502	1,420,502	493,872
Total Revenues	12,581,820	13,628,122	13,933,845	11,987,301



FY 2022

- Budgeted TOTAL ad valorem revenue = \$5,476,000
- Freeze adjusted total taxable (certified)= 1,100,334,683
- Total taxable value/100 x 0.484739 = \$5,333,751

16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. ⁸	\$	73,505
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$	5,333,762
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹		
	A. Certified values:	\$	1,247,439,810
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office:.....	+	\$
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:.....	-	\$ 0
	D. Tax increment financing: Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹²	-	\$ 0
	E. Total 2022 value. Add A and B, then subtract C and D.	\$	1,247,439,810

⁸ Tex. Tax Code § 26.012(15)
⁹ Tex. Tax Code § 26.012(15)
¹⁰ Tex. Tax Code § 26.012(15)
¹¹ Tex. Tax Code § 26.03(c)
¹² Tex. Tax Code § 26.012(13)
¹³ Tex. Tax Code § 26.012(13)
¹⁴ Tex. Tax Code § 26.012, 26.04(c-2)
¹⁵ Tex. Tax Code § 26.03(c)

Historical YOY change in Ad Valorem tax revenue

- 2023 = X
- 2022 = 5,476,000* (↑ \$349,169 from 2021; ↑ 6.8085%)
- 2021 = 5,126,931 (↑ \$240,804 from 2020; ↑ 4.9283%)
- 2020 = 4,886,127 (↑ \$206,900 from 2019; ↑ 4.4217%)
- 2019 = 4,679,227 (↑ \$309,507 from 2018; ↑ 7.0829%)
- 2018 = 4,369,720 (↑ \$119,329 from 2017; ↑ 2.8075%)
- 2017 = 4,250,391

*calculated based on certified values on form 50-856

**budgeted, not actual

GENERAL FUND SUMMARY OF REVENUES AND EXPENDITURES				
	ACTUAL 2020-2021	BUDGET 2021-2022	ESTIMATED 2021-2022	BUDGET 2022-2023
BEGINNING FUND BALANCE	\$ 3,441,167	\$ 3,361,144	\$ 3,361,144	\$ 3,101,144
Revenues				
Ad Valorem Taxes	4,886,127	5,126,931	5,126,931	5,476,000
Sales Taxes	3,211,882	2,913,493	3,000,916	3,320,631
Franchise Fees		885,567		
Licenses, Permits, Fees, Fines	3,300,000	3,185,079	3,185,079	1,000,000
Grants	100,000	199,550	100,000	0
Other	100,000	1,317,502	1,000,000	1,000,000
Total Revenues	12,588,009	13,628,122	13,933,845	11,987,301

FY 2023- NO CHANGE IN EXEMPTIONS

- In ESTIMATES from BCAD, if there are no changes in exemptions and no change in tax rate:
 - Freeze adjusted taxable value= \$1,271,664,535
 - Total market value (appraised value) = \$ 1,712,762,381
 - Total ad valorem revenue = $\$1,271,664,535/100*(0.484739)$
= \$6,164,254

Historical YOY Change Estimate- Based on No Changes to Exemptions

- 2023 = 6,164,254 (↑ \$688,254 from 2022; ↑ 12.5686%)
- 2022 = 5,476,000* (↑ \$349,169 from 2021; ↑ 6.8085%)
- 2021 = 5,126,931 (↑ \$240,804 from 2020; ↑ 4.9283%)
- 2020 = 4,886,127 (↑ \$206,900 from 2019; ↑ 4.4217%)
- 2019 = 4,679,227 (↑ \$309,507 from 2018; ↑ 7.0829%)
- 2018 = 4,369,720 (↑ \$119,329 from 2017; ↑ 2.8075%)
- 2017 = 4,250,391

*budgeted, not actual

FY 2023- CHANGE IN EXEMPTIONS:

↑ HS to 20%; ↑ to \$50K for 65+ and DP)

- In ESTIMATES from BCAD, if we increase homestead exemption to 20% and increase exemption from \$30K to \$50K for homesteads >65 Y/O and disabled persons and leave tax rate the same:
 - Freeze adjusted taxable value= \$1,216,937,867
 - Total market value (appraised value) = \$ 1,712,762,381
 - Total ad valorem revenue = $(\$1,216,937,867/100) * (0.484739)$
= \$5,898,972

Historical YOY Change Estimate- Based on Exemptions ↑ to 50K, ↑ HS to 20%

- 2023 = 5,898,972 (↑ \$422,972 from 2022; ↑ 7.7241%)
- 2022 = 5,476,000** (↑ \$349,169 from 2021; ↑ 6.8085%)
- 2021 = 5,126,931 (↑ \$240,804 from 2020; ↑ 4.9283%)
- 2020 = 4,886,127 (↑ \$206,900 from 2019; ↑ 4.4217%)
- 2019 = 4,679,227 (↑ \$309,507 from 2018; ↑ 7.0829%)
- 2018 = 4,369,720 (↑ \$119,329 from 2017; ↑ 2.8075%)
- 2017 = 4,250,391

*budgeted, not actual

Conclusion

- Using the ESTIMATED appraisal values from BCAD, using the same tax rate as last year, increasing the homestead exemption to 20%, increasing the exemption for homeowners 65 years of age and older to \$50,000, and increasing the exemption for disabled persons to \$50,000 will result in:
 - Estimated increase in ad valorem tax revenue of \$422,972
 - An increase in ad valorem tax revenue of 7.7241%, the biggest ever ad valorem revenue increase in Leon Valley in at least the past 5 years

Conclusion

- Using the ESTIMATED appraisal values from BCAD, using the same tax rate as last year, no changes to property tax exemptions will result in:
 - Estimated increase in ad valorem tax revenue of \$688,254
 - An increase in ad valorem tax revenue of 12.5686%, likely the greediest increase in ad valorem tax revenue in Leon Valley's history
 - Citizens of the community wishing we prioritized giving them relief instead of trying to run the city like a for-profit enterprise

MAYOR AND COUNCIL COMMUNICATION

DATE: May 16, 2023

TO: Mayor and City Council

FROM: Roque Salinas, Director of Economic Development
Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, PhD., City Manager

SUBJECT: Discussion and Possible Action on an Ordinance to Amending the Leon Valley Code Of Ordinances, Chapter 15 Zoning, Division 2 – Rules Of Construction and Definitions, Sec. 15.02.052 – Definitions and Division 7 Permitted Use Table, Section 15.02.381 to Update Definitions and Allow the Uses “Bar/Tavern”, “Bar/Tavern With Outdoor Entertainment Area”, “Nightclub/Large Tavern”, “Entertainment – Indoor”, and “Entertainment - Outdoor” In Certain Zoning and Overlay Districts With and Without a Specific Use Permit and to Revise Certain Notes (1st Read Held 5/2/2023)
R. Salinas, Director of Economic Development

PURPOSE

This ordinance will add the following definitions:

- Bar/Tavern Completely Enclosed – an establishment, with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. A bar/tavern use may include live entertainment for indoor use only.
- Bar/Tavern with Outdoor Entertainment Area – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. This use may include live entertainment both indoor and outdoor in designated areas.
- Nightclub/Large tavern - A bar/tavern with more than five thousand (5,001) square feet of floor area excluding kitchens, restrooms, and storage areas. This use may include a live entertainment, performance by musicians, dancers, stand-up comedians, other performance artists, live bands, musical actions; or the amplification of recorded music/entertainment by live disk jockeys for use both indoors and outdoors, in designated areas.
- Entertainment - Indoor - a use which includes, billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, aquarium, museum, and other similar entertainment. On-premises

sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

- Entertainment - Outdoor - A use which includes Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex, live entertainment, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

The ordinance will also change the permitted use table as shown below:

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Entertainment - indoor	X	SUP	SUP	SUP	P	U	U	U	
Entertainment - outdoor	X	SUP	SUP	SUP	X	U	P	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar/Tavern Completely Enclosed	X	SUP	P	P	P	U	U	U	
Bar/Tavern with Outdoor Entertainment Area	X	X	SUP	P	P	U	U	U	
Nightclub/Large Tavern	X	X	SUP	SUP	SUP	U	U	U	
Entertainment - Indoor	X	SUP	P	P	P	U	U	U	
Entertainment - Outdoor	X	SUP	SUP	P	P	U	P	U	

FISCAL IMPACT

The City may benefit from the revision in an increase to mixed alcoholic beverage tax collection, an increase in sales tax, and further provide a local establishment(s) for residents to attend.

SEE LEON VALLEY

- ***Social Equity*** – Changing the zoning districts in which these establishments are allowed to operate would allow all Leon Valley citizens to enjoy venues closer to home.
- ***Economic Development*** – The proposed changes would encourage a diverse and versatile business environment that supports a healthy economy and may assist in attracting, expanding, and retaining viable businesses to promote development and redevelopment.
- ***Environmental Stewardship*** – Any new or remodeled establishments would be required to conform to the 2021 International Energy and Building Codes

STRATEGIC GOALS

- Create, review, and enforce codes that impact Economic Development
- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley

RECOMMENDATION

- There is a demand for businesses that primarily generate revenue from the sale of alcoholic beverages.
- There are numerous businesses that are considered a “bar, indoor and/or outdoor entertainment” in the surrounding area. However, the current zoning restricts these types of establishments from operating in prime retail spaces within the City of Leon Valley.
- Allowing these uses in these zoning districts will allow these types of business establishments to operate, grow and provide a venue for residents to attend within City Limits.
- A change will allow for more businesses to move into Leon Valley and reduce the sales leakages from these types of establishments, which was cited in the 2018 master plan.
- The Planning and Zoning Commission recommended approval of the revisions to the Zoning Code.
- At council discretion

RECOMMENDATION

APPROVED : _____

DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

GREENBLUM INVESTMENT PARTNERS, INC.

3345 BEE CAVE ROAD - SUITE 208

AUSTIN, TEXAS 78746

TELEPHONE: (512) 610-6600

FACSIMILE: (512) 391-0919

J. Bradley Greenblum
President
brad@greenblum.com

Scott R. Butcher
Vice President
scott@greenblum.com

April 25, 2023

City Council
Leon Valley, Texas

RE: SPECIAL USE PERMIT

To whom it may concern:

Recently we were advised that the Economic Development department had recommended to City staff that the requirement for securing a '*special use permit*' for various types of businesses be eliminated including for bars and entertainment venues (both indoor and outdoor). We wholeheartedly support that recommendation.

Our company owns various properties and business in the San Antonio area, including three in Leon Valley [Leon Town Center (formerly called Crossway Center) at 6812 Bandera Road, Leon Creek Shopping Center at 6700 – 6800 Huebner and Bandera Bowling Center].

Recently our associate met with City staff about a proposed enhancement to our bowling facility to include adding an "*outdoor*" *patio* which would provide an additional space for our bar and restaurant patrons to enjoy. Our proposal was to utilize an approximately thirty foot (30') long section of the existing sidewalk running along a portion of the front exterior of our building. The patio was to utilize nine feet (9') of the existing twelve foot (12') wide sidewalk adding a total of 300 to 400 sq. ft. of useable space. This area would be fenced, have outdoor cooling devices and provide an enjoyable spring/fall seated environment for our customers.

We were shocked to find that this small project would require a lengthy application process, detailed plans and several public hearings taking up to possibly 14 weeks for approval.

Previously, we had secured several shopping center tenant prospects (with negotiated and executed letters of intent) for some of our properties listed above whose intended uses required a special use permit (SUP). Unfortunately, none of those leases materialized once the lengthy City process was outlined to our prospective tenants.

GREENBLUM INVESTMENT PARTNERS, INC.

3345 BEE CAVE ROAD - SUITE 208

AUSTIN, TEXAS 78746

TELEPHONE: (512) 610-6600

FACSIMILE: (512) 391-0919

J. Bradley Greenblum
President
brad@greenblum.com

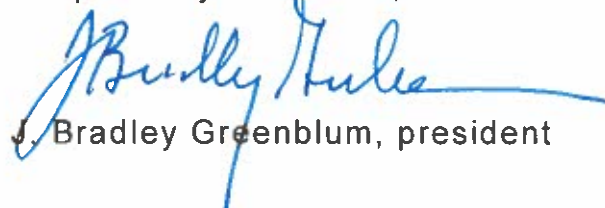
Scott R. Butcher
Vice President
scott@greenblum.com

In today's already difficult and competitive business environment, the additional requirement of securing a Special Use Permit and the time and expense related thereto is another obstacle to small businesses trying to open or expand their operations in Leon Valley.

Accordingly, we would ask that the City seriously consider the ramifications of requiring the Special Use Permit for bars and entertainment venues such as ours and those of other local property and business owners. We hope that you will agree that the SUP process is an unnecessary requirement, and ask that the City of Leon Valley eliminate the SUP permit from the already complicated regulatory process that must be complied with.

Thank you for your consideration of this request. I apologize that no one from our company is able to attend in person to discuss this important matter. If you have any questions or comments, please feel free to contact either Scott or me.

Respectfully submitted,



J. Bradley Greenblum, president

cc: City of Leon, Texas Economic Development Dept.

To the City of Leon Valley,

This is a letter expressing the support of our Corporation for the proposed amendments to the permitted use table regarding Bar, Entertainment-Indoor, & Entertainment-Outdoor.

We are excited by the potential for these businesses to become viable in the commercial areas of Leon Valley. Establishments of this type are often keystone businesses, important beyond just their revenue streams for increasing traffic through shopping centers and drawing people in during fringe hours. This is an important facet of creating a welcoming image for business areas, (business areas after all should be busy), and for reducing vagrancy by lessening the time during which there is no public presence to report on unwelcome acts.

The current SUP requirement is overly restrictive and burdensome. Simplifying the process to allow invigorating establishments such as these is wholly welcome.

Respectfully submitted,

Hunter T.S. Haas

Property Manager representing 6400 Bandera Rd.

(210) 776-9996

Hunter@SteinReal.net

SteinReal Corporation

2250 Thousand Oaks, Dr.

San Antonio, TX, 78232

From: Roque Salinas
Sent: Monday, May 1, 2023 10:33 AM
To: Roque Salinas
Subject: FW: Leon Valley zoning update

From: Reilly Hursley [REDACTED] >
Sent: Wednesday, April 26, 2023 12:22 PM
To: Joe Sifer <[REDACTED]>; Omid Kalantari <Omid@kalantarigroup.com>; Roque Salinas <r.salinas@leonvalleytexas.gov>
Subject: Re: Leon Valley zoning update

Below is a note you can send them on our behalf:

Greetings Residents and Council of Leon Valley,

My name is Reilly Hursley, I am the owner of Putt Pub- a Mini Golf Bar and adult playground in San Marcos, TX, featuring one-of-a kind mini golf courses, bars, games, food trailers, and live music. We pride ourselves in being a fun venue that caters to people of all walks of life and has something for everyone.

My team is interested in pursuing a second Putt Pub location in Leon Valley, TX, and we want to express our full support for this important policy change to allow bars, entertainment-indoor, and entertainment-outdoor in B-1, B-2, and B-3. We think Leon Valley is the perfect location for Putt Pub to flourish as a family-friendly entertainment destination, and are excited about the prospect of being part of the next generation of growth and community entertainment in Leon Valley and surrounding areas.

Thank you for your time.

Sincerely,

Reilly Hursley

From: Sam Selig <SSelig@sullivansa.com>
Sent: Thursday, April 27, 2023 5:04 PM
To: Roque Salinas
Subject: City of Leon Valley zoning meeting notice

Roque,

I represent the owner of Clear Creek Center (7007 Bandera Road) which is currently zoned B-2. In the past we have missed leasing opportunities due to the zoning of our property and the approval process of the City of Leon Valley.

We have considered and investigated rezoning the property in the past on multiple occasions but each time found that it would not be worth the time or money since the approval process would most likely have denied our proposition.

I have been approached by a business that would be considered "Entertainment-indoor" and this change would greatly help us move forward with the deal. I will follow up with specifics on the use once I receive from the prospect.

I fully support your work in helping to change what businesses could be classified as permitted uses with the B-2 zoning. In my opinion, this will help attract more businesses to the community thus increasing the local economy and creating more taxable revenue for the City.

I appreciate your initiative in pushing for change and I think if you prevail, all of Leon Valley will benefit.

Sam Selig
SULLIVAN COMMERCIAL REALTY
sselig@sullivansa.com

210 341 9292 main
803 760 9349 cell
210 341 6161 fax

200 CONCORD PLAZA DR. STE
440
SAN ANTONIO, TX 78216
sullivansa.com

NOTICE OF CONFIDENTIALITY: This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from any computer.

[Texas Real Estate Commission Information About Brokerage Services](#)

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 15 ZONING, DIVISION 2 – RULES OF CONSTRUCTION AND DEFINITIONS, SEC. 15.02.052 – DEFINITIONS AND CHAPTER 15 ZONING, DIVISION 7 PERMITTED USE TABLE, SECTION 15.02.381 TO ALLOW THE USES “BAR/TAVERN”, “BAR/TAVERN WITH OUTDOOR ENTERTAINMENT AREA”, “NIGHTCLUB/LARGE TAVERN”, “ENTERTAINMENT – INDOOR”, AND “ENTERTAINMENT - OUTDOOR” IN CERTAIN ZONING AND OVERLAY DISTRICTS WITH AND WITHOUT A SPECIFIC USE PERMIT AND TO REVISE CERTAIN NOTES; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 15 Zoning, Division 2 – Rules of Construction and Definitions, Sec. 15.02.052 – Definitions is appropriate of the City of Leon Valley Code of Ordinances currently defines the uses allowed; and

WHEREAS Chapter 15 Zoning, Division 7 Permitted Uses, Section 15.02.381 of the City of Leon Valley Code of Ordinances currently regulates the uses allowed in each zoning district and in each Overlay zoning district; and

WHEREAS the City has determined that a revision to add the new terms to Chapter 15 Zoning, Division 2 – Rules of Construction and Definitions, Sec. 15.02.052 – Definitions is appropriate; and

WHEREAS the City has determined that several of these uses should be allowed in the B-1,B-2,B-3, and I-1 zoning district with the Sustainability Overlay district with or without certain restrictions or additional regulations, and now desires to revise Section 15.02.381 Table of Permitted Uses to reflect these revisions; and

WHEREAS after a public hearing and notice provisions as required by law, the Planning and Zoning Commission of the City of Leon Valley voted to recommend approval of these revisions to Section 15.02.381 Table of Permitted Uses; and

WHEREAS after a public hearing and notice provisions as required by law, the City Council of the City of Leon Valley now desires to amend Section 15.02.381 Table of Permitted Uses of the City of Leon Valley Code of Ordinances to allow certain uses in the, B-1, B-2,B-3, and I-1 zoning district with the Sustainability Overlay District and also approve the revision to the Notes section in the Table.

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

SECTION 1. SECTION 1. *Chapter 15 Zoning, Division 2 – Rules of Construction and Definitions, Sec. 15.02.052 – Definitions is hereby amended to include the following terms:*

- Bar/Tavern Completely Enclosed – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. A bar/tavern use may include live entertainment for indoor use only.
- Bar/Tavern with Outdoor Entertainment Area – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. This use may include live entertainment both indoor and outdoor in designated areas.
- Nightclub/Large tavern - A bar/tavern with more than five thousand (5,001) square feet of floor area excluding kitchens, restrooms, and storage areas. This use may include a live entertainment, performance by musicians, dancers, stand-up comedians, other performance artists, live bands, musical actions; or the amplification of recorded music/entertainment by live disk jockeys for use both indoors and outdoors, in designated areas.
- Entertainment - Indoor - a use which includes, billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, aquarium, museum, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.
- Entertainment - Outdoor - A use which includes Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex, live entertainment, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

SECTION 2. Chapter 15 Zoning, Division 7, Section 15.02.381 Permitted Use Table of the City of Leon Valley Code of Ordinances is hereby amended for the following uses only to read:

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar/Tavern Completely Enclosed	X	SUP	P	P	P	U	U	U	
Bar/Tavern with Outdoor Entertainment Area	X	X	SUP	P	P	U	U	U	
Nightclub/Large Tavern	X	X	SUP	SUP	SUP	U	U	U	

Entertainment - Indoor	X	SUP	SUP	P	P	U	U	U	
Entertainment - Outdoor	X	SUP	SUP	P	P	U	P	U	

SECTION 3. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 4. That it is hereby declared to be the intention of the City Council of the City of Leon Valley that phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, and section.

SECTION 5. The ordinance shall be effective upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 16th day of May, 2023.

APPROVED

CHRIS RILEY
 MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

Approved as to Form:

NICOLE WARREN
 City Attorney

Consider Recommendation Bars / Entertainment Venues

Roque Salinas

Economic Development Director

Council meeting

May 16, 2023

Summary

- Should the City revise the zoning code to add new definitions for alcohol related establishments, add “Entertainment – Indoor” and “Entertainment – Outdoor” and allowing use without a Specific Use Permit / by right in certain zoning districts?

Options:

1. Approve proposed revisions
2. Denial of proposed revisions
3. Other

Purpose

- To add the following definitions to “*Chapter 15 Zoning, Division 2 – Rules of Construction and Definitions, Sec. 15.02.052 – Definitions*”
 - Bar/Tavern Completely Enclosed – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. A bar/tavern use may include live entertainment for indoor use only.
 - Bar/Tavern With Outdoor Entertainment Area – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. This use may include live entertainment both indoor and outdoor in designated areas.
 - Nightclub/Large tavern - A bar/tavern with more than five thousand (5,001) square feet of floor area excluding kitchens, restrooms, and storage areas. This use may include a live entertainment, performance by musicians, dancers, stand-up comedians, other performance artists, live bands, musical actions; or the amplification of recorded music/entertainment by live disk jockeys for use both indoors and outdoors, in designated areas.

Purpose

- To amend following definitions to “*Chapter 15 Zoning, Division 2 – Rules of Construction and Definitions, Sec. 15.02.052 – Definitions*”
 - Entertainment - Indoor - a use which includes, billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, aquarium, museum, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.
 - Entertainment - Outdoor - A use which includes Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex, live entertainment, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

Proposed Amendment 5/2/2023

Current

Use	O-1	B-1	B-2	B-3	I-1
Bar	X	X	X	SUP	SUP
Entertainment - indoor	X	SUP	SUP	SUP	P
Entertainment - outdoor	X	SUP	SUP	SUP	X

Proposed

Use	O-1	B-1	B-2	B-3	I-1
Bar	SUP	P	P	P	P
Entertainment - indoor	X	SUP	P	P	P
Entertainment - outdoor	X	SUP	P	P	P

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit

Entertainment- Indoor

- Entertainment - Indoor - a use which includes, billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, aquarium, museum, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

Entertainment- Indoor

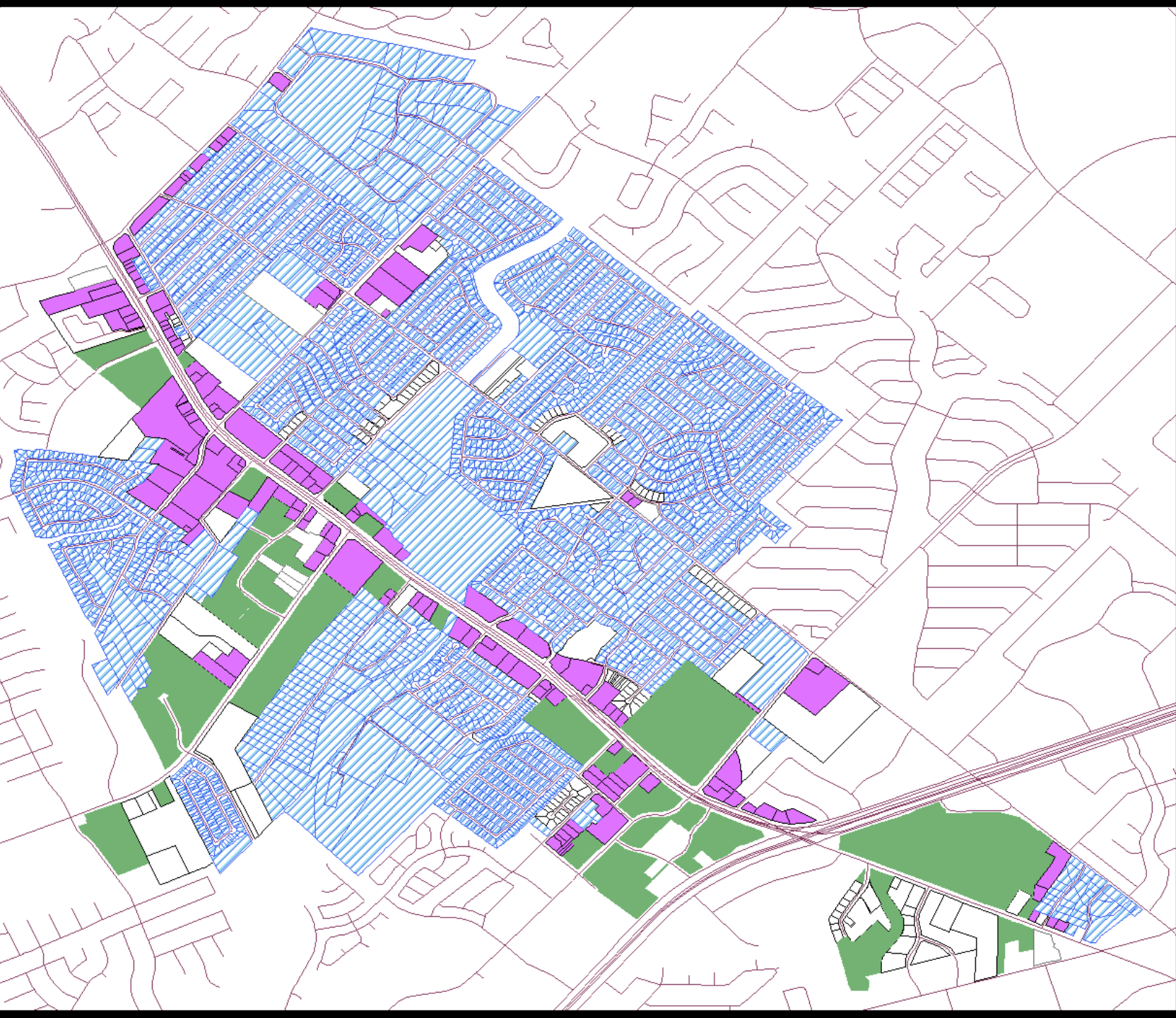
Current




Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Entertainment - indoor	X	SUP	SUP	SUP	P	U	U	U	

Proposed

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Entertainment - Indoor	X	SUP	P	P	P	U	U	U	

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit



Single Resident Home	
B2	
B-3	

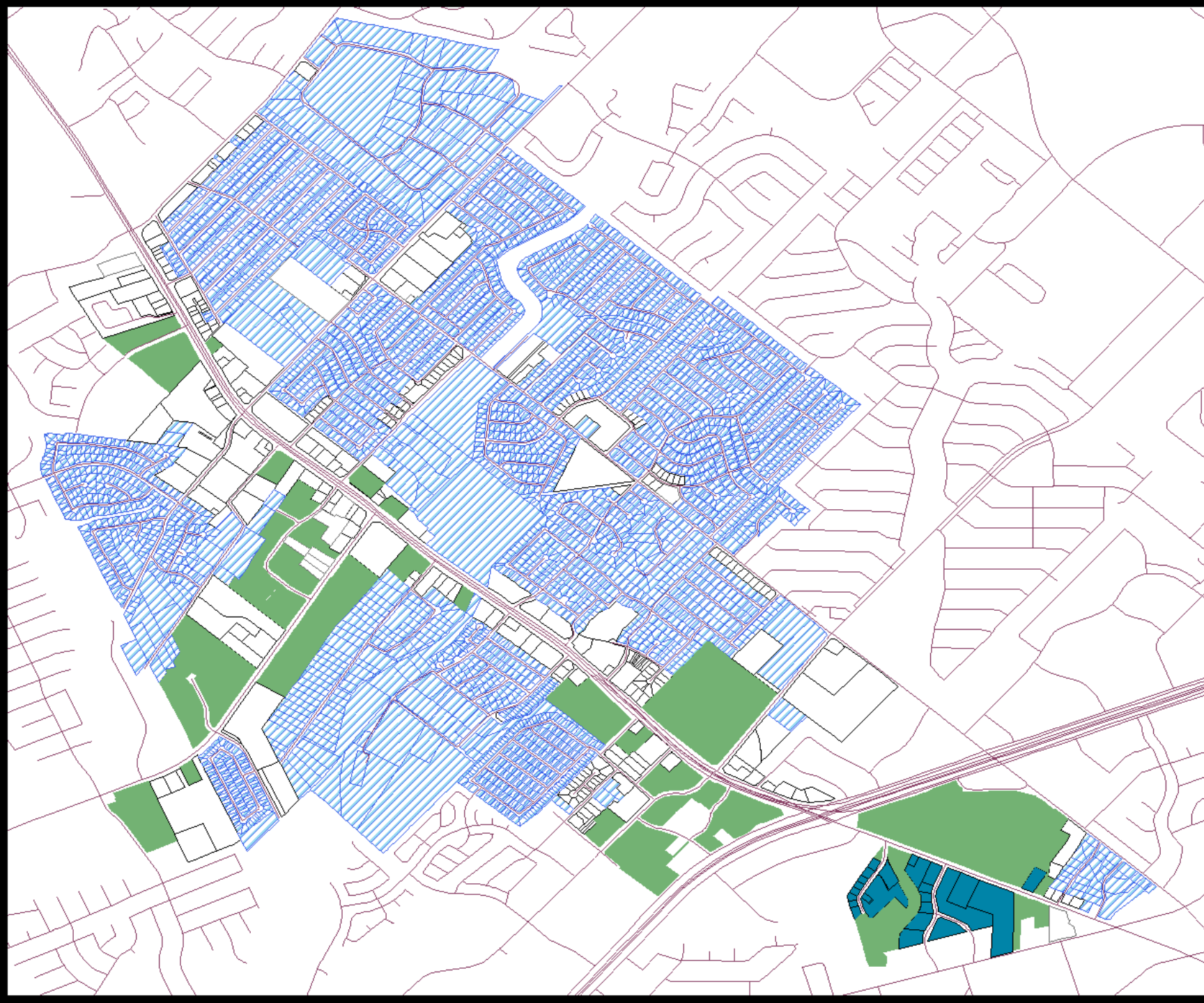
Entertainment- Outdoor




- Entertainment - Outdoor - A use which includes Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex, live entertainment, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51% or more of gross revenue.

Entertainment- Outdoor

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Entertainment - outdoor	X	SUP	SUP	SUP	X	U	P	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Entertainment - Outdoor	X	SUP	SUP	P	P	U	P	U	

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit



Single Resident Home	
B-3	
I-1	

International Building Code

{Section}.74.

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION
1	Assembly	A-1d	Theaters and other buildings for the performing arts and motion pictures
		A-2d	Nightclubs, bars, taverns, dance halls and buildings for similar purposes
			Restaurants, banquet halls and food courts
		A-3d	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums
			Passenger terminals and transportation facilities Places of worship and other religious services.
		A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities
A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities		

Bar/Tavern Completely Enclosed

- Bar/Tavern Completely Enclosed – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. A bar/tavern use may include live entertainment for indoor use only.

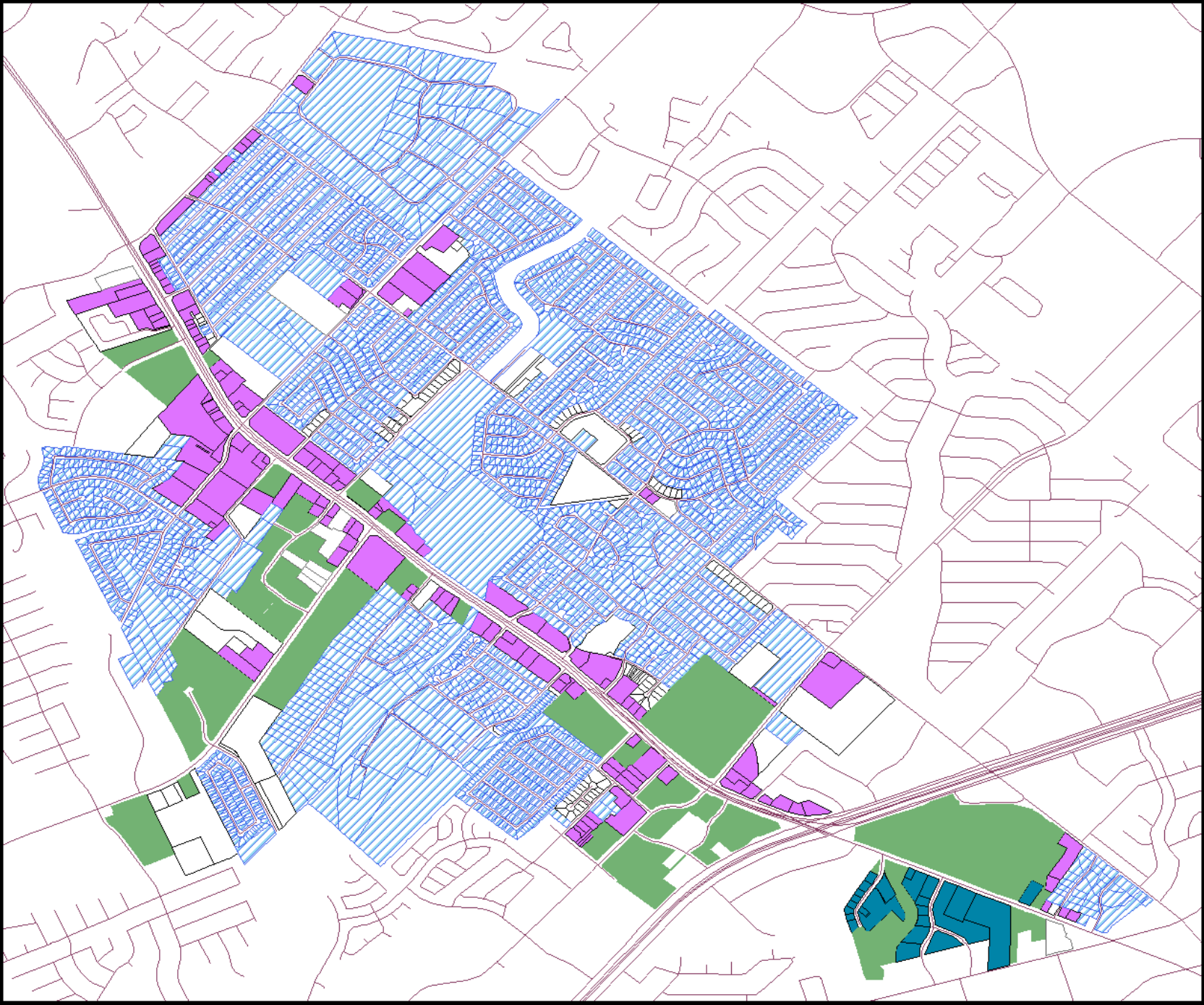
Bar/Tavern Completely Enclosed

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar/Tavern Completely Enclosed	X	SUP	P	P	P	U	U	U	

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit

B-1 in {Section}.74.
Valley





Single Resident
Home

B2

B-3

I-1



Bar/Tavern With Outdoor Entertainment Area

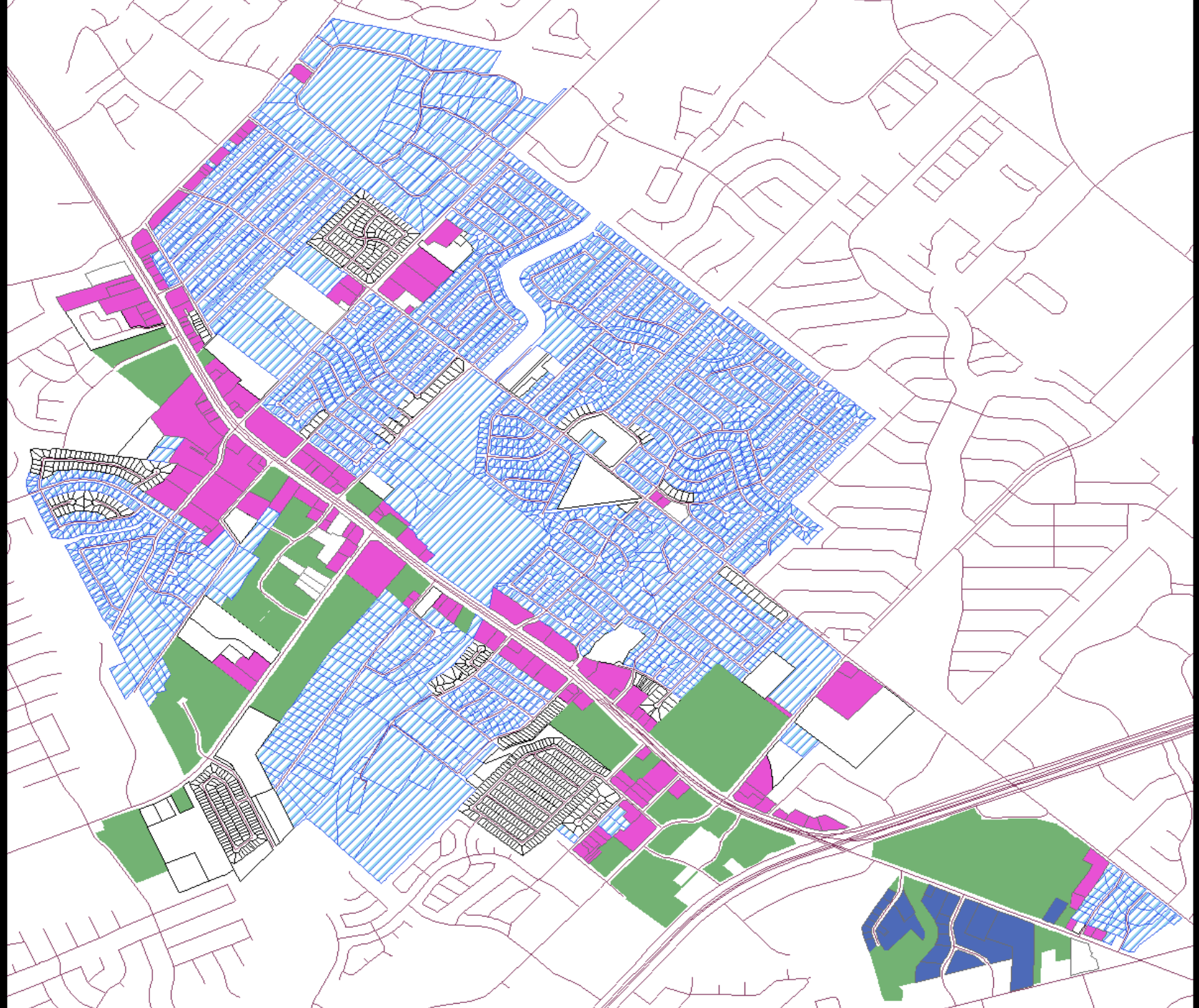
- Bar/Tavern With Outdoor Entertainment Area – an establishment with less than five thousand (5,000) square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. This use may include live entertainment both indoor and outdoor in designated areas.







Bar/Tavern with Outdoor Entertainment Area

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar/Tavern with Outdoor Entertainment Area	X	X	SUP	P	P	U	U	U	

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit



R-1	
B-2	
B-3	
I-1	

Nightclub/Large tavern

- Nightclub/Large tavern - A bar/tavern with more than five thousand (5,001) square feet of floor area excluding kitchens, restrooms, and storage areas. This use may include a live entertainment, performance by musicians, dancers, stand-up comedians, other performance artists, live bands, musical actions; or the amplification of recorded music/entertainment by live disk jockeys for use both indoors and outdoors, in designated areas.

CLEAR CREEK SHOPPING CENTER
NEC BANDERA RD & HUEBNER RD
 7007 BANDERA RD. SAN ANTONIO, TX 78238

FOR LEASE

Units shown on map:
 Esta Noche Dance Studio Suite 10
 Bebe's XV Site 11
 Site 8
 Texas Concept Site 16
AVAILABLE Site 18-19 6,400 SF Former Pediatric Medical Office
 Site 21
 Alamo City Distributors Suite 23
 Speedy Cash Site 24
 Nacho Pochu Peruvian Grill Site 12
 I Love Churros Site 13 & 14
 Elite Tailoring Site 15
 Wolf's Blood Fitness Suite 4
 Reason Gracie Jiu Jitsu Site 3
 Cloud Ponics Site 2
 Kwik Wash Laundry Site 1

Church's

BANDERA ROAD



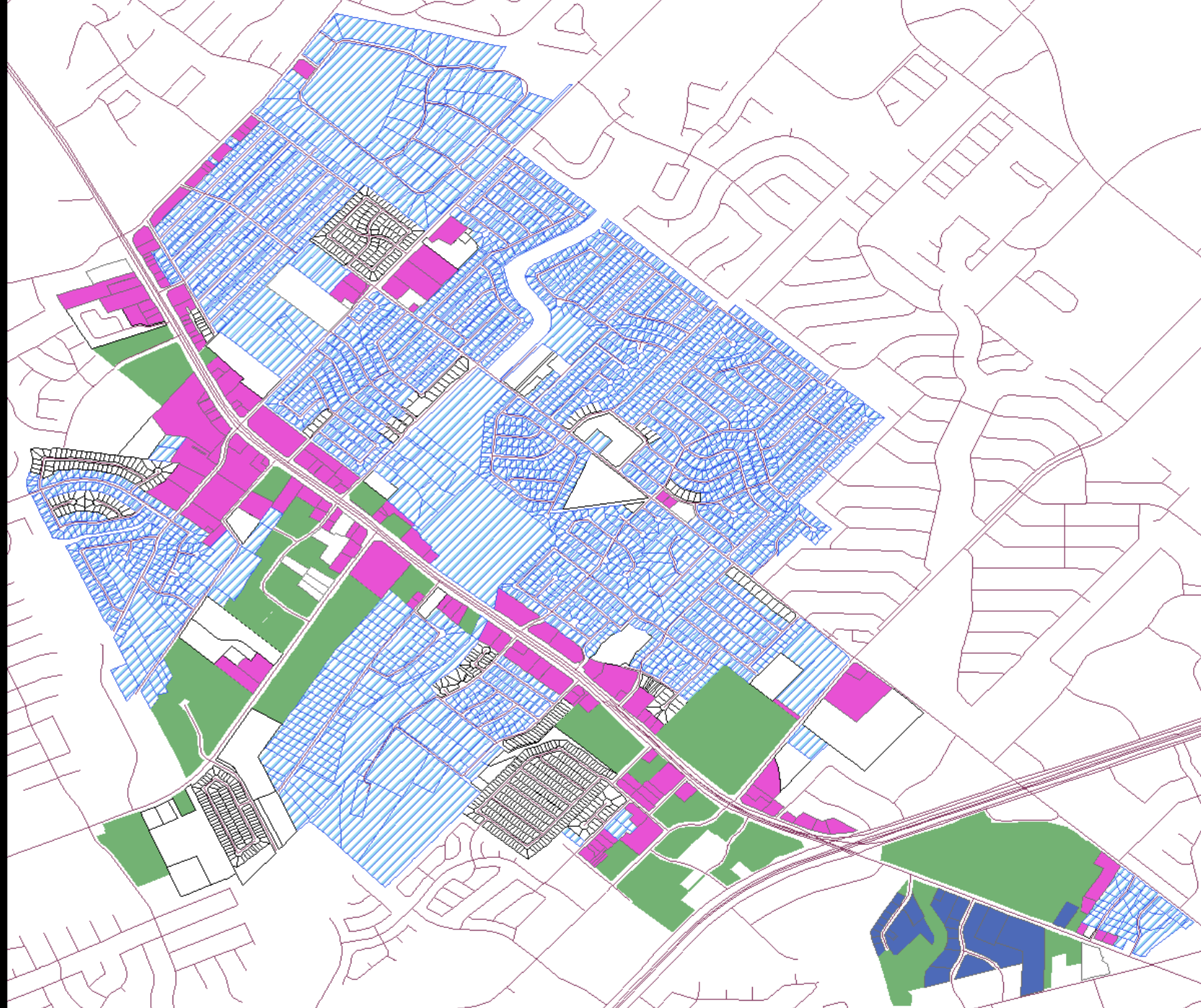
1ST FLOOR





SUITE 101	3,440 SF	DECO CAFE FILIPINIANA
SUITE 102	13,033 SF	CENTER FOR HEALTH SERVICES
SUITE 106	5,253 SF	GLORIA'S BARBER COLLEGE
SUITE 107	2,844 SF	ALAMO CITY HOBBY
SUITE 108	1,319 SF	FARMER'S INSURANCE
SUITE 109	2,440 SF	KUK SOOL WON
SUITE 110	1,457 SF	SHOWCASE FITNESS
SUITE 112	1,043 SF	CUTS UNLIMITED
SUITE 113	1,847 SF	CENTER FOR HEALTH SERVICES
SUITE 119	1,227 SF	AVAILABLE MARCH 2023
SUITE 124	5,082 SF	PRIMROSE LANE
SUITE 126	5,931 SF	AVAILABLE MARCH 2023

Nightclub/Large tavern

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Nightclub/Tavern	X	X	SUP	SUP	SUP	U	U	U	

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit



R-1	
B-2	
B-3	
I-1	

Overall proposal

Current									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Entertainment - indoor	X	SUP	SUP	SUP	P	U	U	U	
Entertainment - outdoor	X	SUP	SUP	SUP	X	U	P	U	
Proposed									
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Bar/Tavern Completely Enclosed	X	SUP	P	P	P	U	U	U	
Bar/Tavern with Outdoor Entertainment Area	X	X	SUP	P	P	U	U	U	
Nightclub/Large Tavern	X	X	SUP	SUP	SUP	U	U	U	
Entertainment - Indoor	X	SUP	P	P	P	U	U	U	
Entertainment - Outdoor	X	SUP	SUP	P	P	U	P	U	

City	Use	Neighborhood Commercial N-C (SA only)	Office and Professional District O-1	B-1	C-1" Commercial (SA ONLY)	C-2" Commercial (SA ONLY)	Retial District B-2	Commerical District B-3	Central Business B-4 New Braunfels and Helotes only	Industrial District I-1	Medium Industrial District I-2
Leon Valley	Bar/Tavern Completely Enclosed	N/A	X	SUP	N/A	N/A	P	P	N/A		
Live Oak	Tavern	N/A	X- This is their B1	X-This is their neighborhood Service District similar to our B-1	N/A	N/A	P -General business district Similar to our B-2	n/a	N/A	P	SUP
Helotes	Tavern (Completely Enclosed in B-2 and B-3 Districts)	N/A	X- This is their B1	X-This is their neighborhood Service District similar to our B-1	N/A	N/A	P -General business district Similar to our B-2	p	P	P	N/A
New Braunfels	Bar/tavern (no outdoor music)	N/A	X	P	N/A	N/A	P	P	P	P	P
San Antonio	Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week	SUP	X	N/A	SUP	SUP	P	P	N/A	P	X
San Antonio	Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week	X	X	N/A	X	X	SUP	X	N/A	X	X
Selma	Dancehall, Tavern, or nightclub	N/A	X	SUP	N/A	N/A	SUP	ONLY HAS UP TO B-2	N/A	SUP	N/A
Leon Valley	Bar/Tavern with Outdoor Entertainment Area	N/A	X	X	N/A	N/A	SUP	p	N/A	p	N/A
Live Oak	Tavern	N/A	X- This is their B1	X-This is their neighborhood Service District similar to our B-1	N/A	N/A	P -General business district Similar to our B-2	n/a	N/A	P	SUP
Helotes	Tavern With Outdoor Area For Patrons/Entertainment Purposes	N/A	X- This is their B1	X-This is their neighborhood Service District similar to our B-1	N/A	N/A	SUP -General business district Similar to our B-2	p	P	P	N/A
New Braunfels	Bar/tavern	N/A	X	X	N/A	N/A	P	P	P	P	P
San Antonio	Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week	SUP	X	N/A	SUP	SUP	P	P	N/A	P	X
San Antonio	Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week	X	X	N/A	X	X	SUP	X	N/A	X	X
Selma	Dancehall, Tavern, or nightclub	N/A	X	SUP	N/A	N/A	SUP	ONLY HAS UP TO B-2	N/A	SUP	N/A
Leon Valley	Nightclub/Tavern	N/A	X	X	N/A	N/A	SUP	SUP	N/A	SUP	N/A
Live Oak	Dance hall/night club	N/A	X- This is their B1	X-This is their neighborhood Service District similar to our B-1	N/A	N/A	P -General business district Similar to our B-2	n/a	N/A	P	SUP
Helotes	No outdoor use listed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Braunfels	Dance hall/dancing facility	N/A	X	X	N/A	N/A	P	p	p	P	P
San Antonio	Alcohol - Nightclub Without Cover Charge 3 or More Days Per Week	X	X	N/A	X	X	X	P	N/A	P	342
San Antonio	Alcohol - Nightclub With Cover Charge 3 or More Days Per Week	X	X	N/A	X	X	X	SUP	N/A	X	
Selma	Dancehall, Tavern, or nightclub	N/A	X	SUP	N/A	N/A	SUP	ONLY HAS UP TO B-2	N/A	SUP	N/A

Fiscal Impact

- Proposed revisions may encourage these types of business to relocate to Leon Valley, which would increase sales tax, alcoholic beverage taxes, and possibly ad valorem taxes.

S.E.E. Statement

- *Social Equity* – Changing the zoning districts in which these establishments are allowed to operate would allow all Leon Valley citizens to enjoy venues closer to home
- *Economic Development* – The proposed changes would encourage a diverse and versatile business environment that supports a healthy economy and may assist in attracting, expanding, and retaining viable businesses to promote development and redevelopment
- *Environmental Stewardship* – Any new or remodeled establishments would be required to conform to the 2021 International Energy and Building Codes

Strategic Goals

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

- Create, review, and enforce codes that impact Economic Development
- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley

Recommendation

- The current Leon Valley zoning regulations restrict these types of establishments from operating in prime retail spaces.
- There is a demand for businesses that primarily generate revenue from the sale of alcoholic beverages. However, the current definition listed is too vague.
- Revising the definitions will provide clear structure to the type of businesses that can operate within the City limits, while providing venues for residents to attend.
- A change will allow for more businesses to move into Leon Valley and reduce the sales leakages from these types of establishments, which was cited in the 2018 master plan.
- At council discretion

OUTSTANDING CITY COUNCIL ITEMS

- **Over 65 Tax Exemption**
 - Council Mtg. 3/1/22
 - Councilor Orozco will get with the Finance Director to see if this item will come back on a later date
 - 2/21/2023 The Council looked at a 5% exemption for everyone. This will come back before July
 - 05/2/2023 Brought back by Councilor Stevens and Hefner as a first read
 - 5/16/2023 on for the second read
- **6417 Evers Road**
 - 11/2/20 – Lease approved
 - 8/3/21 – Amending lease to remove a lessee
 - 8/17/21- Executive session
 - 4/2/22 – first read SUP to allow Alcohol
 - 4/19/22 – second read SUP allow Alcohol
 - 12/6/22- Executive Session and EDC Funds
 - 12/20/22 -Executive Session
 - 3/21/23 – Executive Session
 - 5/2/2023- review of the agreement
 - Will go out for RFP once RFP is complete council will select. If MS Bania is not selected then she will have 30 days to vacate.
- **Demolition Policy**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda
 - 5/16/2023 – Scheduled Moved by CM due to the number of items on the agenda
 - 6/6/2023 - scheduled
- **New Guidelines for Economic & Community Development Advisory Committee**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda
 - 5/16/2023 – Scheduled-Moved by CM due to the number of items on the agenda
 - 6/6/2023 - Scheduled
- **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
- **Capital Plans**
 - 5/16/2023 -Scheduled
- **Sustainability Overlay**
 - 6/6/2023
- **Stray Animal Ordinance**

- Currently being reviewed by City Attorney – we can not require private industry to take in and adopt our stray animals
- Looking at a possible interlocal agreement.
- **Establish Neighborhood boundaries**
 - Council has opted not to Update Master Plan
 - P & Z Director investigating a university conducting the plan
- **Neighborhood/citizen survey**
- **Review of the personnel manual**
- **Review of the Water rates**
 - 6/6/2023
- **Legal review of the Sign Code**
 - Councilor Orozco and Bradshaw will work on this item
- **Looking at an amendment to Section 15.02 Appendix C (I), D Structural Nonconformity to add a matching percentage from Economic Community Development funds**
 - After the sustainability review
- **Four-way stop at Forest Meadow and Evers**
 - To be evaluated upon the development of the Evers property
- **LVHS request for ARP funds**
 - Reviewing MOU on 11/1/2022, 12/6/2022
- **Short Term Rental**
 - 3/7/2023
 - Short Term rentals have appeared on the following agendas:
 - 1/12/2021- Tabled
 - 1/19/2021-Discussed
 - 4/6/2021-Discussed
 - 4/20/2021- Discussed
 - 8/3/2021-Tabled
 - 8/17/2021-Discussed
 - 8/16/2022-Tabled
 - 9/6/2022- Discussed
 - 1/17/2023- Discussed
 - 3/7/2023 – Item added by Councilor Stevens and Orozco
 - Council decided to have the city attorney draft an ordinance based on the information provided by Councilor Stevens
- **Seneca West R6 Zone change**
 - 3/7/2023
 - Council requested some prices to replat as larger lots, not in favor of R6
 - Staff will be getting prices to plat larger lots and bring them back to the council
- **5616 Bandera road, also known as Comfort Cafe**

- 3/21/2023 Public Hearing to remedy
 - Council decided to demo the property. Scheduled for May 1, 2023 demo
- 4/24/2023 Owner paid the liens. Demo is scheduled for June 30th.
- **Towing Contract**
 - 04/04/2023 – Council Would like additional information
 - 5/2/2023 – will be back with additional information
 - Council selected Banis towing contract will come back for final approval.
 - 6/6/2023 -Scheduled
- **Regulations regarding front yard fences**
 - Date to be determined
- **Health Inspector contract**
 - Date to be determined
- **Building Official contract**
 - Date to be determined
- **RFP for Staff utilization study**
 - Date to be determined
- **Code regulations dealing with blighted multi-family complexes**

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **John Marshall Traffic Plan – CR, JH**
 - Discussed at the following Council meeting
 - 12/14/2022 Next steps
 - NISD engineers are still working on the plan, collecting traffic counts, and coordinating with CoSA Traffic Department
 - Once complete, additional meetings will be held with the City to determine the feasibility and appropriateness
 - Once plans are final, the proposal will be presented to City Council for approval
 - John Marshal Update on 3/15 based on 2/14 meeting
 - The City received feedback on possible neighborhood suggestions on 5/09/2022. Joint meeting to be determined.
 - Heard by City Council to possible street closures on 8/23/20 Engineers will develop a report and PD and Fire will review
 - Taking to Council on 10/3/2022
 - 2/7/2023 council will review speed pads and school zone
 - Council decided to move forward with the speed pads and wait on the school zone. The Delinators will also be left alone
- **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
- **Fourth of July Presentation**
 - City Council 3/15
 - Council provided direction
 - The next update will be on 6/7/2022
 - Recap August 2, 2022, and August 16, 2022
 - Recap and Direction October 4, 2022
 - Review 11/15/2022
 - Time will remain the same and have a headliner that is well known
- **Presentation and discussion on the status of implementation of TPCA best practices for law enforcement policies, including the mandatory provision of mental health PTO in accordance with Texas legislative changes - JS, RO**
 - Discussed at the following Council meeting
 - 6/1/2021
 - Update in the CM report 10/26/2021:
 - We released the initial 6 policies (6.1 - Use of Force, 6.3 - Non-lethal, Less than lethal weapons, 6.4 - Officer Involved Shooting, 7.15 - Vehicle Pursuits, 7.40 Investigations, 8.6 Active Shooter) in July and August. With the distribution, we included a record of receipt and pertinent training.
 - Since the initial release, we have now distributed 4 more policies (3.2 - Field Training Program, 3.2.1 - Field Training Program Operations Manual, 4.6 - Off-duty Employment, 5.4 - Body Worn

Camera) and again, with the distribution, we have included a record of receipt and pertinent training.

- Currently in the process of the last review before we release 8 other policies.
- Mental Health quarantine Policies Section 614.015 of the Tx Gov't Code have been updated and can be found here:
https://cms3.revize.com/revize/leonvalleynew/departments/human_resources/procedural_directives.php#revize_document_center_rz4176
- Distributed a Property and Evidence packaging manual that is used along with 12.1 Property and Evidence Management. 10.1 Prisoner Processing and 11.1 Municipal Court are in the final draft and edit stage and will be distributed both in the near future.
- Citizens or Media Recording of Police Incidents 2/1/2022
- Evidence and Property 2/1/2022
- Body Worn Cameras 9/3/2022
- Differential Police Response (CFS Report Program) 9/6/2022
- Rules of Conduct 9/15/2022
- Mission, Values, Written Directives 12/27/2022
- Law Enforcement Role and Authority 12/27/2022
- Field Interviews, Stop and Frisk 12/27/2022
- Arrests With and Without Warrants 12/27/2022
- Eyewitness Identifications 12/27/2022
- **Red-light cameras First Available Contract end term is May 2037**
 - City Council adopted a Resolution declaring the intent to phase out redlight cameras 4/6/2021 – Resolution # 21-009R
 - The RLC Contract would be difficult to terminate without financial obligation from the City
 - City Council supports HB 1209 and physically delivers letters in support to Cortez, Biederman, Canales, Menendez
 - Funds – Eligible projects – CR
 - Will be discussed at the Town Hall Meeting on January 22, 2022
 - Discussed at the retreat council has decided not to spend funds until we know what the legislature is doing
 - Resolution supporting SB 446-2/21/2023
- **Tiger brush and bulk issues- Contract ends January 1, 2025**
 - Discussed at the following City Council Meetings
 - 02/22/2021
 - Council addressed complaints and Tiger sanitation responded
 - 09/7/2021
 - Considered a resolution on how to handle bulk pick-up. Resolution # 21-031-R, the direction was given to CM to come back with a plan.

- Considered and Ordinance Amending the Ord 14.02 Solid Waste First reading.
 - 11/2/2021
 - Considered and Ordinance Amending the Ord 14.02 Solid Waste Second Reading Passes Ord. # 21-053.
 - 1/11/2022
 - Council considered two options to handle the overflow of Brush. The Council decided to have PW pick up the overage after Tiger sanitation picked up their 8 CY.
 - There were 11 homes with oversized brush the City had the item picked on 3/4/22-3/8/22
 - 05/17/2022 Council meeting discussing rate increase.
 - Council allowed the 2.5% increase for July and another in January but did not approve the 7.5 % increase
 - Council was willing to renegotiate terms
 - On 8/23/2022 council decided to leave terms as is
- **Opioid Litigation**
 - Item Was Addressed in Executives session on:
 - 6/15/2021
 - 09/7/2021
 - 9/21/2021
 - Council Addressed this item at the following Council meeting
 - 11/16/2021
 - Council Passed a resolution # 21-04, agreeing to participate in a settlement agreement with opioid manufacturer Johnson & Johnson. The other is three major pharmaceutical distributors: AmerisourceBergen, Cardinal Health, and McKesson and is estimated to receive \$28,389
 - The City still has an Agreement with Phipps, Ortiz and Talafuse for any remaining ongoing litigation
 - Received our first payment of \$7,000 on 4/20/2023
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021
 - This item was discussed during the budget process and ultimately, the Council decided not to expend the funds on this project at this time.
 - Will be discussed under the Townhall meeting update to the council on 4/19/2022
 - Council would like us to use our future land use map
- **Sewer Service Charge Adjustments**
 - Council meeting 2/15/22

- Impact Fees Removed
- Sewer Charges will be brought back at a later time.
- **Apartments Finley And Sierra Royale, Forest Oaks, Vista Del Rey- BM**
 - Update on one of the Apartment Complexes at the CC mtg 3/15
 - Presentation was given on Vista Del Rey
 - Next apartment review is on 5/3/2022
 - Staff received legal advice in the executive session
 - Executive session 8/2/2022
 - Council decided to file a Chapter 54 lawsuit against Vista del Rey, filed on 8/5/2022
 - TRO was granted on 8/8/2022
 - Administrative warrant executed on 8/17/2022
 - Temporary Injunction was granted on 8/22/2022
 - They have 6 months to comply.
 - 8/31/2022 Vista got new attorneys
 - 9/9/2022 Vista filed a motion to dissolve the temporary injunction
 - C of Os issued Shed, Maintenance Shop, Laundry 1-3, Vista, Gym
 - 9/19/2022 hearing set and canceled
 - Executive Session 9/20/2022
 - Vista Del Rey is 50% compliant council agreed to settle on 4/18/2023
- **Presentation, discussion, and possible action on fluoride survey results – JS**
 - CC Mtg. 3/1/2022 Postponed
 - Moved to 4/5/22
 - Presentation on given to the council and the community on the benefits, no direction was provided to staff
- **American Rescue Plan funds**
 - 8/17/2021 City Council meeting. Council agreed to budget in FY 2022 for the following
 - 911 Mass text - \$5,900
 - PPE and Decontamination Supplies -\$10,000
 - Disposal Supplies and Medication - \$45,000
 - 2 power stretchers – \$60,000
 - 12 LEAD Cardiac monitor - \$70,000
 - Library Hot Spots – \$5,220
 - Huebner Well Generator -\$230,000
 - 11/16/2021 Budget Adjustment ord. # 21-060
 - AV equipment – Council Chambers -\$41,000
 - PD AC Repair - \$10,000

- Website upgrades - \$40,000
- Premium Pay for Essential Workers -\$150,000
- Citizen Utility Asst. -\$50,000
- Library AC repair -\$25,000
- For FY 23 Budget
 - Fire Truck-\$400,000
 - Shadow Mist Skate Park -\$70,000
- This item was heard at the Town Hall Meeting on 3/26/2022
 - Citizen input will be presented at the 4/19/22 CC Mtg
- At the 4/19/2022 council Meeting council decided to use \$400,000 to purchase a fire truck
- Finance Director gave a presentation on 10/18/2022 council meeting
- City Manager updated eligible items and gave a presentation 4/18/2023 council directed to buy new Fire truck, ambulance and well generator
- **AV equipment for the Conference Center -Budget Adjustment from ARP Funds**
 - Council meeting 2/1/22 first read
 - Item amended to get the direction of the scope of work
 - Will bring the item back after the BID process
 - Discuss alternatives 5/3/2022

COMPLETED

- **Presentation and discussion on the hiring process for Directors**
 - 1/17/2022 presented and passed unanimously
- **Substandard Building Regulations**
 - 1/17/2023 first read
 - 2/7/2023 second read passed unanimously
- **City Manager Evaluation**
 - 2/7/2023
- **A scope of duties for the Earthwise living committee**
 - 1/17/2023 -The committee had additional comments moved to the next meeting
 - 2/7/2023 – The next Earthwise meeting is on 2/1. It was to close to the agenda preparation process being postponed until 2/21/2023
 - 2/23/2023- Placed on the Agenda – Passed on consent unanimously
- **Blood Drive and PTO Policy**
 - 3/7/2023 – Passed unanimously
- **Lyft Program**
 - 2/21/2023 – City Council wished to proceed with the partnership
 - 3/7/2023 – Will be on the agenda with an ordinance for a first read.
 - 3/21/2023 - Will be on the agenda with an ordinance for a second read.
 - Approved unamiously

- **Discussion and possible action on amending BOA variance criterion by Texas Legislative changes**
 - 2/28/2023 – Went to the planning and zoning commission, which recommended approval
 - 3/7/2023 – Will be on for the first read
 - 3/21/2023 – Will be on for the second read
 - Passed unanimously
- **A policy on open meetings act in regards to how it applies to advisory committees**
 - 1/17/2023 – Moved by Mayor
 - 2/7/2023 – Moved by Mayor
 - 2/21/2023 – Moved by Mayor
 - 3/7/2023- The meeting agenda too full moved by City Manager
 - 3/21/2023- The meeting agenda too full moved by City Manager
 - 4/4/2023 – Placed on the agenda
 - 4/18/2023 – Will be placed on consent – Passed Unanimously
- **Presentation on VIA ridership and MTA .005 of sales tax**
 - 2/7/2023 – Mayor would like VIA present moved to 2/21/2023
 - 2/21/2023 – Placed on the agenda – The council requested more information to return to the council by April
 - 4/18/2023 – Item placed on the Agenda -No Action taken
- **Public Private Partnership with local petshops for pet adoption options**
 - 2/21/2023 City Council wished to proceed with the Partnership
 - 3/21/2023 will return with an official MOU – postponed due to being held up with Petland legal
 - 4/18/2023 – Placed on the Agenda as a resolution Passed Unanimously
- **Health Insurance Broker**
 - Gallagher benefits services the contract was awarded for three years Passed by council on 4/18/2023