



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, November 05, 2024 at 6:00 PM

AGENDA

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

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

- 1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**
- 2. Citizens to be Heard** - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.
- 3. Presentations**
 1. Presentation of a Proclamation Proclaiming November 15, 2024, Texas Recycle Day - Mayor Chris Riley
 2. Presentation of a Good Neighbor Award to Jaci Randel, Bexar Branches Alliance - Mayor Chris Riley
 3. Presentation, Discussion on the Solid Waste Committee Recommendation for City Solid Waste Services and to Authorize the City Manager to Enter into Negotiations with Tiger Sanitation - Joshua Stevens, Committee Chair and Dr. Crystal Caldera, City Manager
- 4. Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

5. City Manager's Report

1. Upcoming Important Events:

- Regular City Council Meeting, Tuesday, November 19, 2024, at 6:30 PM, in City Council Chambers.
- City Offices and Municipal Court will be closed Monday, November 11, 2024 in observance of Veterans Day.
- City Offices and Municipal Court will be closed Thursday, November 28, 2024 and Friday, November 29, 2024 in observance of the Thanksgiving Holiday.
- Lighting of the Christmas Tree and Celebration, Monday, December 02, 2024, at 6:00 PM, in the grassy area outside of the Leon Valley Conference Center.
- Breakfast with Santa, Saturday, December 07, 2024, from 8:00 AM to 10:30 AM, at the Leon Valley Public Library.
- City Offices and Municipal Court will be closed Tuesday, December 24, 2024 through Wednesday, January 01, 2025 in observance of Christmas, Winter Closure, and New Year's Day. All departments will be open on Thursday, January 02, 2025.
- Miscellaneous other events and announcements

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

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

- a. 10-15-2024 Regular City Council Meeting Minutes
- b. 10-19-2024 Special City Council Meeting Minutes
- c. 10-26-2024 Coffee with the Mayor and City Council Minutes

2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:

- a. 10-09-2024 Earthwise Living Committee Meeting Minutes
- b. 09-20-2023 Citizens Police Advisory Committee Meeting Minutes
- c. 02-21-2024 Citizens Police Advisory Committee Meeting Minutes
- d. 09-24-2024 Planning & Zoning Commission Meeting Minutes

3. Discussion and Possible Action on an Ordinance Amending the City of Leon Valley's Code of Ordinances, Chapter 1, General Provisions, Article 1.08 Emergency Management, Division 3. Section 1.08.061, Hazard Mitigation Plan, (1st Read was Held on 10-15-2024) - M. Naughton, Fire Chief

4. Discussion and Possible Action on an Ordinance Amending Ordinance 2024-12 Specific Use Permit PZ-2023-30, to Relocate the Proposed Facility on the Lot for the Construction and Operation of a Carwash (Automatic) on an Approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision (1st Read was Held on 10-15-2024) - R. Salinas, Economic Development Director

5. Presentation on the City Manager's Training Report as per the Employment Agreement - Dr. Crystal Caldera, City Manager

7. Regular Agenda

1. Presentation, **Public Hearing**, and Discussion to Consider Approval of a Request to Amend Specific Use Permit PZ-2021-5, Construction of Automobile Storage Canopies, to Add Self-Service Storage Units, on a 4.89-acre Tract of Land, Located at 5426 Grissom Road, Being Lot 103, Block 101, CB 4433, Vaughn-Watson Subdivision (1st Read as Required by City Charter) - R. Salinas, Planning and Zoning Director
2. Presentation, Discussion, and Possible Action Authorizing the City Manager to Enter into Contracts for the Purchase of 105-Acre Feet of Water Rights - M. Moritz, Public Works Director
3. Presentation, Discussion, and Possible Action on the 2025 City Calendar of Events - S. Passailaigue, City Secretary

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

9. Adjournment

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

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

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

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

Sandra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
October 31, 2024 at 10:35 AM





PROCLAMATION
Leon Valley, Texas Recycle Day
November 15, 2024

WHEREAS, Leon Valley, Texas residents generate more trash every day, and this trash gets buried in a landfill, and

WHEREAS, Recycling saves precious energy, conserves valuable natural resources, protects the environment, reduces landfill needs, and has a positive economic impact; and

WHEREAS, The City, County, and residents of this community can do more to reduce and recycle waste; and

WHEREAS, Waste reduction and the purchase of recycled-content products are critically crucial elements of an environmentally responsible waste management program; and

WHEREAS, Texas Recycles Day is a national promotion to help raise awareness about recycling and buying recycled products; and

NOW, THEREFORE, I, CHRIS RILEY, Mayor of the City of Leon Valley, Texas, do hereby declare November 15, 2024

America Recycles Day

Signed by my hand on this the 5th day of November, 2024.

Chris Riley

Mayor Chris Riley





GOOD NEIGHBOR AWARD

Presented to

Jaci Randel
Bexar Branches Alliance

*On behalf of the Leon Valley City Council, this award
Recognizes Jaci Randel*

*We thank you for leading Project CANOPY with Driggers Elementary
Where 125 trees were planted at the Elementary School.*

*We also thank you for leading the Huebner Creek Greenway Trail Tree
Planting event where 235 trees were planted along the City's newly
constructed trail from Bandera Road down to the Shadow Mist Trail
Head.*

*We also appreciate your commitment to the community, our
environment, and our wildlife.*

Signed by my hand this 5th day of November, 2024.

Chris Riley

Mayor Chris Riley





Solid Waste Service

Crystal Caldera, PhD
City Manager
City Council Meeting
November 5, 2024

Summary

- Question
 - Whether or not to Accept the Solid Waste Committee’s recommendation and allow the City Manager to enter into negotiations with Tiger Sanitation
- Options
 - Approve the request
 - Approve a variation of the request
 - Deny
- Declaration
 - The City Council’s Discretion

Background

- Council established a committee on 7/16/2024, to review the proposals and provide a recommendation.
- The city received 4 proposals
 - Tiger Sanitation
 - Waste Management
 - Waste Connections
 - Frontier Waste Solutions

Background

- The committee narrowed the search to two providers
 - Tiger Sanitation
 - Frontier Waste Solutions
- A selected sub committee interviewed the two committees and reported back to the entire committee
- The committee decided to recommend Tiger Sanitation

Residential Cost

- Tiger - 1 x/week 95 gallon cart. 1 x/week recycle. 2x year brush/Bulk pickup (8cu), 2X year Household Hazardous waste - **\$19.97/ month**
 - **4 extra bags**
- Waste Management - 1 x/week 96 gallon cart. 1 x/week recycle. 2x year brush/Bulk pickup (8cu), Unlimited at your door Household Hazardous waste - **\$25.33/ month**
 - Nothing outside of cart

Residential Cost

- Waste Connection - 1 x/week 95 gallon cart. 1 x/week recycle. 2x year brush/Bulk pickup (4cu)- **\$19.50/ month**
 - 2X year Household Hazardous waste \$10,000
 - Nothing Outside of cart
- Frontier Waste- 1 x/week 96 gallon cart. 1 x/week recycle. 2x year brush/Bulk pickup (8cu), one time a month at your door Household Hazardous waste - **\$19.00/ month**
 - Nothing outside of cart
 - If you need more then \$12.00/month for extra cart

Fiscal Impact

- Per the contract the city receives a 4% franchise payment from Tiger the average is about \$4,000 a month

Recommendation

- City Council's Discretion



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
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MINUTES

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

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

PRESENT

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

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

Mayor Riley asked Councilor Will Bradshaw to lead the Pledge of Allegiance.

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

Abraham Diaz spoke at this time.

3. Presentations

1. Presentation and Discussion of the Monthly Financial Report Ending September 30, 2024 - C. Goering, Finance Director

Carol Goering, Finance Director, presented the Monthly Financial Report ending September 30, 2024.

4. Announcements by the Mayor and Council Members.

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

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

5. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. Dr. Caldera, City Manager, introduced the new Assistant Police Chief, Brian Sullivan, and new Lieutenant Robert Martinez. Also, please vote on your favorite pumpkin.

1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, November 05, 2024, at 6:30 PM, in City Council Chambers.**
- **November 05, 2024 Joint General, Special and Charter Election for Early Voting and Election Day - Early voting begins Monday, October 21, 2024.**
- **Huebner Creek Greenway Trail Tree Planting, Friday, October 18, 2024, 8:00 AM to 12:00 PM, at 5601 El Verde Road.**
- **Audie Murphy Clean-Up Service Day, Saturday, October 19, 2024.**
- **Coffee with the Mayor & City Council, Saturday, October 26, 2024, 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**
- **Trash & Treasure Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**
- **Arbor Day Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**
- **Library's Annual Halloween Party & Haunted House, Saturday, October 26, 2024, at 12:00 PM, at the Library.**
- **City Offices and Municipal Court will be closed Monday, November 11, 2024 in observance of Veterans Day.**
- **Miscellaneous other events and announcements**

2. Discussion and Possible Action Adding Topics for the January 25, 2025, Annual Town Hall Meeting - S. Passailaigue, City Secretary

Dr. Crystal Caldera, City Manager, asked for City Council directions for topics to be added to the January 26, 2024, Annual Town Hall Meeting.

There was a consensus to add infrastructure, emergency preparedness, goals, and objectives.

Councilor Will Bradshaw asked that the tax exemption and/or repealing the 65+ Freeze be added as a topic of discussion.

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

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

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

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 09-17-2024 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 04-23-2024 Capital Advisory Improvement Committee Meeting Minutes**
 - b. 07-23-2024 Planning & Zoning Commission Meeting Minutes**
 - c. 08-27-2024 Planning & Zoning Commission Meeting Minutes**
- 3. Presentation, Discussion, and Possible Action on a Resolution of the City of Leon Valley City Council Designating the Echo and the San Antonio Express News as the City of Leon Valley's Official Newspapers for Posting of Public and Legal Notices - S. Passailaigue, City Secretary**
- 4. Presentation, Discussion and Possible Action on the Annual Review; and Adoption of a Resolution Approving the Investment Policy for the City of Leon Valley with No Changes - C. Goering, Finance Director**
- 5. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended September 30, 2024 - C. Goering, Finance Director**
- 6. Discussion and Possible Action Excusing Councilor Will Bradshaw from the September 17, 2024 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III. - The City Council and Mayor - Mayor Chris Riley**

- 7. Discussion and Possible Action on approving Hiring Susana Huerta for the Planning and Zoning Director position with the City of Leon Valley - C. Caldera, City Manager**

7. Regular Agenda

- 1. Presentation, Discussion, and Possible Action on a Request by Timothy Scranton, Property Owner, for a Variance to LVCC Chapter 8 Offenses and Nuisances, Section. 8.15.05 - Use of Motor Vehicles, Campers and Trailer Coaches for Home Habitation Prohibited, to Allow Placement of a Camper for Use as a Construction Office at 6310 Sunview for a Period of Time Not to Exceed 45 days - R. Salinas, Economic Development Director**

Roque Salinas, Economic Development Director, presented this item.

Those who spoke at this time were Jennifer Scranton.

A motion was made by Council Place 4 Orozco, and seconded by Mayor Pro-Tem, Council Place 3 Campos, to approve and allow the City Manager to extend the forty-five (45) day limit, if necessary, to up to ninety (90) days.

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

- 2. Presentation and Discussion on an Ordinance Amending the City of Leon Valley's Code of Ordinances, Chapter 1, General Provisions, Article 1.08 Emergency Management, Division 3. Section 1.08.061, Hazard Mitigation Plan, (1st Read as Required by City Charter) - M. Naughton, Fire Chief**

Michael Naughton, Fire Chief, presented the highlights pertinent to this item.

This item will be placed on the November 05, 2024, Consent Agenda for a second read.

- 3. Discussion and Possible Action to Order a Public Hearing to Discuss and Review a Capital Improvements Plan Water Impact Fee Update - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented this item.

A motion was made by Mayor Pro-Tem, Council Place 3 Campos, and seconded by Council Place 1 Martinez, to order a Public Hearing to discuss and review a Capital Improvements Plan Water Impact Fee Update on Tuesday, November 19, 2024.

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

4. **Discussion and Possible action on a Request for a Variance to Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Small, Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required, and Sec. 13.02.080 Heritage Tree Removal Prohibited; Penalties, (a) and (b), to Allow the Removal of 22 Medium, 72 Large, and 21 Heritage trees, and Pay \$85,200.00 in Tree Mitigation Fees, Being 7205 Huebner Road, P-46, ABS 664, CB 4446 on Approximately 5.9-Acres of Land - R. Salinas, Director of Economic Development**

Roque Salinas, Economic Development Director, presented this item.

A motion was made by Council, Place 4 Orozco and seconded by Council Place 5 Bradshaw.

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

5. **Presentation, Public Hearing, and Discussion to Consider Amending Ordinance 2024-12 Specific Use Permit PZ-2023-30, to Relocate the Proposed Facility on the Lot for the Construction and Operation of a Carwash (Automatic) on an Approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision (1st Read as Required by City Charter) - R. Salinas, Economic Development Director**

Roque Salinas, Economic Development Director, presented this item.

Stan Jones, Developer, was present to answer any questions there might be.

Mayor Chris Riley opened the Public Hearing at 7:53 PM.

No public comment.

Mayor Riley closed the Public Hearing at 7:53 PM.

This item will be placed on the November 05, 2024, Consent Agenda for a second read.

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

None.

9. Adjournment

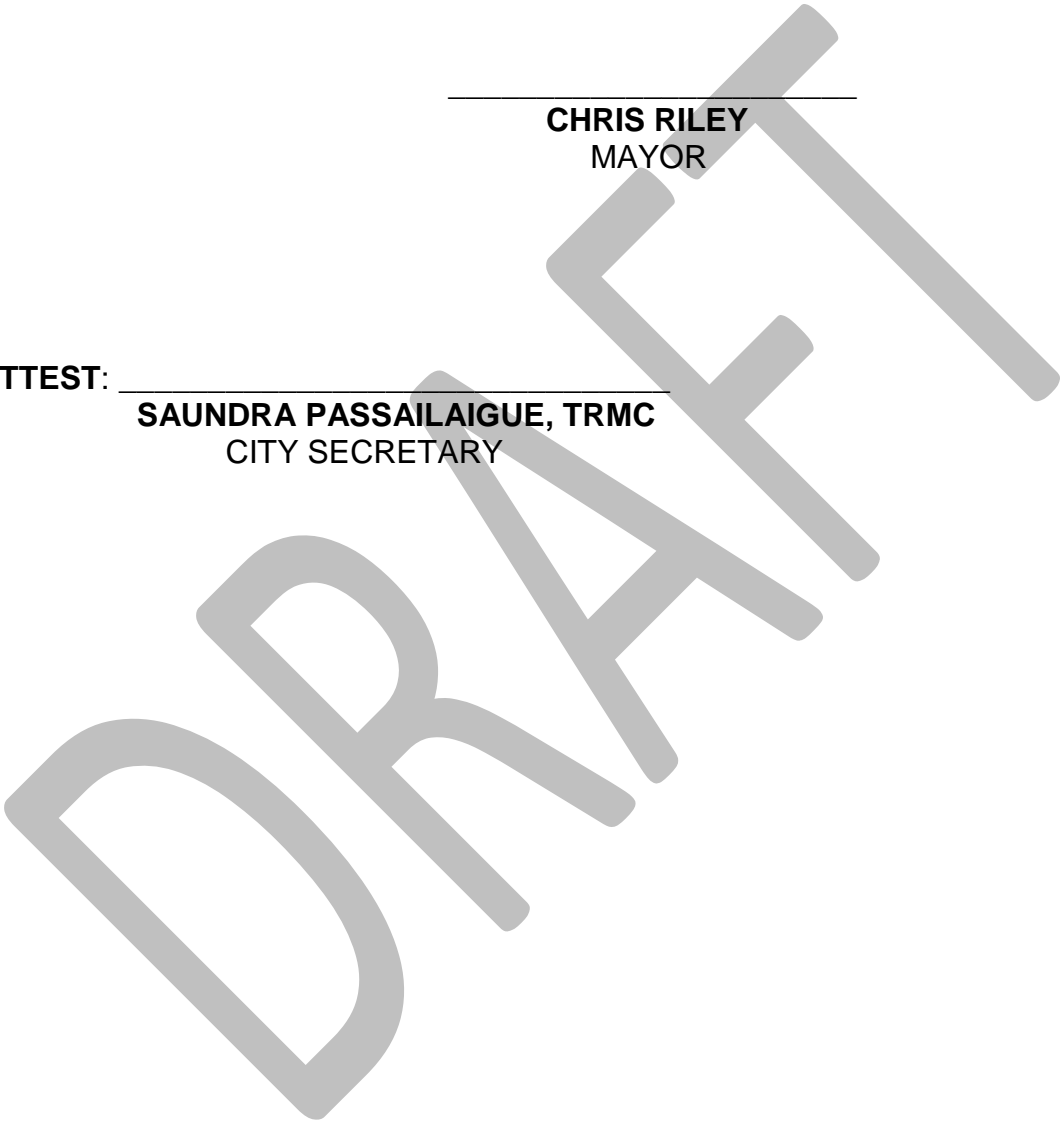
Mayor Riley announced that the meeting adjourned at 7:55 PM.

These minutes were approved by the Leon Valley City Council on the 5th of November, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY





**CITY OF LEON VALLEY
SPECIAL CITY COUNCIL MEETING**

Leon Valley City Hall Large Conference Room
6400 El Verde Road, Leon Valley, TX 78238
Saturday, October 19, 2024 at 9:00 AM

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.

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

PRESENT

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

ABSENT

- Council Place 5 Will Bradshaw

ALSO PRESENT: Members of the Ardurra, Inc. staff, Byron Sanderfer, P.E., James Hoelscher, P.E., Phillip Givens, Rate Consultant, and Delany MacDonald.

Mayor Chris Riley called the meeting to order at 9:00 AM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked everyone to join her in the Pledge of Allegiance.

2. Citizens to be Heard

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

None

3. Presentations

- 1. Presentation and Discussion to Provide Staff Direction on the Capital Improvements Plan and Possibility of Adjusting Leon Valley Water & Sewer Rates - Dr. C. Caldera, City Manager

Delany MacDonald, P.E., gave a presentation on Water and Wastewater Capital Improvement Plans.

Phillip Givens, Rate Consultant, presented the Supplemental Rate Study Report FY-2023 with FY-2024 Data Included.

Dr. Crystal Caldera, City Manager, said that the next step would be to meet again in approximately thirty days with SAWS information, EPA numbers, and the Texas Water Board.

4. Adjournment

Mayor Riley announced that the meeting adjourned at 10:48 AM.

These minutes were approved by the Leon Valley City Council on the 5th of November, 2024.

APPROVED

CHRIS RILEY
 MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 CITY SECRETARY



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

Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78240
Saturday, October 26, 2024 at 9:00 AM

MINUTES

1. Call to Order; Determine a Quorum is Present

PRESENT

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

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

Mayor Riley introduced Laura LeBlanc of Poppy's Café, who provided the coffee and cookies for today's meeting.

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

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

3. Citizens to be Heard

Those who spoke at this time were Judy Pearl, Louis Kelley, Olen Yarnell, Jesse Barrera, Maryanna Christensen, Mary Ruth Fernandez, Pat Martinez, Linda Meffert, Russell Hernandez, Ann Kelley, and Tina Chasan.

4. Presentations

None

5. Adjournment

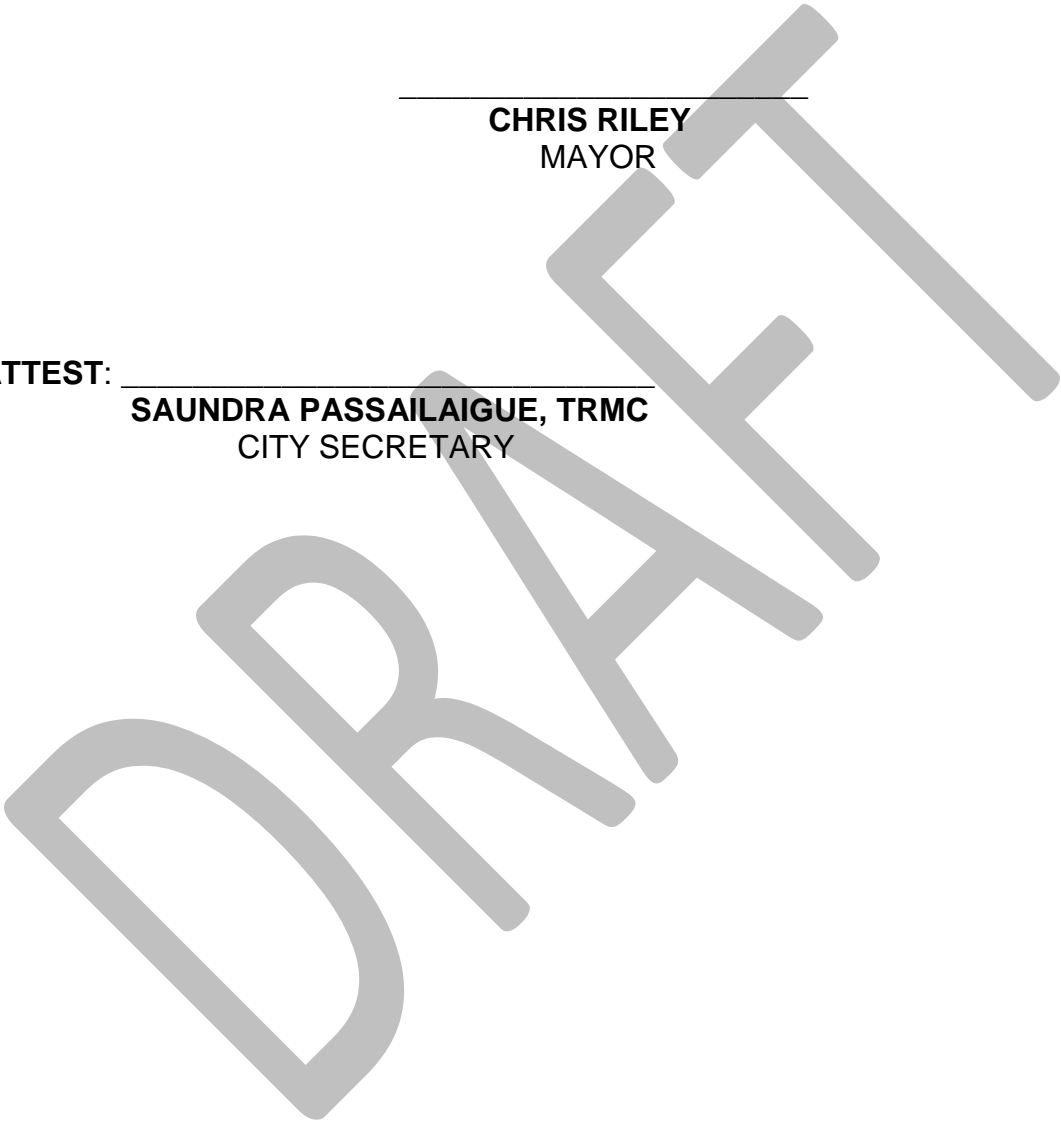
Mayor Riley announced that the meeting adjourned at 10:20 AM.

These minutes were approved by the Leon Valley City Council on the 5th of November, 2024.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



**EARTHWISE LIVING COMMITTEE MEETING MINUTES
CITY OF LEON VALLEY, TEXAS
October 9, 2024**

The Earthwise Living Committee of the City of Leon Valley, Texas met on the 4th day of September at 6:18 pm in the Large Conference Room at City Hall, located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business, to-wit:

REGULAR MEETING OF THE CITY OF LEON VALLEY EARTHWISE LIVING COMMITTEE, 6:18 PM

1. Call the City of Leon Valley Regular Earthwise Living Committee Meeting to Order and Determine a Quorum is Present.

The meeting was called to order and a quorum was established at 5:35 pm. Members present were Castillo, Marcotte, Campos, Mursch, Key, and Vice-Chair Burnside. Also present were Director of Economic and Development Salinas, Staff liaison Miranda and Council liaison Mayor Riley. Absent were members Zannaras, and Secretary Meffert.

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

The meeting minutes from August 14, 2024, were reviewed and a motion to approve was made by Castillo and second by Campos.

3. Election and Installation of Committee Members

- A. Chair - Mursch**
- B. Vice Chair - Burnside**
- C. Secretary - Meffert**

A nomination from Vice Chair Burnside was made to vote Mursch as Chair and Meffert as the Secretary position. The committee voted in favor of the motion with Burnside to remain as Vice Chair.

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

General discussion was had regarding Earthwise Living Day 2025. The committee gave direction on promotional items, event responsibilities, and revised the vendor/sponsor applications.

5. Discussion and Possible Action on Committee Initiatives and Concerns.

A consensus to table as a future agenda item was made.

6. Discussion and Possible Action on Drafting a Business Eco-Friendly Letter for Council Consideration.

Vice Chair Burnside initiated discussion to have the City submit a letter/welcome bag to all incoming businesses encouraging them to be Eco-Friendly, think 'Green', and offer a sustainable business practice/approach. Economic Development Director Salinas offered feedback and

expressed concerns on such letter coming from the City. A consensus was made to not present this initiative to Council.

8. Announcements, Updates, and Other Business.

None

9. Adjourn.

The meeting was adjourned without objection at 8:05 pm.

Beth Mursch
Chair

10/9/2024
Date



**CITY OF LEON VALLEY
CITIZEN POLICE ADVISORY COMMITTEE**
Leon Valley Conference Center
6421 Evers Rd, Leon Valley, Texas 78240
Wednesday, September 20, 2023, at 6:30 p.m.

MINUTES

The Citizen Police Advisory Committee met on the 20th day of September 2023, at the Leon Valley Conference Center located at 6421 Evers Rd, Leon Valley, Texas 78240 for the purpose of the following business:

Agenda Item #1 Call to Order and Announcement of a Quorum

Erick Matta called the Police Advisory Committee Meeting to order, but there was no noted time or recorded present members of the committee.

Documented staff present were Assistant Police Chief Mike Tacquard, Police Chief David Gonzalez, and City Manager Crystal Caldera.

See handwritten notes for below listed Agenda item details.

Agenda Item #2 Discussion and Possible Action on the Approval of the Following minutes: April 19, 2023, Citizens Police Advisory Committee were received, and the committee voted approved by the committee unanimously.

Agenda Item #3 Discussion regarding recent positive efforts by officers in the department.

Agenda Item #4 Discussion regarding the complaint process of the Leon Valley Police Department.

Agenda Item #5 Presentation of upcoming holiday safety tips and events.

Agenda Item #6 Demonstration of time utilization on police calls (traffic stops).

Agenda Item #7 Discussion and Possible Action on Future Agenda items

Agenda Item #8 Citizens to be Heard

Agenda Item #7 Adjournment at 09/20/2023 at 8:55 pm CT.

These minutes were approved by the Leon Valley Police Advisory Committee on the 23 of Month and October Day, 2024.

APPROVED



CHAIR

9/20/23

Leam Valley Advisory Committee

Assistant Chief TACquad: Chief Gougalley

~~Police staff have come along way.~~
1.) - Lots of improvements. Raises, Equipment, officers looking to join Leam Valley P.D. because of hard work of dept. and support of citizens.

~~Can't talk about on going cases, pending at District Attorney's office.~~
~~Good relationship Leam Valley with District Attorney~~

~~Blackman - Gjeffitti guy was caught and let go of. arrested guy; federal mistake in arrest, paid \$15,000 = to gjeffitti guy.~~

2. Training to do jobs correctly - Teaching city employees to react to public shootings; office shootings; L.V. police does a good job, Improved from before!

3.) April - Sept. 2023: $\$7600$ calls answered by L.V. P.D. officers getting better

2394 - Moving Violations

49 - Non-Moving Violations

2027 - warnings for Violations as well

50/50 charged citizens and warnings

~~When on calls not working Traffic some calls can take 2 hours~~

~~School Zones and Tim Patrick~~

~~We can use more officers, just don't have the money~~

~~McFarrell - How many more officers~~

~~Cravotta - Having an assessment will know soon~~

~~Caldara - Oct. 1st - 4 * 6 months police; fire, Efficiency, Public works, assessment. \$75,000⁰⁰~~

~~15000, calls per year~~

Reorganizing
Restructuring

~~Where are the problems?~~

~~Apartments - Vista Bay etc~~

~~Apartments are problem, but Vista is High~~

~~Blackman - Used to have breakdown by streets.~~

~~Do we have this going on?~~

~~Caldara yes, it's still going on now.~~

~~Managers report condensed for the Council.~~

~~Caldara Economic development - less information -~~

~~Public Record reports all included~~

~~Get on City website - not also APP.~~

~~Dorby - We have 7 major roads - add up to calls?~~

~~Calls to service, phone reports, Restaurants~~

~~- Gas stations, high volume of Police calls~~

Yorrell - Caldera - Respond to report of 2545

by budgeting over the next few years on
a reorganization over the next few years.

Fire Dept. - they have been asking for additional
staff for years now

Paramedics - one in need at L.V.
But get paid more privately, so hard to fill.

Police Dept. - has two openings.
Were hired but don't pass the requirements.

Blacksman - Reserve Officer - do we have any, yet

Caldera - 15 in L.V. right now -

But - have to service over 15 hrs a month.

~~Def. - we expect them to work over 15 hrs monthly.~~
Tacquet's Detectives - water officers and they teach
younger officers.

~~Just had interviews and choose no one as
a good fit for L.V.~~

Caldera: Back ground can take up to several
weeks to get candidate approved.

Courses that must be taught every two years
Best ~~total~~ strategies, Internship programs
Teach how to process to DA. prosecutor to build
a case.

Criminal
Investigation
Department

~~Implementing because they get to cross train
Some cases - require additional reviews + suspensions
follow up with witnesses, etc.~~

(1) One Officer Response shooting - everything went well,
got it approved internally with Lt PD

2017 - 6 Homicides - LV Investigators cleared (5)
so they are in the case pipe-line ready to prosecute

CID - Impound - awarded cash and hold Auctions
\$ 107,000 so far.

LV ~~cases~~ still improve, and ~~problems~~ at it.
* honest work for honest pay

Lt. Guys are doing well - want to keep training?
Darby - size 4 & 5 officers 4 to 5 shifts
(Less Resources)

Complaint Process : We all make mistakes

{Section}.62.

Police : To help train officers how to treat citizens
Complaints : get reviewed by internal L.V. staff PD

Self identify - to review ourselves, covering,
Repeared districts, terminations,

Citizens can complain + will be investigated

Goal - Let them know they messed up and here's what
you have to do to fix it.

will be addressed, regardless, and recommendations will
be made to chief of police Dept.

Asst. Chief - Interview every individual who must get
passed him first before you move forward.

Writing Investigators (are very demanding and)
must be able to document + report everything.

We've had some injuries due to fighting, returning
of their calls are wanted.
No such thing as a positive call - everyone could be the
last.

Castro : - 9 months official

Geigo : - Traffic stop

8:55 meeting adjourned.



**CITY OF LEON VALLEY
CITIZEN POLICE ADVISORY COMMITTEE**
Leon Valley Conference Center
6421 Evers Rd, Leon Valley, Texas 78240
Wednesday, February 21, 2024, at 6:30 p.m.

MINUTES

The Citizen Police Advisory Committee met on the 21st day of February 2024 at the Leon Valley Conference Center located at 6421 Evers Rd, Leon Valley, Texas 78240 for the purpose of the following business:

Agenda Item #1 Call to Order and Announcement of a Quorum

Erick Matta called the Police Advisory Committee Meeting to order at an undetermined time.

Erick Matta asked that the minutes reflect that the following members of the Citizen Police Advisory Committee were present: Manuel Rubio, Darby Riley, Bill Stannard, Erick Matta, Andrea Roofe, Richard Blackmore, Tina Chasan, Ryan Brill, Francisco Gonzalez, and Betty Heyl.

Also present was Assistant Police Chief Mike Tacquard.

See handwritten notes for the below listed Agenda item details.

Agenda Item #2 Discussion and Possible Action on the Approval of the Following Minutes: a) September 20, 2023, Citizens Police Advisory Committee Meeting Minutes.

- Prior minutes had not been submitted by the Committee Chair for review and approval.

Agenda Item #3 Discussion regarding police patrol of city neighborhoods.

- Forest Oaks Estates-haven't seen so many patrols around the neighborhood
- Issues with the apartment complex (Vista Del Rey)
- Number of available officers on patrol and open vacancies
- Allocation of resources, staffing needs, and shift shortages
- Recruitment efforts
- Reasons for shortages- retirements and higher pay opportunities
- Overtime

- Reserve officer utilization and requirements
- Starting Patrol Officer Pay
- LV vs SA Crime Rates
- High resource allocation to Vista Del Rey
- SA vs LV officer allocation per square mile
- Concern over speed in alleyway driving (Forest Court) and daycare usage
- Speeding in and around Marshall High School
- Traffic Growth creating difficulty on Canterfield
- With new subdivision additions, questions on needed growth in the Police Department
- Speed humps installation requirements

Agenda Item #4 Discussion regarding training/education.

- Sidewalk chalk artist incident not able to be discussed due to court litigation
- Police department working to address training needs over the incident
- Mandated training requirements and training as laws evolve
- In-house and inter-city training
- Crime trending down by CPAC member
 - Lack of agreement by Asst Chief Tacquard
 - Increase in mental health and domestic issues
- Police Budget and potential implications of Red-Light Camera removal
 - Increase in crashes and speeding
 - Loss of money to hire police officers (fewer positions supported)
 - Start to wean it off budget

Agenda Item #5 Discussion regarding LVPD training/response to school shooting incidents.

- Discussion with NISD Police regarding coordinated response long before the Uvalde incident
- Mandated training regarding Active Shooter for all police departments
- Discussion regarding appropriate weapon needs and LVPD readiness

Agenda Item #6 Discussion and Possible Action on future Agenda items.

- City Meeting Security Standards
- Homeless Pilot Camps
- Animal Control
- CPAC Meeting Location change to City Council

Agenda Item #7 Citizens to be Heard

- None Noted

Agenda Item #8 Adjournment at 02/21/2024 at 8:05 pm CT.

These minutes were approved by the Leon Valley Police Advisory Committee on the 22 of Month and October Day, 2024.

APPROVED

A handwritten signature in black ink, appearing to read "M. J. [unclear]", written in a cursive style.

CHAIR

2-21-24

Manuel Rubio

Darby Riley

Bill Stannard

ERICK Mata

Andrea Rofoe

Richard Blackmore

Tina Chasaw

Asstunt Chief Packard

Ryan Brill

Franciso Gonzalez

Betty Heyl

(3 ladies - 2 men)

~~ERICK Mata~~

③ Police Patrol - Some Cotigens "Forest Oaks Estate"

havint seen so many patrols around the neighborhoods

Packard chief: Lots of issues with apartment complex, 3 officers on the patrol most of any hour.

Cover as much as possible, as staff allowed, looking to fill some vacancies (7 positions) should be at (19 patrol officers)

We have vacancies and folks also may get sick, days off + training.

So, shifts run short, because of that!

Trying to recruit from DelMar College + City of Vista as well.

Some people returning, some leaving for additional pay.

It's hard to find good people, Patrols.

Blackmore: How much overtime are we paying? Use to get officers from Resol:

How many reserves are we now getting?

Chief: Around (10) because of Insurance

Most Not seeking a full time position Required 16 Hours a week, We get more time further

Average \$58,000 is our pay for policemen
It's above average pay "generally speaking"

Darby: How's our crime rate vs. San Antonio?

Chief: Most arrest are passing through folks, Not Leon Valley folks.

Vista del Rey's Lots of Trouble there
Spend lots of time handling that place

Dobby & SA. (1) officer 15 square miles

Chief: Leon Valley (3 per area Leon Valley)
(15 per area for SA)

Chief: We need more patrols/policemen!
We know our problem areas, so we patrol those!

Bob + wife Gil
Erick: Citizens concerned about alley way
People driving 30MPH on Alley ways
This one alley is presenting a danger!
Forest Court street AREA

Seems like it's a Day care use.

Two Houses from forest Band.

Lots of traffic, lots of cars, every day!

Chief: Were not sure what to do.
Will have to look at ordinances.

Citizens: Speeding a lot by Marshall High School.

Erick: The City has grown so much!
Makes things much more difficult to manage by Carterfield Road.

Ray Orjago: How many more officers will we need with two new subdivisions.

Chief: Try to get to (6) patrols at any given hour. That would cover sick days, days off etc.

80% Speed bump approvals by citizens signing on every house/street.

④ Training / Education

Side walk talk incident:

Erick: City Settling?

What's going on with Officer Training?

Artist: Randolph + Grissom; creating art:

Blackmore: That Artist known graffiti guy, ~~No~~ reason to demote officer.

Officer Packard: Not at liberty to discuss due to current litigation.

Ray Orozco: Trusting our police dept to correct the mistake on the Artist incident.

Chief Packard: Training we have to attend Education Nationally and how to constantly train throughout the year as things change and Evolve, Society + laws.

Proper Training, very important, most important.

We do a lot of In-house Training
Leban Valley, Live Oak, ~~IN-TER~~-city Training

Darby: Nationally Crime is down

Chief: Don't agree completely,
Trends are pretty much the same.

Mental Health, Domestic Issues

- going up a whole lot over the
past few years

Darby: What's L.V. Budget Police

\$3,000,000.00 Budget

Red light Ticket: Civil Matter

What will happen to Police Dept, if we lose Red light

Chief: lots of less accidents on Boardman Rd.
Red light \$\$\$ help hire patrol officers.

It's probably going to fade out Red light \$\$\$.

But, it really helps prevent speeding accidents?

Rep Onyco: We (Leban Valley) Starting to wear it
off the Budget for L.V.

⑤ L.V. Coordinating with North Side SD District
in response with school shootings.

NSISD; Has L.V. discussed any
information or planning with school districts.

Chief: L.V. has been meeting with NSISD
even before Uvalde. Ongoing training is
mandated for active shooting for all police depts.
First officer there is the decision maker.
Policeman has to go in and get it handled.

Erick: Is L.V. ready with fire power?

Chief: Yes, we've upgraded L.V. with
rifles and upgraded fire power.

⑥ Future Budget questions: Dobby
: Concerned about policeman to distant
from council meetings and City Hall not so
properted as it should or law be.

Have policeman inquire of folks they may not
recognize during any meetings.
Should we do wandering?

Erick: Let's put wandering in future agenda

Benny Matias: Fire arms are prohibited if council has
passed an ordinance from city meetings.

Erick : Harmless Pilot Camps :
Balcones Heights Host Pilot programs.

Tina Chason : If certified rescue removed
animals ; information must be released.

8:00 pm Blackmore : Suggest moving
our meeting LV PAC to City Council
meeting room.

8:05 Meeting Adjourned



**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – SEPTEMBER 24, 2024
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the Planning and Zoning Commission meeting to order at 6:30PM.

PRESENT

Commissioner	David Perry	Place 1 Voting member
2 nd Vice-Chair	Andrea Roofe	Place 2 Voting member
Commissioner	Hilda Gomez	Place 3 Voting member
Commissioner	Pat Martinez	Place 4 Voting member
1 st Vice- Chair	Mary Ruth Fernandez	Place 5 Voting member
Chair	Erick Matta	Place 6 Voting member
Commissioner	Cynthia Koger	Place 7 Voting member
1 st Alternate	Abraham Diaz	Nonvoting member
2 nd Alternate	Beth Mursch	Nonvoting member
3 rd Alternate	Olen Yarnell	Nonvoting member
Council Liaison	Benny Martinez	Nonvoting member

Also in attendance were Economic Development Director Roque Salinas, Public Works Director Melinda Moritz, City Manager Dr. Crystal Caldera, City Council Member Will Bradshaw and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - July 23, 2024

Olen Yarnell requested to be recognized to comment on the minutes. His questions regarding the status of an alternate and how they became an official member and how the 2nd alternate were allowed during the July meeting. Staff answered his question and moved on.

2nd Vice-Chair Roofe made a motion to approve the minutes as presented, which was seconded by Commissioner Perry. The motion carried unanimously.

2. Planning & Zoning Commission - Regular Meeting - August 27, 2024

2nd Vice-Chair Roofe and Commissioner Gomez stated that they were marked unexcused for the last meeting, but they had emailed stating they would not be attending. Changes were noted and corrected.

Olen Yarnell requested to be recognized to comment on the minutes. His comment was on the minutes that could have more detail. The chair provided an answer that all meetings are recorded and that anyone can watch it to get the full details of the meeting.

2nd Vice-Chair Roofe made a motion to accept the minutes with corrections, which was seconded by Commissioner Koger. The motion carried unanimously.

3. NEW BUSINESS

- 1. Presentation, **Public Hearing**, and Possible Action to Consider a Replat of Approximately 2.32-acre tract of Vacant Land, Located in the 5400 Block of Grissom Road, From Lots 4 and 5 to Lots 8 and 9, Block 102, CB 4433, Timberhill Apartments Subdivision. - R. Salinas, Planning and Zoning Director.

Mr. Salinas presented the case information. A brief discussion was held between the Commissioners and Mr. Salinas regarding the reason for the replat.

Chair Matta opened the public hearing at 6:48PM. Seeing that nobody wished to speak, Chair Matta closed the public hearing at 6:49PM.

2nd Vice-Chair Roofe made a motion to approve the replat as presented, which was seconded by 1st Vice-Chair Fernandez. The motion carried unanimously.

Voting Yea: Commissioners Perry, Gomez, Martinez and Koger, Chair Matta, 2nd Vice-Chair Roofe and 1st Vice-Chair Fernandez

Voting Nay: None

- 2. Presentation, **Public Hearing**, Discussion, and Recommendation to Amend Specific Use Permit PZ-2023-30 to Relocate the Proposed Facility on the Lot for the Construction and Operation of a Carwash (Automatic) on an approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision - R. Salinas, Planning and Zoning Director

Mr. Salinas presented the case information.

Chair Matta opened the public hearing at 6:51PM.

Olen Yarnell had questions regarding Grissom Road access and what would happen to the smaller portion of the property.

Staff answered Mr. Yarnell's questions and moved on.

Chair Matta closed the public hearing at 6:54PM.

2nd Vice-Chair Roofe made a motion to approve the replat as presented, which was seconded by Commissioner Martinez. The motion carried unanimously.

Voting Yea: Commissioners Perry, Gomez, Martinez and Koger, Chair Matta, 2nd Vice-Chair Roofe and 1st Vice-Chair Fernandez

Voting Nay: None

- 3. Discussion and Possible Action to Amend the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec 15.02.327 - "PDD" Planned Development District - M. Moritz, Public Works Director

A brief discussion was between the Commissioners and Public Works Director Moritz about recommendations for changes. Ms. Moritz stated she would prepare a final draft, based on their recommendations, for the next meeting.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Economic Development Director Roque Salinas announced that binders will still be provided to the Commissioners if they would like them. Commissioners were asked to email stating whether they would still like a binder printed for each meeting.

5. ADJOURNMENT

Chair Erick Matta announced the meeting adjourned at 7:10PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 22nd of October 2024.

ATTEST: 
ROQUE SALINAS
ECONOMIC DEVELOPMENT DIRECTOR

APPROVED

ERICK MATTA
CHAIR

MAYOR AND COUNCIL COMMUNICATION

DATE: November 05, 2024

TO: Mayor and Council

FROM: Michael Naughton, Fire Chief

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion on an Ordinance Amending the City of Leon Valley’s Code of Ordinances, Chapter 1, General Provisions, Article 1.08 Emergency Management, Division 3. Section 1.08.061, Hazard Mitigation Plan

SPONSOR(S): (N/A)

PURPOSE & BACKGROUND

The City of Leon Valley approved the Bexar County, Texas Multi-Jurisdiction Hazard Mitigation Plan through the adoption of Ordinance 2010-58 on September 17, 2017.

The City of Leon Valley takes part in the Multi-Jurisdiction Hazard Mitigation Plan administered by Bexar County. This plan includes twenty-three other cities within Bexar County. As numerous hazard mitigation project cross jurisdictional boundaries, this multi-jurisdictional plan works best to adequately fund necessary projects. Previously funded projects that directly helped Leon Valley include the HALT gates and the LC 17 project.

The Bexar County Office of Emergency Management requires its partner cities to adopt the updated Multi-Jurisdiction Hazard Mitigation Plan periodically. The previously adopted plan was approved in 2017. The new 2024 plan requires adoption to ensure that regional mitigation projects will be eligible for funding in the future.

First read was held at the October 15, 2024 City Council meeting.

FISCAL IMPACT

There is no direct cost for approving this plan, but it makes funding available for mitigation projects that help Leon Valley.

RECOMMENDATION

Approving the adoption of the Bexar County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE CITY OF LEON VALLEY'S CODE OF ORDINANCES, CHAPTER 1, GENERAL PROVISIONS, ARTICLE 1.08 EMERGENCY MANAGEMENT, DIVISION 3. HAZARD MITIGATION PLAN, SECTION 1.08.061; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, natural hazards in the City of Leon Valley area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five (5) years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the City of Leon Valley has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Bexar County Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

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

SECTION 1. The Bexar County Hazard Mitigation Plan incorporated herein as Attachment 1 found at [PROPOSED 11-05-2024 \(2nd READ\) - Bexar County Hazard Mitigation Plan 2024 | MuniDocs | Leon Valley, TX | Municode Library](#) is hereby approved in its entirety.

SECTION 2. Available funding opportunities for implementation of the proposals designated therein is hereby authorized, and upon acceptance and receipt of such funding or other necessary resources, is hereby authorized to implement the actions contained in the mitigation strategies.

SECTION 3. The Mayor of the City of Leon Valley is hereby vested with the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Plan will be reviewed at least annually; and that any necessary adjustments will be presented to the City Council for consideration.

SECTION 4. 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 5th day of November, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. "ART" RODRIGUEZ
City Attorney

Consider Adoption the Bexar County Hazard Mitigation Plan



Michael Naughton
Fire Chief
City Council Meeting
November 5, 2024

Bexar County Hazard Mitigation Plan

- [PROPOSED 11-05-2024 \(2nd READ\) - Bexar County Hazard Mitigation Plan 2024 | MuniDocs | Leon Valley, TX | Municode Library](#)
- Consider adopting the BCOEM Hazard Mitigation Plan
- Needed for Federal funding of mitigation grants
- Has funded large projects in the past
 - LC 17 Project
 - HALT gates



Summary

- Question
 - **City Council is being asked to consider adopting the Bexar County Hazard Mitigation Plan.**
- Options
 - Recommended: Approval
 - Denial
 - Other
- Declaration
 - Adoption will enable Leon Valley to be eligible for Federal fund for hazard mitigation projects.



Purpose / Background

- The City of Leon Valley's Emergency Management Plans are managed by the Bexar County Office of Emergency Management.
- The Hazard Mitigation Plan is part of the overall Emergency Management Plan.
- This Plan requires periodical updates based on regional needs.
- Adoption is needed for projects that effect Leon Valley and require Federal funding.
- First Read was in the October 15, 2024, City Council meeting.



Fiscal Impact

- None directly
- Makes available Federal funding for mitigation projects within Leon Valley.



MAYOR AND CITY COUNCIL COMMUNICATION

DATE: November 5, 2024

TO: Mayor and City Council

FROM: Roque Salinas, Director of Economic Development

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

SUBJECT: Discussion and Possible Action to Consider a Request to Amend Ordinance 2024-12 a Specific Use Permit PZ-2023-30 to Relocate the Proposed Facility on the Lot for the Construction and Operation of a Carwash (Automatic) on an approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The applicant requested and was granted an SUP for the construction and operation of an automatic carwash at this location. The applicant is seeking to amend the approved SUP by moving the location of the car wash to a higher location on the proposed site. The SUP was approved by the City Council in April of 2024 and by the Planning and Zoning Commission in March of 2024.

The reason for the relocation of the proposed carwash is due to the slope of the land and the costs associated with fill materials and construction to amend the slope. They plan to move the carwash further up on the lot, plat the property, and then sell the remaining lot. The new site plan meets all of the requirements of the zoning code.

FISCAL IMPACT

The new construction will increase ad valorem for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2024-__

AN ORDINANCE AMENDING ORDINANCE 2024-12 SPECIFIC USE PERMIT #PZ-2023-30 FOR THE CONSTRUCTION AND OPERATION OF A “CAR-WASH (AUTOMATIC)” ON AN APPROXIMATELY 2.32-ACRE TRACT OF VACANT LAND, LOCATED IN THE 5400 BLOCK OF GRISSOM ROAD, BEING LOTS 4 AND 5, BLOCK 102, CB 4433, TIMBERHILL APARTMENTS SUBDIVISION.; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, the City Council of the City of Leon Valley now desires to amend Ordinance 2024-12 to allow the location of the Car Wash to be moved on the property.

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

SECTION 1. The request to amend Ordinance 2024-12 Specific Use Permit PZ-2023-30 at the subject location – being specifically described as located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision, 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. 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. 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. 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. 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 5th day of November, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

PZ-2024-26

Amend Ordinance 2024-12 Specific
Use Permit Request
Car Wash (Automatic)
5400 Block of Grissom Rd

Roque Salinas
Economic Development Director
City Council Meeting
11/5/2024

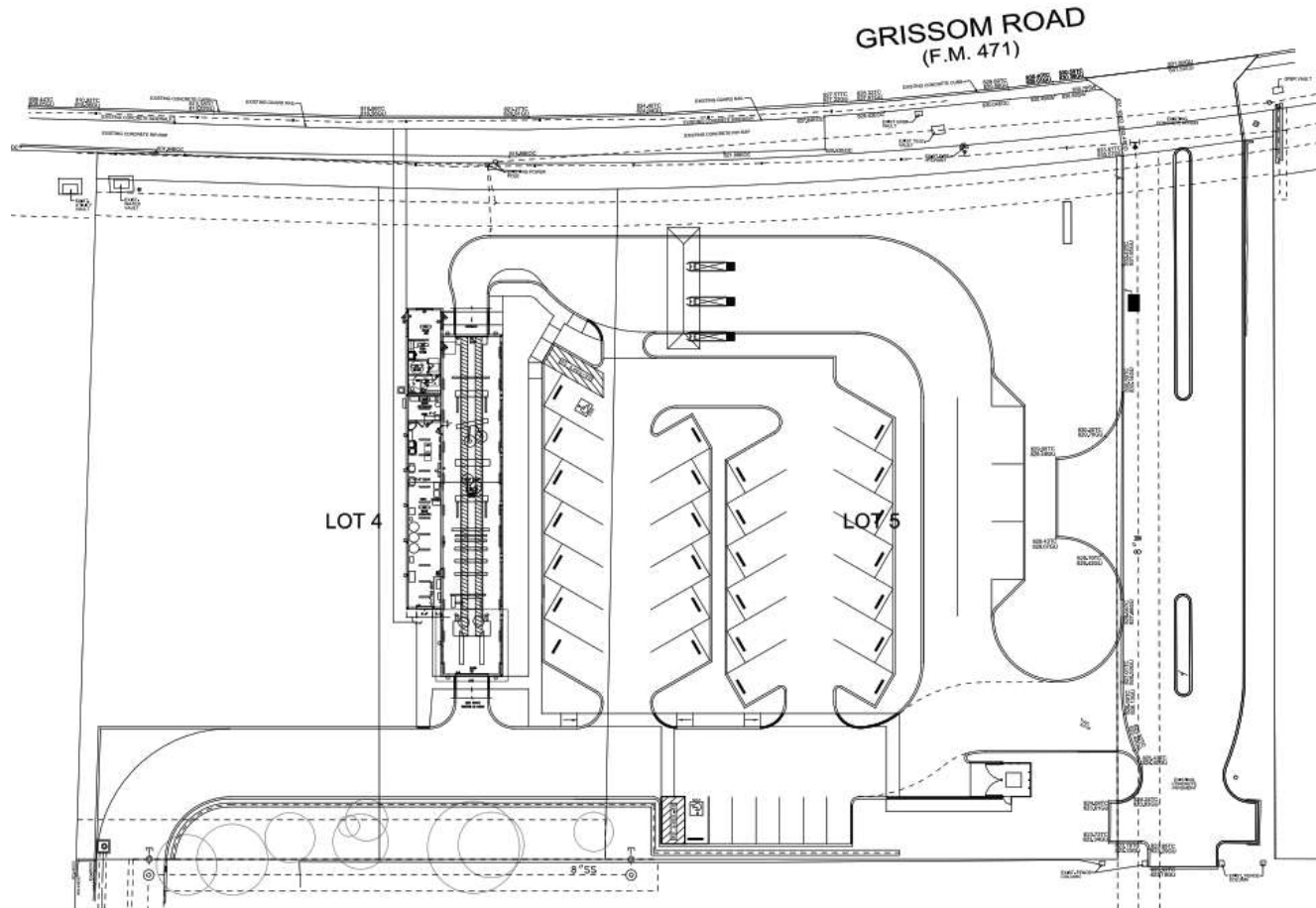
Purpose

- Request to amend an approved Specific Use Permit (PZ-2023-30)
- Use is “Carwash (automatic)”
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts
- The owner is in the process of replatting the property

Aerial View



Proposed Site Plan



Purpose

- Applicant wishes to move the location of the car wash higher on the property, due to the slope near Grissom Road
- 3/24 - SUP approved by Planning and Zoning Commission
- 5/24 - SUP approved by City Council
- 9/24- Amended SUP approved by P&Z committee 7-0
- The new site plan meets the requirements of the Zoning Code
- Item has been approved by the City Engineer

Fiscal Impact

- The applicant has paid all fees associated with this request
- The new construction will increase ad valorem and sales taxes

Recommendation

- Property owners within 200' were notified:
 - 8 letter were mailed
 - 0 in favor
 - 0 in opposition
 - 1 undeliverable
- At the September 24, 2024, meeting, the Planning and Zoning Commission recommended approval of the request.

PZ-2024-26

Amend Ordinance 2024-12 Specific
Use Permit Request
Car Wash (Automatic)
5400 Block of Grissom Rd

Roque Salinas
Economic Development Director
City Council Meeting
11/5/2024

City Manager Training Report from Texas Municipal League
112th Annual Conference October 5 -7, 2022.

Per the City Manager employment agreement section 12, the *“Employee agrees to provide and turn in all receipts for such expenses and to provide the City Council with a report of what information was learned or obtained at the next reasonable Council Meeting after attending a conference or training session.”*

The training session was located. The total cost for registration was \$400 and Hotel was \$615. The City Manager did not seek reimbursement for parking, mileage, or per diem.

As part of the training, I attended the following:

October 9, 2024

- Maximize Human Potential: Win Together in a Shifting World hosted by Johnny C. Taylor, Jr., President and CEO, SHRM. In a world characterized by constant change and economic uncertainty, the true powerhouse of every organization is its human capital. However, many organizations are not leveraging the full potential of their most valuable asset – their people. We saw very shocking statistics on staff demographics and using those demographics to keep people engaged.
- Texas Emergency Management 101 hosted by Shaun Miller, Assistant Chief, Texas Division of Emergency Management. In this session, the Texas Division of Emergency Management discussed what local emergency managers and city officials need to know and have ready before, during, and after disaster strikes. We will be looking at sending our emergency manager, Chris Willis, to the local emergency management academy. TDEM Disaster Portal [HTTPS://portal.tdemtexas.gov/](https://portal.tdemtexas.gov/) and available resources.
- The Future Is Here: AI Applications in Municipal Government hosted by Drew Bailey, Managing Director of Tourism and Business Development, Town of Little Elm; Dianne Connery, Development Director, Pottsboro Library. They dove into the exciting world of Artificial Intelligence (AI) and its transformative applications in libraries, economic development, and tourism. Gaining valuable insights into how AI can empower public libraries to serve their communities more effectively and understand how AI can optimize event planning, marketing, and recruitment to foster vibrant communities and thriving economies. I will be looking into having a chatbot utilizing AI like Otter Notebook. Possibly looking at using AI to assist with grant writing.

October 10, 2024

- A Secure Water Future for Your City- Panel discussion with Brooke Paup, Chairwoman, Texas Water Development Board; Drew Molly, Chief Operating Officer, Corpus Christi Water; Jason Afinowicz, Principal and Vice President, Freese and Nichols; and Matt Lee, Senior Associate, Norton Rose Fulbright US LLP. The Texas Water Development Board (TWDB) leads the state’s efforts to ensure a secure water future for Texas and its citizens. We heard from TWDB on the water needs across the state, including current initiatives and finance programs available to cities to address local water needs. Also, the head of the City of Corpus Christi spoke about their

efforts to address water needs, including the nation's first municipally owned seawater desalination project.

- What City Leaders Must Know Regarding Active Attack Responses and Prevention hosted by Stan Standridge, Chief of Police, San Marcos Police Department -Reviewed our roles and responsibilities for the three phases of an active attack. I learned about the build-out of incident command, which includes media staging locations, reunification, the emergency operation center, coordinated press briefings, criminal investigations, 24/7 staffing and support, and much more. This is an abbreviated version of an eight-hour course that all police chiefs, sheriffs, and constables in Texas must attend. As a result of this presentation, the emergency staff will be touring schools and churches. We will also be looking at purchasing command kits and reunification kits.
- Lunch Session was Increase Your Influence by Speed Reading People by Melinda Marcus, Expert in the Science of Influence. We learned that according to research, at least 60 percent of communication is nonverbal, yet many of us are only focused on words. Influence Expert Melinda Marcus showed us how to uncover hidden insights by recognizing critical nonverbal signals that most people miss in meetings. Gaining insights from reading subtle facial expressions and body language.
- I'm Still Just A (Utility) Bill: Trends and Hot Topics for Policymakers hosted by Chief Financial Officer, NewGen Strategies and Solutions, LLC. I learned that the utility bill that our customers receive monthly is important for a simple piece of paper. From billing errors that have eroded public confidence in municipal utilities to new challenges for cities that provide service outside their municipal boundaries. Heard experts in the utility industry as they discussed the key issues that decision-makers need to be aware of.
- Your First Responders' Lives Are at Risk: How You Can Help, hosted by Rick Randall, CEO of The Randall Group 911. We learned about Police officers, firefighters, emergency medical personnel, animal control officers, and code compliance officers operating in difficult environments. A culture of support for these first responders should start at the top with elected officials and city management. Learned about the types of stress that first responders face, including intrinsic dangers such as burnout, hypervigilance, depression, PTSD, and relationship issues, as well as predictable changes and challenges in a typical public safety environment. The session also covered the hidden costs of failing to direct resources to these challenges and how to develop programs that ensure our first responders have a healthy career in public safety.

October 11, 2024

- When "It" Hits the Fan: Effective Communications for Critical Times by Speaker: Gerard Braud, CSP, Fellow IEC, President, Diversified Media. We learned that whether it is a mass shooting, a natural disaster, or misconduct, you know it could happen. We learned about his five-step process and about his software.
- Leadership Lessons from Mission Control by Ginger Kerrick, Chief Strategy Officer, Barrios Technology. Ginger Kerrick will give us an insider's look at the values and culture behind NASA's ability to innovate and keep America's astronauts safe. She gave us vivid stories from her own years at the helm of Mission Control as the first Latina flight director and a 30-year veteran of the Johnson Space Center, Kerrick offered lessons from her own evolution as a leader.

MAYOR AND COUNCIL

DATE: November 5, 2024

TO: Planning and Zoning Commission

FROM: Roque Salinas, Director of Economic Development

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, **Public Hearing**, and Possible Action to amend a Specific Use Permit PZ-2021-3 on a 4.89-acre tract of land located at 5426 Grissom Road, Leon Valley, Texas 78238, CB 4433 BLK 101 LOT 1035.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The applicant is seeking to amend the approved SUP to add Seven mini-storage and U-Box building on the 5400 block of Grissom Rd. Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts.

FISCAL IMPACT

The new construction will increase both ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request. The P&Z Commission approved the item 7-0 on 10/22/2024.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

ORDINANCE NO. 2024-__

AN ORDINANCE AMENDING ORDINANCE 2021-03 A SPECIFIC USE PERMIT #PZ-2023-24 APPROVAL OF A SPECIFIC USE PERMIT FOR OUTSIDE STORAGE ON AN APPROXIMATELY 4.89-ACRE TRACT OF LAND LOCATED AT 5426 GRISSOM ROAD, LEON VALLEY, TEXAS 78238, CB 4433 BLK 101 LOT 1035.; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, the City Council of the City of Leon Valley now desires to amend Ordinance 2021-03 to allow the addition of more self-storage units on the property.

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

SECTION 1. The subject location – being specifically described as, 4.89-acre tract of land located at 5426 Grissom road, Leon Valley, Texas 78238, CB 4433 blk 101 lot 1035.

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

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the ____ day of, _____ 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Consider Amending Specific Use Permit
Self-service Mini-storage and U-Box building
PZ-2023-24
5400 Block of Grissom Rd

Roque Salinas
Director of Economic Development
City Council
November 5, 2024

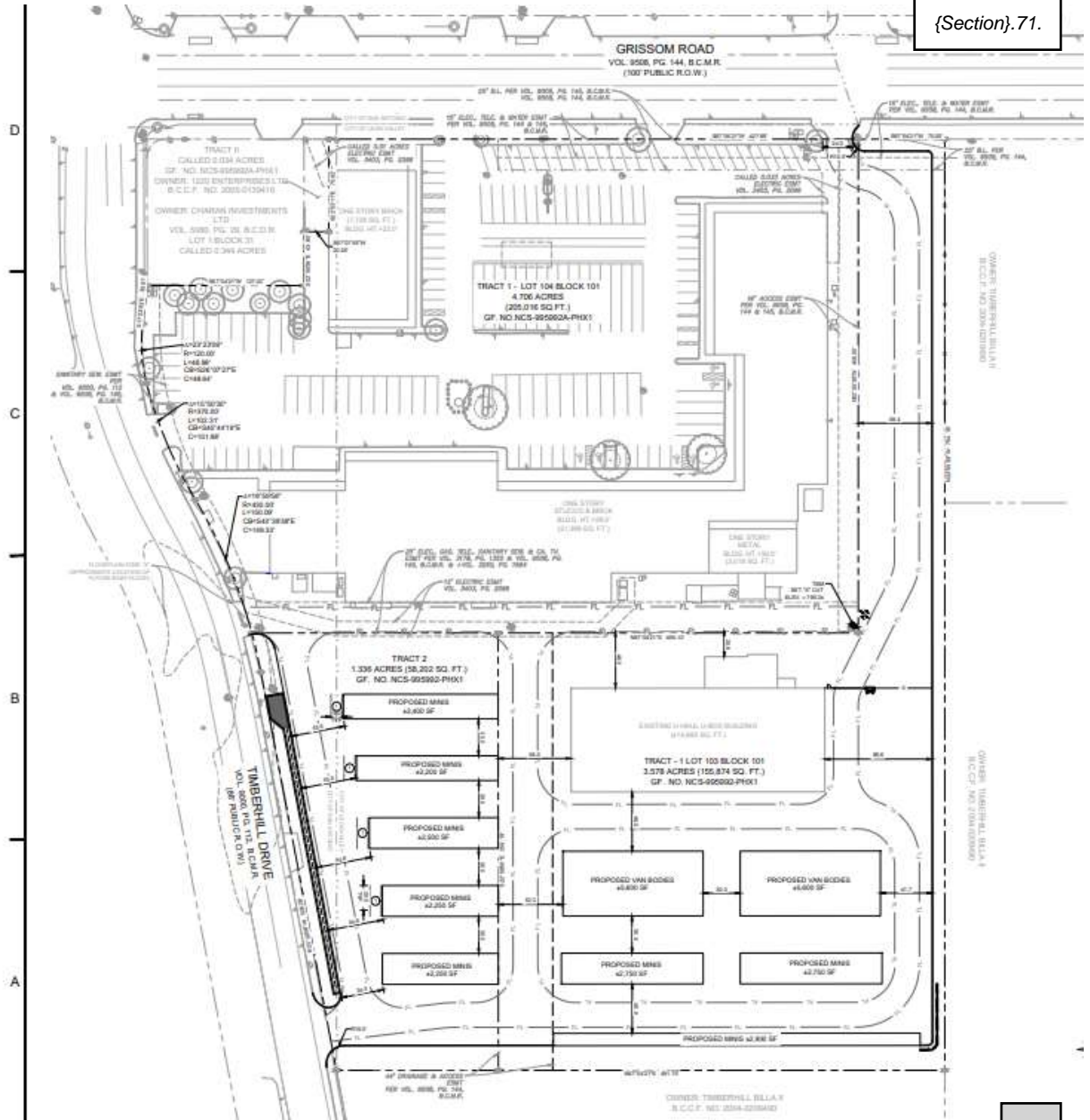
Purpose

- Request to amend an approved Specific Use Permit
- Use is to add 10 mini-storage facilities & U-Box building
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts
 - Property abuts Timberhill Commons apartments
- Site plan meets all requirements of the Code

Aerial View



Site Plan



Fiscal Impact

- The applicant has paid all fees associated with this request
- The new construction will increase ad valorem and sales taxes

Recommendation

- Property owners within 200' were notified:
 - 8 letter were mailed
 - 0 in favor
 - 0 in opposition
 - 0 undeliverable
- Staff recommends approval of the request
- Item was approved 7-0 by P&Z on 10/22/2024.

Consider Amending Specific Use Permit
Self-service Mini-storage and U-Box building
PZ-2023-24
5400 Block of Grissom Rd

Roque Salinas
Director of Economic Development
City Council
November 5, 2024

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: November 5, 2024

TO: Mayor and City Council

FROM: Melinda Moritz, Public Works Director

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

SUBJECT: Presentation, Discussion, and Action to Consider Authorizing the City Manager to Enter into Contracts for the Purchase of 105-Acre Feet of Water Rights

SPONSOR(S): N/A

PURPOSE

This M & C is to authorize the City Manager to enter into contracts for the purchase of water rights. The first contract is for 75-acre feet of water rights and the second contract (still pending) is for 30-acre feet of water rights.

To prepare for future development and current critical period drought management, the city should acquire approximately 300 additional acre feet of water rights. The City currently owns 1780.378-acre feet of water rights, and this will increase our amount to 1885.378-acre feet.

FISCAL IMPACT

75-Acre Feet

Cost per acre foot	\$ 10,600
Total acre feet	<u>x 75</u>
Cost for 75-Acre Feet	\$ 795,000
Closing costs	\$ 6,700 +/-
<i>Total</i>	\$ 801,700 +/-

30-Acre Feet

Cost per acre foot	\$ 11,000
Total Acre Feet	<u>x 30</u>
Cost for 30-acre feet	\$ 330,000
Closing Costs	\$ 6,700 +/-
<i>Total</i>	\$ 336,700

Total for both purchases \$1,138,400 +/-

Approved Budget	\$1,210,000
Remaining Balance	\$ 71,600

RECOMMENDATION

It is recommended the City Council authorize the City Manager to enter into contracts for the purchase of 105-acre feet of water rights.

APPROVED : _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

PURCHASE AGREEMENT FOR EDWARDS AQUIFER GROUNDWATER RIGHTS

This Purchase Agreement for Groundwater Rights (“Contract”) is made and entered into on this ____ day of _____ 2024, by and between W. Michael Humphreys and Candace P. Humphreys, whose address is _____ (“collectively, the Seller”), and City of Leon Valley, Texas, a municipal corporation, whose address is 6400 El Verde Road, Leon Valley, Texas 78238 (“Buyer” and collectively with Seller, the “Parties”).

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to convey to Buyer, and Buyer agrees to purchase from Seller, the following described water rights upon the following terms and conditions:

1. Water Rights. Seller’s permit rights from the Edwards Aquifer Authority (“EAA”) to withdraw 75,000 acre-feet of unrestricted Edwards Aquifer groundwater per year (the “Water Rights”), derived from EAA Permit Number P103-540(UV00441A) as set out on Exhibit “A” attached hereto (the “Groundwater Withdrawal Permit”), including all of the successor rights of or relating to the Groundwater Withdrawal Permit or the groundwater withdrawal rights and all other real or personal property rights appurtenant to the Groundwater Withdrawal Permit and groundwater withdrawal rights associated with the Water Rights. The term “Groundwater Withdrawal Permit” has the meaning given to it under EAA Rules 702.1(84), as amended. This sale does not include (i) any right, title, interest, or claim in or to the real property (“Real Property”) or well or point of withdrawal described in any EAA permit from which the Groundwater Withdrawal Permit is derived, or (ii) any right to use the surface of the Real Property for any purpose.

2. Earnest Money. At the time this Contract is fully executed and deposited with Mission Title, LP, Attn: Vicki Brown, 16500 San Pedro Ave., Ste. 212, San Antonio, Texas 78232 (“Title Company”), which date is considered the “Effective Date” under this Contract, Buyer shall deposit with the Title Company cash in the amount of \$5,000.00 as earnest money (“Earnest Money”) to bind this sale. At Closing, Buyer shall receive credit towards the Total Purchase Price for the amount of the Earnest Money.

3. Purchase Price. The purchase price to be paid by Buyer to Seller for the Water Rights is \$10,600 per acre foot for a total purchase price of Seven Hundred Ninety-Five Thousand and 00/100 Dollars (\$795,000.00) (the “Total Purchase Price”), which shall be paid as a lump sum in cash to Seller at Closing.

4. Title Policy. Buyer may, at Buyer’s expense, obtain an Owner’s Policy of Title Insurance (“Title Policy”) issued by the Title Company in the amount of the Total Purchase Price, dated at or after closing, insuring Buyer against loss under the Title Policy, subject only to: (a) those title exceptions permitted by this Contract or as may be approved by Buyer in writing; and (b) the standard printed exceptions contained in the promulgated form of title policy. Seller will cooperate and assist Buyer in timely obtaining the Title Commitment and Title Policy.

5. Title Commitment. Within ten (10) days after the Effective Date, Seller will furnish Buyer, at Buyer's expense, a commitment for title insurance ("Title Commitment") and legible copies of the instruments referenced in the Title Commitment.

6. Buyer's Title Objections. Buyer may object in writing to items disclosed in the Title Commitment ("Title Objections"). Buyer must object the earlier of (i) the Closing Date or (ii) fifteen (15) days after Buyer receives the Title Commitment and any exception documents ("Objection Deadline"). Buyer will be deemed to have approved all matters reflected by the Title Commitment to which Buyer has made no Title Objection by the Objection Deadline; provided, however, that in no event shall Buyer be deemed to approve any Mandatory Cure Items (as hereinafter defined), it being understood that Seller must clear all such exceptions before Closing. The matters that Buyer either approves or is deemed to have approved are "Permitted Exceptions." If Buyer notifies Seller of any Title Objections, Seller has fifteen (15) days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before Closing ("Cure Notice") and, if necessary to accommodate such cure, the Closing Date shall be extended up to such fifteen (15) days. If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before Closing, Buyer may, within five (5) days after the deadline for the giving of Seller's Cure Notice ("Seller's Notice Deadline"), notify Seller that either this Contract is terminated or Buyer will proceed to close, subject to Seller's obligations to remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date (collectively "Mandatory Cure Items"), and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. If Buyer chooses to terminate under this provision, Buyer shall provide written notice to Seller delivered before Seller's Notice Deadline and Buyer shall receive back its Earnest Money. At or before Closing, Seller must remove all liens, remove all Mandatory Cure Items and cure the Title Objections that Seller has agreed to cure.

7. Closing.

7.1 Time and Place. The closing of the sale and purchase of the Water Rights (the "Closing") shall occur on or before December 13, 2024, or any other date mutually designated by the Parties in writing, at the offices of the Title Company.

7.2 Seller's Closing Deliveries. At the Closing, Seller shall deliver to Buyer, each of the following:

- a) a duly executed and acknowledged water warranty deed, bill of sale and partial assignment of permit in substantially the form of that hereto attached as Exhibit "B" ("Water Deed"),
- b) a properly completed and duly executed and acknowledged Application to Transfer – Sale, in form promulgated by EAA, evidencing the transfer of the Water Rights from Seller to Buyer ("EAA Transfer Form");
- c) evidence of Seller's and its closing representative's authority and capacity for the Closing, and

- d) all other documents and instruments necessary for proper completion of the Closing, duly executed.

Seller will, at its cost, prepare the Water Deed and EAA Transfer Form and deliver to Buyer, prior to Closing for Buyer's approval.

7.3 *Buyer's Closing Deliveries.* At the Closing, Buyer shall deliver each of the following to Seller, at Buyer's sole cost and expense:

- a) the Purchase Price, in the form required by Section 3 herein,
- b) evidence of Buyer's and its closing representative's authority and capacity for the Closing, and
- c) all other documents and instruments necessary for proper completion of the Closing, duly executed.

8. Further Assurances. Seller shall cooperate with Buyer at no material out-of-pocket cost or expense while under this Contract and on the Closing Date and take any and all action necessary to fully vest title to the Water Rights in Buyer, including, without limitation, providing additional information to the EAA, executing and delivering documents or instruments necessary to effectuate this transaction, and paying any EAA fees, fines, or charges attributable to Seller, which obligations will terminate 180 days after Closing; provided that in no event shall such cooperation impose any material liability on Seller. Seller does not have any obligations to Buyer with regard to Buyer's future efforts to change the place or purpose of use of the Water Rights.

9. Allocation of Costs. Costs shall be borne by the Parties as follows:

- a) Current EAA fees, if any, on the Water Rights shall be prorated to the Closing Date and shall be paid by Seller.
- b) Except the premium for the Title Policy which will be paid by Buyer, all escrow fees, recording fees for the conveyance, EAA filing fees, and other expenses shall be split by the Buyer and Seller.
- c) Each Party will be responsible for paying its own attorneys' fees, subject to Section 17 herein and other expenses stipulated to be paid by such Party under other provisions of this Contract.

10. Seller's Representations. Seller makes the following representations and warranties, as of the Effective Date and as of the Closing Date, which shall not survive the Closing Date: (a) there are no pending or, to the best of Seller's knowledge, threatened condemnation proceedings or lawsuits affecting the Water Rights; (b) Except for the SAWS Lease as herein defined, Seller has good and indefeasible title to the Water Rights, which at Closing shall be free and clear of all mortgages, liens, encumbrances, leases, options to buy, rights-of-first refusal, tenancies, security interests, covenants, conditions, restrictions, judgments, unpaid bills, or any other contract, agreement or other matter affecting title to the Water Rights, except for

encumbrances waived by Buyer in writing; (c) Seller has requisite power and authority to execute and perform all its obligations under this Contract; (d) to the best of Seller’s knowledge, there are no violations of federal, state, or local laws, rules, and regulations applicable to the Water Rights; and (e) Seller has paid all aquifer management fees and other amounts due to EAA and has filed all reports required to be filed with EAA. **EXCEPT AS EXPRESSLY PROVIDED ABOVE IN THIS SECTION 10, SELLER DISCLAIMS ALL REPRESENTATIONS OR WARRANTIES IN CONNECTION WITH THE WATER RIGHTS INCLUDING ANY REPRESENTATION OF QUALITY OF WATER AVAILABLE FOR WITHDRAWAL FROM BUYER’S WITHDRAWAL LOCATION OR FITNESS FOR ANY PURPOSE WITH THE EXCEPTION OF SELLER’S SPECIAL WARRANTY OF TITLE AS SET FORTH IN THE SPECIAL WARRANTY WATER DEED TO BE DELIVERED AT CLOSING.**

11. Obligations and Default. If the Closing is not completed by reason of Buyer’s breach or other failure to perform all obligations and conditions to be performed by Buyer, Seller may, as its sole remedy hereunder, terminate this Contract and receive the Earnest Money as liquidated damages. In no event shall Seller be entitled to seek specific performance. If Seller fails to perform Seller’s obligations under this Contract for any reason other than Buyer’s failure to perform, Buyer may as Buyer’s sole and exclusive alternative remedies, either pursue specific performance of Seller’s obligations hereunder or terminate this Contract and receive a refund of the Earnest Money.

12. Notices. Any notice required or permitted under this Agreement must be in writing. Any notice required by this Agreement having been deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Contract, will be deemed to be delivered when it is deposited by the Party. Notice may also be given by personal delivery, courier delivery, facsimile transmission, electronic mail with delivery receipt, or other commercially reasonable means that provides proof of receipt and will be effective when sent to the Party to whom it is addressed. Any address for notice may be changed by written notice delivered as provided herein.

SELLER: W. Michael Humphreys and Candace P. Humphreys

San Antonio, Texas _____

BUYER: City of Leon Valley, Texas
Attn: _____
6400 El Verde Road
Leon Valley, Texas 78238

13. Disclaimer – Governmental Action. Notwithstanding any provision of this Contract, Buyer acknowledges by executing this Contract that the Water Rights are subject to the Edwards Aquifer Authority Act and any limitations, restrictions, reductions, rules, reporting

requirements, fees, or other regulatory conditions now existing or hereafter adopted by EAA or any federal, state, or local authority having jurisdiction governing the withdrawal and use of Edwards Aquifer irrigation groundwater. Buyer agrees to hold Seller harmless for any governmental action governing the use or withdrawal of the Water Rights and occurring after the actual Closing Date between the Parties.

14. Miscellaneous.

- a. This Contract incorporates by reference all exhibits attached hereto;
- b. This Contract contains the entire agreement between Buyer and Seller and any agreement not contained herein shall be of no force and effect between the Parties;
- c. This Contract shall be governed by Texas law and is performable in Bexar County, Texas;
- d. This Contract shall be binding on and inure to the benefit of the Parties and their respective heirs, successors and assigns;
- e. This Contract may be executed in multiple counterparts;
- f. The provisions of this Contract are severable. If a court of competent jurisdiction finds that any provision of this Contract is unenforceable, the remaining provisions shall remain in effect without the unenforceable parts;
- g. Time is of the essence of this Contract; and
- h. Whenever any determination is to be made or action taken on a date specified in this Contract, if such date falls upon a Saturday, Sunday, federal holiday, or other day that is not a business day, the date for such determination or action shall be extended to the first business day immediately thereafter.

15. No Presumption Against Drafter. Buyer and Seller agree and acknowledge that: (i) this Contract has been freely negotiated by both Parties; and (ii) that, in the event of any controversy, dispute, or contest over the meaning, interpretation, validity, or enforceability of this Contract, or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either Party by virtue of that Party having drafted this Contract or any portion thereof.

16. Disclosures. Buyer and Seller are hereby advised Buck Benson of Barton Benson Jones PLLC will be performing title research for Title Company for which service Buck Benson will receive a part of the title premium for the Title Policy.

17. Attorneys' Fees and Court Costs. If legal action is taken to enforce this Contract, the prevailing Party shall be entitled to recover reasonable attorneys' fees and court costs incurred after the Effective Date.

18. Mediation. The Parties agree to use good faith efforts to amicably resolve any and all disputes or claims that may arise out of or relate to this Contract or the transactions contemplated

herein. As a condition precedent to either Party pursuing a lawsuit or arbitration against the other party, the claim or dispute at issue must first be submitted to non-binding mediation under the Mediation Rules of the American Arbitration Association, with the cost of the mediator being split equally between the Parties, and the Parties shall attempt in good faith to resolve the claim or dispute through such mediation. The foregoing mediation requirement may only be waived in writing signed by both Parties.

19. 1031 Exchange. Buyer or Seller may consummate the purchase of the Property as part of a like kind exchange (the “*Exchange*”) pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended (the “*Code*”), provided that: (i) the Closing shall not be delayed or affected by reason of the Exchange nor shall the consummation or accomplishment of the Exchange be a condition precedent or condition subsequent to either Party’s obligations under this Agreement; (ii) the Exchange is effected through an assignment of this Agreement, or its rights under this Agreement, to a qualified intermediary; (iii) neither Buyer nor Seller shall be required to take an assignment of the purchase agreement for the relinquished property or be required to acquire or hold title to any other real property for purposes of consummating the Exchange, and (iv) the Party requesting the Exchange shall pay any additional costs that would not otherwise have been incurred by Buyer or Seller had such Party not consummated its purchase or sale through the Exchange. Neither Seller nor Buyer by this Agreement or acquiescence to the Exchange shall (1) have its rights under this Agreement affected or diminished in any manner or (2) be responsible for compliance with or be deemed to have warranted to the other Party that the Exchange in fact complies with Section 1031 of the Code.

20. SAWS Lease. Buyer acknowledges the Water Rights are currently leased to the City of San Antonio, a Texas municipal corporation, by and through its San Antonio Water System through December 31, 2026 (the “SAWS Lease”). Seller agrees to assign the SAWS Lease to Buyer at Closing and Buyer shall receive any lease payments due for 2025 and 2026 under the SAWS Lease. The Parties agree that at or before Closing they shall execute and deliver to the other the assignment of SAWS Lease attached hereto and incorporated herein as “Exhibit C” for all purposes, along with the amendment to memorandum of SAWS Lease attached hereto and incorporated herein as “Exhibit D” for all purposes.

21. Contingent Closing. Buyer acknowledges that Seller is under contract to sell the Real Property to a third party purchaser (the “Real Property PSA”) and would not agree to sell the Water Rights unless such Real Property PSA were also effectuated. Therefore, notwithstanding anything herein to the contrary, the Parties acknowledge and agree that the Closing of this Contract is contingent upon the closing of the Real Property PSA and, in the event such Real Property PSA does not close, Seller shall have the right and option to terminate this Contract at any time upon written notice thereof to Buyer, whereupon the Earnest Money shall be returned to Buyer, and neither Party shall have any further obligations hereunder. Further, in the event the closing of the Real Property PSA is delayed, Seller shall have the unilateral right to delay the Closing hereunder day-for-day for the amount of days of the delay in closing such Real Property PSA; in the event Seller requires such a delay, it shall provide written notice of the same to Buyer and keep Buyer apprised of such Real Property PSA closing delays.

[Signature Page Follows]

SELLER:

W. Michael Humphreys

Candace P. Humphreys

DRAFT

BUYER:

City of Leon Valley, Texas,
a Texas municipal corporation

By: _____
Name: _____
Title: _____

DRAFT

RECEIPT OF CONTRACT

Receipt of the foregoing fully executed Contract is hereby acknowledged on the following date:
_____, 2024.

Mission Title, LP

BY: _____

NAME PRINTED: _____

TITLE: _____

RECEIPT OF EARNEST MONEY

Receipt of the Earnest Money in the amount of \$5,000.00 on _____, 2024 is hereby acknowledged. The undersigned shall hold the Earnest Money in accordance with the terms of this Contract.

Mission Title, LP

BY: _____

NAME PRINTED: _____

TITLE: _____

EXHIBIT "A"
GROUNDWATER WITHDRAWAL PERMIT



SCANNED

**EDWARDS AQUIFER AUTHORITY
WATER RIGHTS FILING
INSTRUCTIONS FOR COUNTY CLERKS**

Please file this sheet and the attached Edwards Aquifer Authority, State of Texas "Initial Regular Permit (IRP)" in the Official Public Records using "Edwards Water Rights" as the document type.

- 1. **DATE OF EXECUTION:** SEP 26 2008
- 2. **DOCUMENT TYPE:** Edwards Water Rights
- 3. **GRANTOR:** Edwards Aquifer Authority
- 4. **GRANTEE(S) (Permittee):** W. Michael Humphreys and Candace P. Humphreys
- 5. **LEGAL PLACE OF USE:**

Legal Description Reference	County	County Clerk Document No.	Volume/ Book	Page(s)
Warranty Deed	Bexar	20050202145	11619	1383 - 1389

Survey / Abstract No	NCB	CB	Lot	Subdivision
131 / N/A		5526	1	Persimmon Hills

- 6. **INITIAL REGULAR PERMIT TO WITHDRAW GROUNDWATER FROM THE EDWARDS AQUIFER NO.** P103-540 (UV00441A)
- 7. **ANNUAL WITHDRAWAL AMOUNT:** 75.000 Acre-Feet / Annum
- 8. **REASON FOR REISSUANCE:** The Passage of Senate Bill No. 3 by The Texas Legislation in 2007 increased the pumping cap from 450,000 acre-feet to 572,000 acre-feet per annum.
- 9. **AFTER RECORDING RETURN TO:**

*Edwards Aquifer Authority
1615 N. Saint Mary's St.
San Antonio, TX 78215*



EDWARDS AQUIFER AUTHORITY
STATE OF TEXAS
INITIAL REGULAR PERMIT No. P103-540 (UV00441A)

THIS CERTIFIES THAT: **W. Michael Humphreys and Candace P. Humphreys**
636 Ivy Lane
San Antonio, TX 78209

has been issued this Initial Regular Permit by the Board of Directors of the Edwards Aquifer Authority to withdraw groundwater from the Edwards Aquifer. This Permit is issued without a term. All prior permits or other approvals are superceded by this Permit.

Permit Derivation: UV00441 Purpose: Industrial Pool: San Antonio

Authorized Annual Groundwater Withdrawal Amount: 75,000 acre-feet per calendar year.

Place of Use: The tract(s) of land more fully described in Warranty Deed dated 9/1/2005 as recorded with Clerk as Document # 20050202145, Volume 11619, Pages 1383 - 1389, Official Public Records, Bexar County, Texas

Withdrawal Point(s); Metering; Maximum Withdrawal Rate:

EAA WELL NO.	LOCATION	MEASURING METHOD	WITHDRAWAL RATE
W104-282	29-28.00-41.00 / 98-26.00-50.00	Meter	100 gpm

Conditions: Edwards Aquifer groundwater may be withdrawn only under the terms and conditions of this Permit, the Edwards Aquifer Authority Act (Act of May 30, 1993, 73rd Leg., R.S., ch. 626, 1993 Tex. Gen. Laws 2350), other applicable general law, and Authority rules, as these may be amended from time to time. This permit is subject to the continuing jurisdiction and supervision of the Authority, and may be amended from time to time consistent with applicable law.

THIS INITIAL REGULAR PERMIT IS ISSUED, EXECUTED, AND EFFECTIVE THIS 26th day of Sept, 2008.

Douglas R. Miller
DOUGLAS R. MILLER
Chairman, Board of Directors

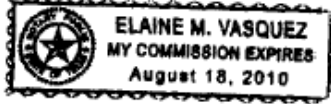


ATTEST:
Carol G. Patterson
CAROL G. PATTERSON
Secretary, Board of Directors

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF BEXAR)

ON BEHALF OF THE AUTHORITY, THIS PERMIT WAS ACKNOWLEDGED before me on Sept. 26, 2008 by DOUGLAS R. MILLER, Chairman, and CAROL G. PATTERSON, Secretary, Board of Directors, Edwards Aquifer Authority, a conservation and reclamation district created pursuant to Art. XVI, Sec.59, Texas Constitution.



Elaine M. Vasquez

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Docket Clerk
Edwards Aquifer Authority
1615 N. St. Mary's St.
San Antonio, Texas 78215

Any provision herein which purports to restrict the sale, rental or use of the described REAL PROPERTY because of Color or Race is invalid and unenforceable under FEDERAL LAW.

STATE OF TEXAS
COUNTY OF BEXAR *water permit*

I, hereby Certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the RECORDS of BEXAR COUNTY, TEXAS as stamped herein by me



Gerard Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

Doc# 20080221558 Fees: \$24.00
10/10/2008 11:34AM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

EXHIBIT "B"
**FORM SPECIAL WARRANTY WATER DEED, BILL OF SALE
AND PARTIAL ASSIGNMENT OF PERMIT**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY WATER DEED, BILL OF SALE AND PARTIAL ASSIGNMENT OF PERMIT

Effective Date: _____

Grantor (whether one or more): W. Michael Humphreys and Candace P. Humphreys

Grantor's Mailing Address:

Grantee: City of Leon Valley, Texas, a municipal corporation

Grantee's Mailing Address: 6400 El Verde Road, Leon Valley, Texas 78238

Consideration: Ten Dollars (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee to Grantor, the receipt and sufficiency of which Grantor acknowledges.

Groundwater Rights: Grantor's undivided interests in groundwater rights and permit rights from the Edwards Aquifer Authority ("EAA") to withdraw 75.000 acre-feet per year of unrestricted Edwards Aquifer groundwater per year derived from EAA Permit Number 103-540(UV00441A) recorded as Document No. 20080221558in the Official Public Records of Bexar County, Texas (the "Permit"), including all successor rights of or relating to the Permit or the groundwater withdrawal rights and all other real or personal property rights appurtenant to the Permit and groundwater withdrawal rights (all such rights referred to herein as "Water Rights").

Reservations from Conveyance: Notwithstanding anything herein contained to the contrary, it is understood and agreed that Grantee, its successors or assigns, shall not enter upon nor use the surface of any of Grantor's land for conducting any surface or drilling operations for groundwater. Any beneficial use of the Water Rights shall be by way of transfer of the permitted withdrawal rights to withdrawal points on lands which do not belong to Grantor.

Exceptions to Conveyance and Warranty:

1. The Water Rights conveyed herein are subject to any existing limitations, restrictions, applicable rules or other conditions now in effect or which may be adopted or imposed by the EAA, including but not limited to the limitations and conditions to the rights to withdraw and beneficially use Edwards Aquifer water as recited in the Permit.

2. All groundwater rights from any formations or aquifers other than the Edwards Aquifer formation. This conveyance is limited to groundwater rights from the Edwards Aquifer formation.
3. Any physical aspect of the water including but not limited to: availability, existence, utility, recoverability, source, quality, condition, potability, chemistry, or other characteristics of water, if any, lying on, under, or over the land or lands or that may be produced or used from the land or lands.
4. Lack of a right of access and use of the well or wells and place of use under the Permit.
5. Any subsequent decrease in the amount of water available for withdrawal under the Permit or the portion conveyed to Grantee that is the result of any pro-rata reduction applied to all holders of permits for withdrawal of groundwater rights by the EAA or any governmental entity with authority to restrict groundwater rights withdrawals.
6. The terms and conditions of the Permit as recorded in the Official Public Records of Bexar County, Texas.
7. The terms and conditions of the “Conditions for Initial Regular Permits” as recorded in Document No. 20040010963, Volume 10526, Page 1048 of the Official Public Records of Bexar County, Texas.
8. Memorandum of Lease of Groundwater recorded in Document No. 20210350740 of the Official Public Records of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, assigns and conveys to Grantee the Water Rights, together with all and singular the rights, whether real or personal, and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s heirs, successors and assigns to warrant and forever defend all and singular the conveyance of the Water Rights to Grantee and Grantee’s successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EAA fees on the use of the Water Rights (including groundwater withdrawn under the Permit) prior to the Closing Date will be paid by Grantor and EAA fees for the Water Rights (including the Permit and any transfer or amendment) after the Closing Date are the responsibility of Grantee.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

W. Michael Humphreys

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this _____ day of _____, 2024, by
W. Michael Humphreys.

Notary Public, State of Texas

Candace P. Humphreys

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this _____ day of _____, 2024, by
Candace P. Humphreys.

Notary Public, State of Texas

EXHIBIT “C”
ASSIGNMENT OF SAW LEASE

ASSIGNMENT OF INTEREST IN GROUNDWATER LEASE

THIS ASSIGNMENT OF LANDLORD’S INTEREST IN LEASE (“*Assignment*”) is executed and entered into by and between W. Michael Humphreys and Candace P. Humphreys, (“*Assignor*”) and City of Leon Valley, Texas (“*Assignee*”) this _____ day of _____ 2024. the “Effective Date”).

WITNESSETH:

WHEREAS, Assignor is the owner of certain 75 acre-feet of unrestricted Edwards Aquifer groundwater per calendar year derived from EAA Permit Number P103-540(UV00441A) recorded as Document No. 2008003952 in the Official Public Records of Bexar County, Texas being more particularly described on Exhibit A attached hereto (“*Water Rights*”); and

WHEREAS, on _____, Assignor executed and delivered to Assignee a Special Warranty Deed, Bill of Sale and Partial Assignment of Permit granting and conveying the Water Rights to Assignee; and

WHEREAS, Assignor has heretofore entered that Lease of Groundwater dated **May 17, 2021**, encumbering the Water Rights, evidenced by the Memorandum of Lease of Groundwater recorded on December 17, 2021, as Document No. 20210350740 of the Official Public Records of Bexar County, Texas and described in Exhibit B attached hereto and by this reference made a part hereof (whether one or more, collectively, the “*Groundwater Lease*”); and

WHEREAS, Assignor desires to assign and transfer to Assignee without recourse all of the rights and benefits of Assignor in and to the Groundwater Lease upon the terms hereinafter set forth.

Agreement:

NOW, THEREFORE, in consideration of the above premises, and for the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by Assignor and Assignee as follows:

1. As of the Effective Date, Assignor does hereby SELL, TRANSFER, ASSIGN, CONVEY and SET OVER unto Assignee all of Assignor’s rights, titles and interests in, to and under the Groundwater Lease.
2. Effective as of the Closing Date, Assignee does hereby ACCEPTS and ASSUMES all of Assignor’s rights, titles and interests in, to and under the Groundwater Lease and agrees to be bound the terms there of.
3. Assignee hereby assumes all of Assignor’s obligations under the Groundwater Lease as of the Closing Date.

4. This Assignment shall be binding on and inure to the benefit of the parties hereto, their successors in interest and assigns. This Assignment shall be governed by and construed in accordance with the laws of the State of Texas.
5. This Assignment may be executed in duplicate counterparts, each of which shall be deemed to be an original and both of which shall constitute one and the same Assignment.

[Signature Pages to Follow]

ASSIGNOR:

ASSIGNEE:

EXHIBIT A

EXHIBIT B

DRAFT

EXHIBIT “D”

AMENDMENT OF MEMORANDUM OF SAW LEASE

DRAFT

AMENDMENT TO MEMORANDUM OF LEASE OF GROUNDWATER

This Amendment to Memorandum of Lease of Groundwater (the “Amendment to Memorandum of Lease”) is executed this ___ day of _____, 2024, by and between the City of Leon Valley, Texas, a municipal corporation (the “Lessor”) and the City of San Antonio, a Texas municipal corporation, acting by its San Antonio Water System (the “Lessee”).

WITNESSTH:

1. On May 17, 2021, W. Michael Humphreys and Candace P. Humphreys (collectively, the “Former Lessor”), and Lessee entered into a Lease of Groundwater (the “Lease”) of the Water Rights described below:

Water Rights:

The Water Rights consist of the Lessor's groundwater rights and Lessor's permit rights from the Edwards Aquifer Authority (“EAA”) to withdraw 75 acre-feet of unrestricted Edwards Aquifer groundwater per annum, under EAA Initial Regular Permit P103-540(UV00441A) recorded as Document No. 20080221558 of the Official Public Records of Bexar County, Texas (the “Groundwater Withdrawal Permit”) (the “Water Rights”). The Groundwater Withdrawal Permit authorizes the withdrawal and beneficial use of groundwater from the Edwards Aquifer pursuant to the terms and conditions of the Groundwater Withdrawal Permit.

2. In connection with the Lease, Former Lessor and Lessee entered into a Memorandum of Lease dated May 17, 2021, and recorded on December 17, 2021, in the Official Public Records of Bexar County, Texas, as Document No. 20210350740 (as the same may have been previously amended of record, the “Memorandum of Lease”). A true and correct copy of the Memorandum of Lease is attached hereto and incorporated herein for all purposes.

3. On _____, Former Lessor transferred its interest in the Water Rights to Lessor, City of Leon Valley, Texas, via a certain Special Warranty Deed, Bill of Sale and Partial Assignment of Permit, recorded on _____, in the Official Public Records of Bexar County, Texas, as Document No. _____ (the “Deed”).

4. Subsequently, on _____, Lessor and Former Lessor entered into an Assignment of Interest in Groundwater Lease (the “Assignment”) assigning Former Lessor’s interests in the Lease described herein.

5. EAA approved the transfer of the Water Rights to the City of Leon Valley, Texas on _____ and designated a new Groundwater Withdrawal Permit for the Water Rights of _____ and recorded the permit in the Official Public Records of Bexar County,

Texas, as Document No. _____ and the parties desire to amend the Memorandum of Lease to reflect these changes.

6. Subject to the foregoing, Lessor and Lessee acknowledge that the Memorandum of Lease is hereby amended, and Former Lessor's status and rights thereunder have been terminated for all purposes and transferred to Lessor, as defined herein.

7. Except as expressly amended hereby, the Memorandum of Lease remains unchanged and in full force and effect.

8. In the event of any conflict between the terms of this Amendment to Memorandum of Lease and the terms of the Lease, the terms of the Lease and the subsequent Assignment shall control.

[Signatures pages to follow]

Lessor:

City of Leon Valley, Texas, a Texas municipal corporation

By: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2024,
by _____, title: _____ of City of Leon Valley, Texas, a
Texas municipal corporation.

NOTARY PUBLIC, State of Texas

(Seal)

Lessee:

City of San Antonio, a Texas municipal corporation,
by and through its San Antonio Water System

Robert R. Puente, President/ Chief Executive Officer

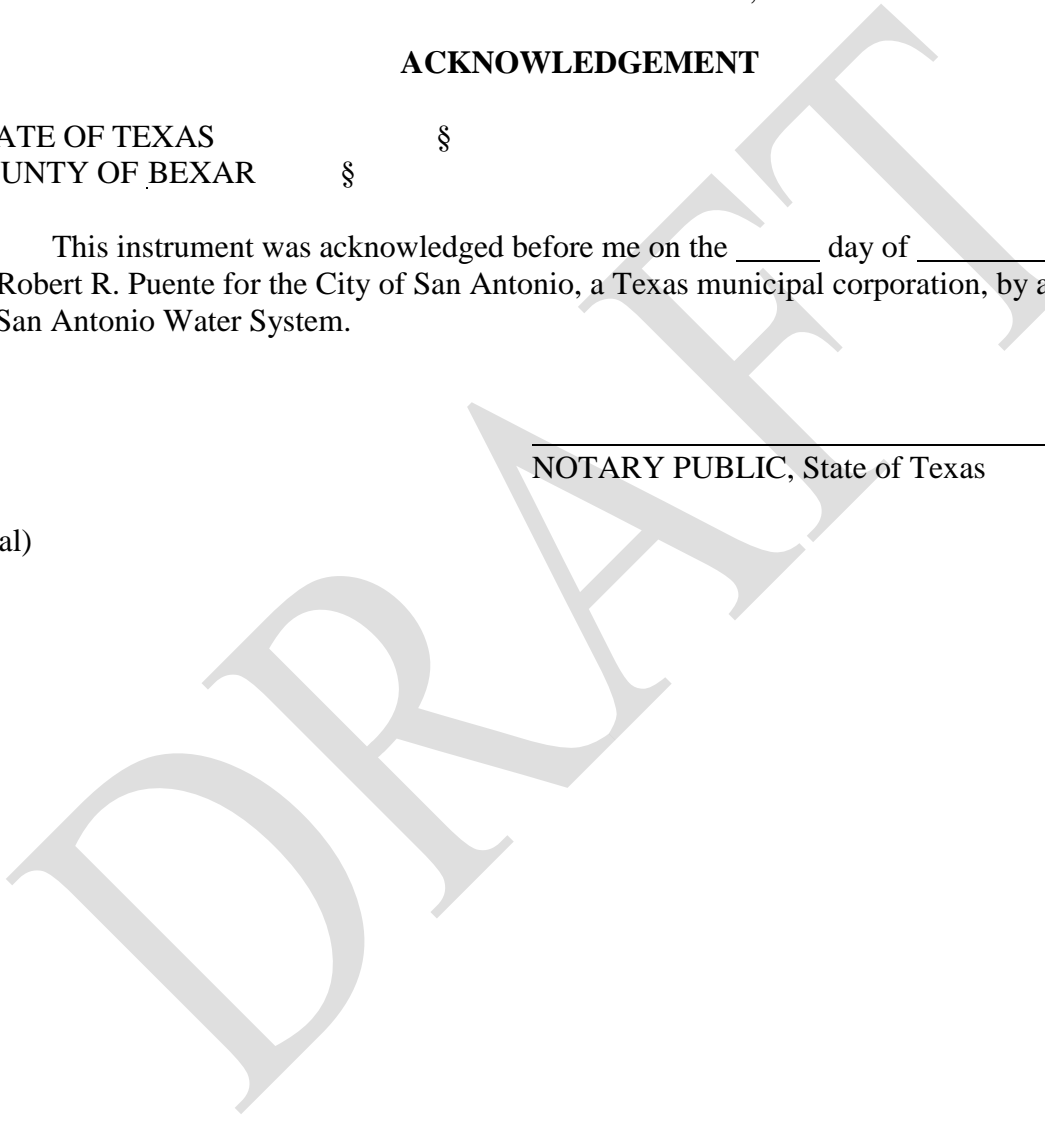
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Robert R. Puente for the City of San Antonio, a Texas municipal corporation, by and through
its San Antonio Water System.

NOTARY PUBLIC, State of Texas

(Seal)



Authorize City Manager Contracts for Purchase of Water Rights

Melinda Moritz
Public Works Director
City Council Meeting
November 5, 2024

Summary

- Question
 - City Council is being asked to authorize the City Manager to enter into contracts for the purchase of 105-acre feet of water rights
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - These purchases will increase the amount of water rights owned to better provide for future development

Purpose

- To consider authorizing the City Manager to enter into contracts for the purchase of 105-acre feet of water rights

Background

- To prepare for future development, city needs approximately 300 additional acre feet of water rights
- The first contract is for 75-acre feet of water rights and the second contract (still pending) is for 30-acre feet of water rights
- The City currently owns 1780.378-acre feet of water rights, and this will increase our amount to 1885.378-acre feet

Fiscal Impact

• 75-Acre Feet @ \$10,600 per AF	\$ 795,000
• Closing costs	\$ 6,700 +/-
• <i>Total</i>	\$ 801,700 +/-
• 30-Acre Feet @ \$11,000 per AF	\$ 330,000
• Closing Costs	\$ 6,700 +/-
• <i>Total</i>	\$ 336,700
• Total for both purchases	\$1,138,400 +/-
• Approved Budget	\$1,210,000
• Remaining Balance	\$ 71,600

Recommendation

- Staff recommends the City Council authorize the City Manager to enter into contracts to purchase 105-acre feet of water rights

MAYOR AND COUNCIL COMMUNICATION

DATE: November 05, 2024

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action on the 2025 City Calendar of Events

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The following is a proposed Calendar of Events being presented to City Council for discussion and possible action on dates and times of Regular Meetings and Important City Events.

FISCAL IMPACT

None

RECOMMENDATION

City Council Discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

Mayor & City Council's Scheduled Meetings and Events for 2025

{Section}.73.

Regular City Council Meetings

Tuesday, January 07, 2025	Tuesday, January 21, 2025	Council Chambers
Tuesday, February 04, 2025	Tuesday, February 18, 2025	Council Chambers
Tuesday, March 04, 2025	Tuesday, March 18, 2025	Council Chambers
Tuesday, April 01, 2025	Tuesday, April 15, 2025	Council Chambers
Tuesday, May 06, 2025	Tuesday, May 20, 2025	Council Chambers
Tuesday, June 03, 2025	Tuesday, June 17, 2025	Council Chambers
Tuesday, July 01, 2025	Tuesday, July 15, 2025	Council Chambers
Tuesday, August 05, 2025	Tuesday, August 19, 2025	Council Chambers
Tuesday, September 02, 2025	Tuesday, September 16, 2025	Council Chambers
Tuesday, October 07, 2025	Tuesday, October 21, 2025	Council Chambers
Tuesday, November 04, 2025	Tuesday, November 18, 2025	Council Chambers
Tuesday, December 02, 2025	Tuesday, December 16, 2025	Council Chambers

Annual Town Hall and Coffee with the Mayor & City Council:

Saturday, January 25, 2025	Annual Town Hall Meeting	Conference Center
Saturday, April 26, 2025	Coffee with the Mayor & City Council	Conference Center
Saturday, July 26, 2025	Coffee with the Mayor & City Council	Conference Center
Saturday, October 25, 2025	Coffee with the Mayor & City Council	Conference Center

Other Important Events:

Dates and times are subject to change.

Saturday, February 15, 2025 9:00 am – 12:00 pm	Basura Bash
Saturday, March 01, 2025 9:30 am – 1:30 pm	Earthwise Living Day – Events Center
Tuesday, April 08, 2025 6:00 pm – 8:00 pm	Volunteer Appreciation Dinner – Conference Center
Wednesday, April 23, 2025 5:00 pm – 7:00 pm	Library Volunteer Party - Library
Saturday, May 03, 2025 Polls open from 7:00 am – 7:00 pm	General Election – Conference Center
<i>TBD</i>	Special City Council Meeting - Canvass the May 03, 2025 General Election
Saturday, May 24, 2025 8:00 am – 6:00 pm	Annual City-Wide Garage Sale
Friday, June 06, 2025 10:30 am – 12:00 pm	Big Rig Petting Zoo – Raymond Rimkus Park
Friday, July 04, 2025	July 4 th Celebration – Raymond Rimkus Park
Saturday, September 27, 2025	Trash & Treasure – Community Center
Wednesday, October 29, 2025 – Friday, October 31, 2025	TML Annual Conference and Exhibition – Fort Worth, Texas
Tuesday, October 07, 2025 dusk	Texas National Night Out.
Monday, December 01, 2025 6:00 pm	Lighting of the Christmas Tree and Celebration – Grassy area outside of the Conference Center
Saturday, December 06, 2025 8:00 am – 10:30 am	Breakfast with Santa – Community Center

Presentation, Discussion, and Possible Action on the 2025 City Calendar of Events

Sandra Passailaigue
City Secretary
City Council Meeting
November 05, 2024

Summary

- Question
 - **City Council is being asked to consider 2025 Calendar of Meetings/Events.**
- Options
 - Recommended:
 1. No change.
 2. Allow Rescheduling of Meetings/Events.
 3. Allow Cancellation of Meetings/Events.
- Declaration
 - We want to present these dates for City Council to plan their own calendars for 2025.
 - So that staff and citizens know when meetings are scheduled in advance to plan accordingly.

Possible Conflicts

- January 07, 2025, Regular City Council Meeting – Coming off the Holiday/Winter Break (City Hall is closed Tuesday, December 24, 2024 – Wednesday, January 01, 2025)
- July 01, 2025, Regular City Council Meeting – July 4th Celebration is the same week.
- October 07, 2025, Regular City Council Meeting – Texas National Night Out is the same evening.

Fiscal Impact

None

OUTSTANDING CITY COUNCIL ITEMS

- **Review of the Water Rates**

- 6/20/2023 Postpone council requested this be a retreat item for 7/22/23.
- Council will be looking at a 1% increase at a future meeting.
- This will be discussed at the Town Hall meeting- on 11/21/2023, the Council decided on a workshop.
- 12/5/2023 City Council reviewed the presentation from Waterworth. The next workshop is scheduled for 2/20/2023 (the date has been moved). We were waiting on the audited numbers. We just received them. We will be setting a new date for review.
- 7/16/2024, the council will hear a new presentation
 - Some Councilmembers expressed concern that the water rate does not match SAWS. Some Councilmembers expressed concern that that by not increasing water rates the water infrastructure will not get addressed.
 - Everyone agreed on the surcharge and looking at the affordability rate
- Staff will bring back the Surcharge on 8/6/2024.
- New rates will be brought back to the council in September 2024.
- Second Read on the Surcharge 8/20/2024.
- Council passed unanimously
- Water workshop on Saturday in October 19, 2024.
 - Look at the rates with the TX Water Board Low interest Loans
 - Look at the rates with the EPA Low interest Loan
 - Look at rates to exactly match SAWS structure
 - Will have another workshop in est. 30 days

- **Impact Fees**

- The council directed staff to have Ardurra recalculate the impact fees
- They have recalculated the fees, and the staff has to take it back to the zoning commission and advertise for 30 days. So it will be brought back in November.
- Call for public hearing 10/22

- **Flooding**

- Was addressed at the following Council Meetings.
 - 08/03/2021 – Flood damage prevention Ord. # 21-034.
 - 11/2/2021 – To discuss flood mitigation strategies.
 - 12/07/2021 – Short-Term options to address flooding.
- Budget Adjustment – For funding floodway monitoring and software upgrades.
 - Upcoming Council presentation 1/18/2022.
- Budget Adjustment – for creek cleanup.

- Staff is proposing \$150,000 in ARP funds. Upcoming Council meeting TBD.
 - Segment one of Huebner Creek will be presented to the Council on 4/19/2022.
 - Council decided to look at the 50' wide, protected little league, the study will be brought back to the Council before we agree to do it.
 - Budget adjustment for creek cleanup.
 - 6/7/2022
 - Budget adjustment for flood gates and notification system.
 - 6/7/2022 postponed
- Huebner Creek Channel Improvement presentation 9/20/2022.
 - Council direction to bring back budget adjustment on \$633,000.
 - First Read 10/3/2022.
 - Second Read 10/18/2022.
 - 11/21/2023 – PW Director will provide an update and receive direction – Council decided to have a field trip to look at the creek layout TBD.
 - The Council decided to conduct a field trip in the Natural Area
 - 12/6/2023, the Council walked the steaked-out creek realignment
 - 1/16/2023 – The Council will revisit the project.
 - 2/24/2023- the Council will have a workshop to discuss with the engineer.
 - The council directed the engineer to look at a plan that leaves the creek alignment alone, a new tree survey, and build a retaining wall for erosion.
 - 8/6/2024 – budget adjustment will be presented to the council in the amount of \$168,000
 - Second Read on the Budget Adjustment is scheduled for 8/20/2024.
 - After council approval, the following is the timeline:
 - Preliminary Design – 1.5 months (45 days) from NTP
 - Final Design – 3-4 months (90-120 days)
 - Environmental – TBD – 3-6 months and will be concurrent with design
 - Bidding and Construction – TBD based on funding – Not Authorized at this time
 - Approved
- **Tiger brush and bulk issues- Contract ends January 1, 2025 (Item Remaining from Retreat)**
 - Discussed at the following City Council Meetings
 - 02/22/2021
 - Council addressed complaints and Tiger Sanitation responded.
 - 09/7/2021

- Considered a resolution on how to manage bulk pick-up. Resolution # 21-031-R, the direction was given to CM to come back with a plan.
- Considered and Ordinance Amending the Ord 14.02 Solid Waste First reading.
 - 11/2/2021
 - Considered and Ordinance Amending the Ord 14.02 Solid Waste Second Reading Passes Ord. # 21-053.
 - 1/11/2022
 - The Council considered two options to manage the overflow of Brush. The Council decided to have PW pick up the overage after Tiger Sanitation picked up their 8 CY.
 - There were 11 homes with oversized brush. The City had the item picked on 3/4/22-3/8/22.
- 05/17/2022 Council meeting discussing rate increase.
 - Council allowed the 2.5% increase for July and another in January but did not approve the 7.5 % increase.
 - Council was willing to renegotiate terms.
 - On 8/23/2022, the Council decided to leave terms as is.
- On 9/19/2023, the staff took a draft survey to the Council. Staff will amend it and bring it back to the Council at a later time.
- Will ask for input at the Town Hall meeting. The council decided on the final survey on 12/19/2023.
- The Council presented the Survey at the Town Hall meeting. The majority of Participants are satisfied with their trash service
- 02/20/2024- The Council will discuss the distribution of the survey.
 - The council decided to mail the survey out to the businesses and residents. The survey was mailed out on 3/19/24. RFP should go out May.
- RFP closes July 18, 2024
- Council will elect a committee on 7/16/2024
 - Council elected the committee
- Staff only received two RFPs
 - Extended the submittal deadline to August 29, 2024, the committee has been contacted, and a meeting will be scheduled after that date.
- Committee met on September 4, 2024
- Committee met on September 18, 2024
 - Elected a sub-committee
 - Rounded the submittals down to two.
 - Sub-committee met 9/25/2024
 - Interviews with the sub committee 10/2/2024

- Committee voted on Tiger as their recommendation at 10/16/24 mtg
 - Committee will make their recommendation to council on November 5, 2024 council meeting.
- **Discussion of updating the Strategic Plan, Mission, & Vision Statement**
 - Will be placed on the Town Hall meeting for discussion decided at the 11/21/23 Council meeting to hold a workshop.
 - February 3, 2024, workshop scheduled. At the council chambers. The Council changed the date to 2/24/24 to coincide with another workshop.
 - The Council decided to amend the mission and vision statements. Holding another workshop for the goals and objectives and core values.
 - Core values will be discussed at 3/19/2024. Goals will return after the council retreat.
 - This item is still pending. The council did not get this item at the retreat.
 - This item was going to be added to the townhall meeting.
- **Silo design per request of the adjacent property owner**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda.
 - 5/16/2023 – Scheduled
 - Council Requested outreach to local universities.
 - Melinda is working on quotes.
- **Sustainability Overlay**
 - 6/6/2023 Staff is not ready and has been postponed until September.
 - 725/2023 – Zoning Commission started to review. The item is with the Attorney.
- **Stray Animal Ordinance**
 - Currently being reviewed by the City Attorney – we cannot require private industry to take in and adopt our stray animals.
 - Looking at a possible interlocal agreement.
 - Staff has met with the county for a long-term solution.
- **Neighborhood/Citizen Survey**
 - Will be tied to the solid waste survey. The council decided to keep these two separate items.
- **Looking at an amendment to Section 15.02 Appendix C (I), D Structural Nonconformity to add a matching percentage from Economic Community Development funds.**
 - **After the sustainability review.**
- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
 - Will be discussed on 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Speed hump policy changes- (Item Remaining from Retreat)**
 - This was added by Mr. Campos, who wants to review the policy before adding.

- **Review of the Personnel Manual**
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex
 - Will be discussed at the council retreat on 7/13/2024
 - This item was briefly discussed and will be brought back to city council. September 17, 2024, council meeting.
 - Add to the townhall meeting for discussion
- **Ordinance on Amending the PDD**
 - Scheduled to go to the zoning commission meeting on 4/23/2024
 - The zoning commission tabled the item. Will revisit 5/28/2024
 - Zoning commission revisited on 6/5/2024
 - The Zoning Commission will revisit in September
- **Veterans Monument**
 - Waiting for two council members to add this item.
 - Price quote was \$24,000

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **Red-light Cameras' first available contract end term is May 2037**
 - City Council adopted a Resolution declaring the intent to phase out redlight cameras 4/6/2021 – Resolution # 21-009R.
 - The RLC Contract would be difficult to terminate without financial obligation from the City.
 - City Council supports HB 1209 and physically delivers letters in support to Cortez, Biederman, Canales, Menendez
 - Funds – Eligible projects – CR
 - Will be discussed at the Town Hall Meeting on January 22, 2022.
 - Discussed at the retreat Council has decided not to spend funds until we know what the legislature is doing.
 - Resolution supporting SB 446-2/21/2023.
 - The item was not approved during the legislation process the Council will try again in 2025.
 - The Council decided at the retreat not to address this issue.
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021

- This item was discussed during the budget process, and ultimately, the Council has decided not to spend the funds on this project at this time.
- This will be discussed during the town hall meeting update with the council on 4/19/2022.
 - The council would like us to use our future land use map.
- Establish neighborhood boundaries
- The council has opted not to Update the Master Plan.
- P & Z Director investigating a university conducting the plan.
- Boundaries of the neighborhood
- This has been placed in the FY 2025 budget.
 - The Council has decided to move the \$250,000 to the city's emergency fund.
- **Sewer Service Charge Adjustments**
 - Council meeting 2/15/22.
 - Impact Fees Removed.
 - Sewer Charges will be brought back at a later time.
 - Impact fees were discussed on 6/4/2024, first read
 - Second read scheduled for 7/16/2024
 - Council passed the impact fees but wants the engineer to reevaluate the fee to include the new water rights purchase amount.
 - There is a workshop schedule for 10/19/2024
- **Apartments Finley And Sierra Royale, Forest Oaks, Vista Del Rey- BM**
 - Update on one of the Apartment Complexes at the CC mtg 3/15.
 - Presentation was given on Vista Del Rey.
 - The next apartment review is on 5/3/2022.
 - Staff received legal advice in the executive session.
 - Executive session 8/2/2022
 - Council decided to file a Chapter 54 lawsuit against Vista Del Rey, filed on 8/5/2022.
 - TRO was granted on 8/8/2022.
 - Administrative warrant executed on 8/17/2022.
 - Temporary Injunction was granted on 8/22/2022.
 - They have 6 months to comply.
 - 8/31/2022 Vista got new attorneys.
 - 9/9/2022 Vista filed a motion to dissolve the temporary injunction.
 - C of Os issued Shed, Maintenance Shop, Laundry 1-3, Vista, Gym.
 - 9/19/2022 hearing set and canceled.
 - Executive Session 9/20/2022
 - Vista Del Rey is 50% compliant. Council agreed to settle on 4/18/2023.

- Vista has completed all inspections and received their C of Os.
- **AV equipment for the Conference Center - Budget Adjustment from ARP Funds**
 - Council meeting 2/1/22 first read.
 - Item amended to get the direction of the scope of work.
 - Will bring the item back after the BID process.
 - Discuss alternatives 5/3/2022.
 - This item could not be purchased out of ARP funds.

COMPLETED

- **Consumer protection mandate on refunds**
 - Sent request to attorney. The attorney feels that we have the laws in place.
 - Sent reminders to the animal sales businesses.
- **Interlocal Agreement with the County regarding an Outreach Coordinator.**
 - Bexar County is asking the City to sign a separate agreement with Haven for Hope. They will be completing a draft and sending it over for council approval in March 5, 2024.
 - Council approved
 - Budget adjustment 3/19/24 Approved
- **Legal review of the Sign Code**
 - Councilor Orozco and Bradshaw will work on this item.
 - Look into sign flippers in the median on Bandera
 - The council requested this item go to the Economic Development Advisory Committee. The Economic Development Advisory Committee completed its review, and a recommended version will be presented to the council in April.
 - First read was held 4/16/24
 - Second Read 5/7/2024 passed unanimously
- **John Marshall Traffic Plan – CR, JH**
 - Discussed at the following Council meeting.
 - 12/14/2022 Next steps
 - NISD engineers are still working on the plan, collecting traffic counts, and coordinating with the CoSA Traffic Department.
 - Once complete, additional meetings will be held with the City to determine the feasibility and appropriateness.
 - Once plans are final, the proposal will be presented to City Council for approval.
 - John Marshal Update on 3/15 based on 2/14 meeting.
 - The City received feedback on possible neighborhood suggestions on 5/09/2022. Joint meeting to be determined.
 - This was heard by the City Council to possible street closures on 8/23/20. Engineers will develop a report, and PD and Fire will review it.

- Taking to Council on 10/3/2022.
- On 2/7/2023, the council will review speed pads and school zones.
 - Council decided to move forward with the speed pads and wait on the school zone. The delineators will also be left alone.
- Speed pads have been installed and school zone on Huebner is being addressed.
- Interlocal agreement with San Antonio is complete. A budget adjustment of \$74,000 was approved by the Council for the mast traffic arms.
- We met with the contractor, The Levy Company, and they informed us that the mast arms will take 16-24 weeks for delivery, so work will not start until December or January.
- 1/10/2023- installation has begun
- School Zone operable and seems to be working
- **Ordinance Amendment to allow lots with ½ Acre or more to have a septic system.**
 - Discussion 5/7/2024,
 - first read 5/21/2024
 - Second Read 6/4/24 – approved as presented.
- **Seneca West R6 Zone change**
 - 3/7/2023
 - Council requested some prices to replat as larger lots, not in favor of R6.
 - Staff will be getting prices to plat larger lots and bring them back to the Council.
 - Staff has received the plans and probable cost and will review them with the Council at the retreat.
 - 08/10/2023 Discuss at the retreat. The Council would just like to plat and sell as is.
 - 11/7/2023 Executive session on four options.
 - 11/21/2023 Executive session on two options.
 - This Will be discussed at the town hall meeting.
 - Executive session on 2/6/24
 - Executive Session 3/19/2024
 - Executive Session 4/2/2024
 - Executive Session 5/21/2024
 - On 6/4/2024, the council voted to enter into a contract with one stop to purchase the property.
 - 6/25/24, Zoning Commission heard the preliminary hearing for the PDD
 - 7/23/2024, Zoning Commission will have a public hearing on the PDD
 - The zoning commission is sending this to the council with a denial recommendation
 - First read by council 8/6/2024

- Second Read by council 8/20/24 -Approved
- **Salary allocations from the enterprise fund**
 - Presentation September 17, 2024, City Council Meeting
 - City allocated \$244,000 back to the General fund as part of the FY 25 budget.
 - City would need an addition \$350,000 from GF.