



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, August 15, 2023 at 6:00 PM

**AGENDA**

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**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](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.**

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- 1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**
- 2. The City Council Shall Meet in Executive Session to Discuss the Following:**
  1. Section 551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting. RE: City of Leon Valley, Texas and Mom and Son, LLC located at 6430 Bandera Road Suite 89
  2. City Council shall meet in executive session pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 6602 Peachtree sale offer.
- 3. Reconvene into Regular Session**
- 4. Citizens to be Heard**
- 5. Possible Action on Issues Discussed in Executive Session If Necessary**
- 6. Presentations**
  1. Presentation and Discussion of the Proposed Budget for FY 2024 - Dr. Caldera, City Manager
  2. Presentation and Discussion Overview of the 2023 Tax Rate - Dr. Caldera, City Manager

3. Discussion and Possible Action to Award the Fiscal Year 2024 Group Insurance Bid for Employee Medical, Dental, and Life Insurances provided by Gallagher Benefit Services - L. Hernandez, HR Director
4. Presentation, Discussion, and Possible Action to Create a New Economic Development Program to Demolish and Clear Vacant Lot(s) for Redevelopment - R. Salinas, Director of Economic Development
7. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

## 8. City Manager's Report

### 1. Upcoming Important Events:

**Regular City Council Meeting, Tuesday, September 05, 2023, at 6:30 PM, in City Council Chambers.**

**City Offices and Municipal Court will be closed on Monday, September 04, 2023 in observance of Labor Day.**

**National Night Out, Tuesday, October 04, 2023. Deadline to register your event is Thursday, September 28, 2023. More information is located at <https://www.leonvalleytexas.gov/police/page/national-night-out>**

**Miscellaneous other events and announcements.**

## 9. Consent Agenda

1. Discussion and Possible Action Approving of the Following City Council Minutes:
  - a. 08-01-2023 Regular City Council Meeting Minutes
2. Presentation and Discussion of the Monthly Financial Report Ending July 31, 2023 - C. Goering, Finance Director
3. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended June 30, 2023 - C. Goering, Finance Director
4. Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with Stephen Barscewski for Health Inspection Services (1st Read was Held on 08-01-2023) - C. Caldera, City Manager
5. Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an Agreement with BB Inspections for Building Inspections and plan review services (1st Read was Held 08-01-2023) - C. Caldera, City Manager

6. Discussion and Possible Action to Consider Accepting a Bid and Authorizing the City Manager to Enter into a Contract with Ram Utilities, in the Amount of \$249,250.60, With \$37,387.59 for Contingency (15%), and to Approve an Ordinance Authorizing a Budget Adjustment in the Amount of \$150,159.00, for the CDBG Wurzbach Rd Sewer Main Replacement Project Segment 1 (1st Read was Held on 08-01-2023) - D. Dimaline, Assistant Public Works Director
7. Presentation and Discussion to Consider Accepting a Bid and Authorizing the City Manager to Enter into a Contract with H.L. Zumwalt Construction, in the Amount of \$1,173,476.52, With \$176,021.48 for Contingency (15%), and to Approve an Ordinance Authorizing a Budget Adjustment in the Amount of \$551,100.00, for the Year 6 Street Maintenance Project (1st Read was Held on 8/1/23) - D. Dimaline, Assistant Public Works Director
8. Discussion and Possible Action to Consider Awarding a Bid and Authorizing the City Manager to Enter into a Contract with The Levy Company, in the Amount of \$75,504.00, With \$11,326 for Contingency (15%), and Approving an Ordinance Authorizing a Budget in the Amount of \$86,830, for the Huebner Road School Zone Project (1st Read was Held on 08-01-2023) - D. Dimaline, Assistant Public Works
9. Presentation, Discussion, and Possible Action to Consider Approval of a Request by Spirit Halloween for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.013 Temporary signs, (b), to Display a Temporary Sign for Longer Than Allowed by the Code, Located at 6808 Huebner Rd - M. Teague, Planning and Zoning Director
10. Presentation, Discussion, and Possible Action on a Resolution Appointing an Alternate to the Planning & Zoning Commission - Mayor Chris Riley

## 10. Regular Agenda

1. Presentation, **Public Hearing**, and Possible Action to Approve a Replat with Requested Variances, on an Approximately 0.854-acre Tract of Land, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision - M. Teague, Planning and Zoning Director
2. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the Amount Not to Exceed \$7,500 to Purchase a Variety of Commercial Kitchen Equipment to Start a New Bakery in Leon Valley - R. Salinas, Director of Economic Development

## 11. Citizens to be Heard

12. **Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a meeting of City Council, a member of City Council may place an item on an agenda by making a motion to place the item on a future agenda and receiving a second. No discussion shall occur at the meeting regarding the placement of the item on a future agenda.**

### 13. Adjournment

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

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

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

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



SAUNDRA PASSAILAIGUE, TRMC

City Secretary

August 10, 2023 3:48 PM

