

City of Alamo Heights

Frequently Asked Questions



2009 Election Information

Above: Proposed Fire/EMS Station



City of Alamo Heights
6116 Broadway
San Antonio, TX 78209

2009 Election Information

2009 Election Information Frequently Asked Questions

A special election will be held on November 3, 2009 for the voters to consider two propositions:

Proposition No. 1 seeks approval for the issuance of \$10.3 million in general obligation bonds to fund the construction of a new Public Safety and City Services Complex to be built on the existing city hall complex site.

Proposition No. 2 considers a reduction of the current speed limit to 25 mph on qualifying residential streets.

Why is the City proposing to build a new Public Safety and City Services Complex?

The existing City Hall/Police Station and Fire/EMS Station were originally constructed in 1927 and 1952, respectively. An assessment of both facilities determined that the facilities have been renovated and expanded numerous times over the years and neither can support a second story. The spaces are overcrowded, inefficient, inaccessible and do not meet minimum operational standards for police and fire services.

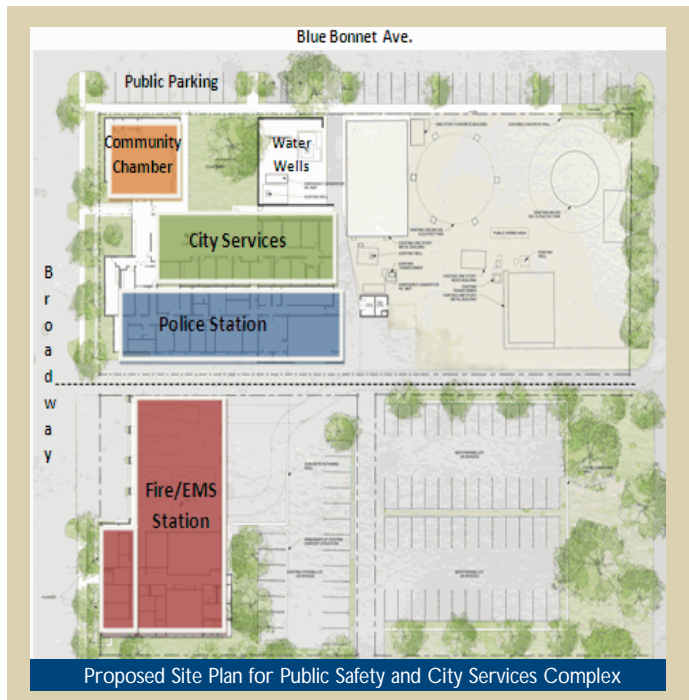
Would it be more cost effective to renovate the existing buildings?

No. Renovation of the existing City Hall/Police Station and Fire/EMS Station buildings would not be as cost effective or as efficient as new construction. A cost analysis determined that renovation costs would be 83 percent of the total cost to build new structures. Renovation contingencies would need to be higher due to the unknown conditions from previous remodeling and renovation.

For a guided tour of the current facilities, please call City Hall at 832-2209 or visit www.alamoheightstx.gov to view virtual tour.

Would it be more cost effective to only build new facilities for the Police and Fire Departments?

No. City services and police functions are currently housed in the same facility which is located in the center of the City property. Maintaining the current City Hall/Police Station or City Council Chamber building would severely limit site design options to meet minimum requirements such as:



- separate the public and staff from Police functions to improve safety and reduce liability
- provide dual access to the fire apparatus bays
- provide clear routes of travel in all directions for all emergency response vehicles.

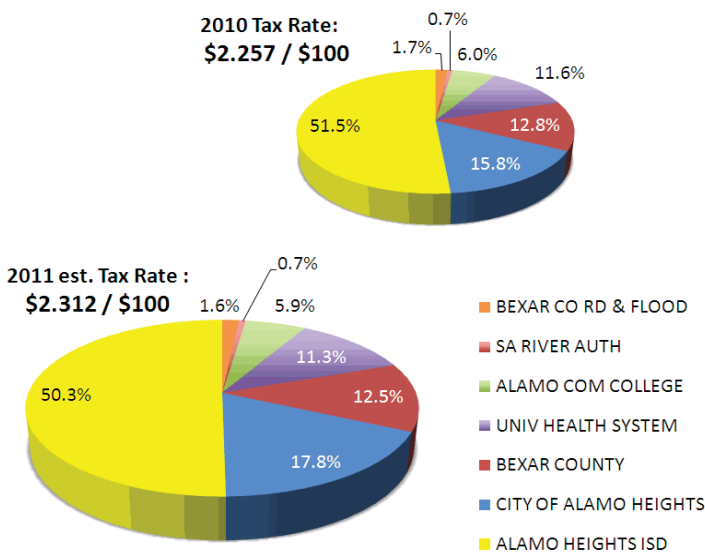
Were alternative sites for the new facilities considered?

Yes. The City considered a number of alternate sites which were eliminated for a number of reasons including proximity to the floodplain, slope, problems with accessibility, lack of parking and removal of commercial property from the tax rolls. The purchase of additional property also would have significantly increased project costs.

Would my total property taxes increase approximately 15.5%?

No. Your City property taxes would increase 15.5%, but City taxes are a small percentage of your total property taxes (see chart). The total property tax increase would be approximately 2.4%. Even with this increase, Alamo Heights has one of the lowest property tax rates in the San Antonio metropolitan area. **Property owners who are over 65 years of age or who are disabled with frozen property taxes would NOT be affected by the tax increase.**

TOTAL ALAMO HEIGHTS PROPERTY TAX RATE
2010 AND PROPOSED 2011



What will it cost to build the proposed Public Safety and City Services Complex?

The not-to-exceed amount of \$10.3 million includes:

- Building Construction - \$5,351,937
- Site Development - \$768,568
- Infrastructure - \$1,941,246
- Soft Costs - \$2,838,249 (less \$600,000 in existing certificates of obligation)

The total estimated building construction cost (excluding site work) is \$196 per square foot. A Preliminary Project Cost Estimate is available at www.alamoheightstx.gov.

How does the construction of municipal facilities compare with residential construction?

Municipal construction differs from residential construction in several key ways, including:

- heavier construction to accommodate police operations such as holding cells, evidence storage

and an amory; and Fire/EMS operations such as fire apparatus, equipment and fixtures to support 24-hour operations

- significant electrical, data, telecommunication, audio/visual, security and utility needs
- the provision of about 117 parking spaces
- disabled accessibility requirements
- a sizeable generator and electrical system to produce adequate power for emergency operations.

Did the City consider keeping the existing 100,000 gallon-elevated water tank?

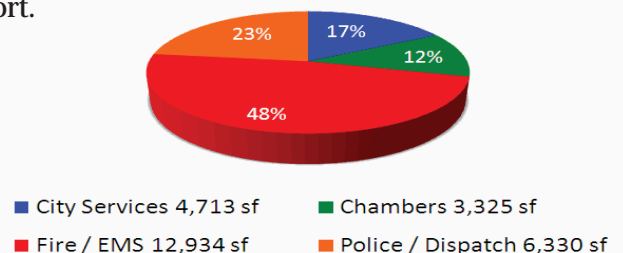
Yes. An engineering firm evaluated the 100,000 gallon elevated water tank and determined that extensive maintenance and repairs, estimated to cost over \$350,000, would be necessary to meet minimum safety standards and extend the water tank's operational lifespan only another ten (10) years. In addition, removal of the 100,000 gallon elevated water tank will accommodate the more efficient and functional single story design and allow for the widening of the alley off Broadway for public safety purposes.

Has the City decided to use CIED funds from CPS Energy to bury overhead utility lines around the Complex?

No. City Council is waiting for a preliminary design and cost estimate from CPS Energy to determine if the underground conversion of overhead utility lines around the proposed Public Safety and City Services Complex is an appropriate use of Community Infrastructure and Economic Development (CIED) funds.

What percentage of the proposed Public Safety and City Services Complex is dedicated to public safety functions?

Public safety functions compose 71 percent of the space allocated in the proposed Complex, including a four-bay Fire/EMS Station and Police Station with an enclosed two-car sally port.



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How will the City ensure that the project is constructed on time and within the approved budget?

The City has retained two firms with recognized reputations for constructing and managing projects on time and within budget. Joeris General Contractors, the City's Construction Manager-at-Risk (CMR), will construct the project for an agreed upon Guaranteed Maximum Price (GMP) and bear responsibility for any construction cost overruns not approved by City. Project Control of Texas, Inc. will provide project management services to include constructing the project on time and within budget.

Is the City planning to build sustainable "green" facilities?

Yes. The City has committed to constructing LEED-certified facilities. LEED is an internationally recognized green building certification system using strategies aimed at improving performance related to energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impact.

Is the City spending \$50,000 to inform citizens about the proposed Complex?

No. There is a new \$50,000 line item in the FY 2009-10 Operating Budget, which began October 1, 2009, for enhanced communication with those interested in City of Alamo Heights activities. The funds will be used to improve the City's website and newsletter design, conduct citizen meetings, host special events for the community and provide news about the City's services and initiatives in a timely manner to our residents and business owners.

Why is the City proposing to reduce the speed limit from 30 mph to 25 mph on residential streets?

Alamo Heights is a city that loves to walk, stroll, jog, run and bike. The recently approved

Comprehensive Plan promotes creating a safe and healthy environment that encourages such activities. In addition, traffic safety studies indicate that each five miles per hour reduction in speed limits significantly increases an individual's chances of surviving a collision.

I understand that, if approved, the 25 mph speed limits would be implemented on "qualifying residential streets". Could you please explain which streets would qualify?

State law dictates that only two-lane, undivided streets would qualify for the reduced speed limit. If the speed limit reduction is approved, the 25 mph speed limit would be implemented on qualifying residential streets. City Council has indicated it would **NOT** reduce the speed limit on Broadway, Austin Highway or North New Braunfels Avenue.

Voting Dates and Polling Places

Early Voting: Alamo Heights voters will be able to vote at any polling site throughout Bexar County.

Closest early polling site to Alamo Heights is Lion's Field Recreation Center at 2809 Broadway.

Dates and times for early voting:

Oct. 19 - Oct. 23	8 a.m. - 6 p.m.
Saturday, Oct. 24	10 a.m. - 6 p.m.
Sunday, Oct. 25	Noon - 6 p.m.
Oct. 26 - Oct. 28	8 a.m. - 6 p.m.
Oct 29 - Oct 30	8 a.m. - 8 p.m.

Election Day: Tuesday, November 3, 2009

Where: Cambridge Elementary School
1001 Townsend Avenue

When: 7 a.m. - 7 p.m.

Usted puede obtener una versión en español del folleto de información electoral de 2009 en el Ayuntamiento, 6116 Broadway, Ciudad de Alamo Heights, en la página electrónica www.alamoheightstx.gov o llamando al (210) 832-2209.