

# *City of Alamo Heights*

## *Proposition 1 Post-Election Survey Comments*

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1 1. The design was not suited for AH. 2. Comparisons were made to the new OP City Hall and AH's were viewed unfavorably 3. Almost a feeling of "being duped" by AH City Council and even though I voted for the tax hike, I totally got the message about the AHNA that yes, I am "for the police and firemen", but perhaps \$10.3 million dollars for a facility is not necessarily the way to show appreciation.

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2 I think the problems with the bond proposal (which I voted for) were: 1) Lake Flato, although they are great architects, weren't a great choice for a public project. 2) Olmos Park's new facility looks great, fits surrounding architecture and was cheaper. 3) Using public safety as sort of a pawn angered many. 4) The design was not in keeping with the neighborhood. 5) There was a sense that bigger facilities would just encourage more government/bureaucracy. 6) Many people don't want to see the Tin Man torn down.

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3 Alamo Heights needs a municipal facility in keeping with the image the city would like to project.

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5 Is there ever a good time to increase taxes? People will always object but sometimes its necessary & if we see the benefits, we're willing to pay.

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6 Concerning the other proposition that passed, why not make all streets, within the City of Alamo Heights, in a 25 MPH speed limit (with the exception of Broadway & New Braunfels North). Otherwise various streets having different speed limits will be confusing, perhaps unsafe, and difficult to enforce. Thank you for your public service.

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7 Submitted by resident, homeowner of Alamo Heights, business owner & parent of a Cambridge 5th grader. #7-Chance for some creative design here. #9-This is a good thing because the "other structures" on Broadway need to be demolished.

Thank you for the survey! I voted for Proposition 1. Our beautiful city cannot move forward for the benefit of our community, our culture and our children, without a new municipal complex! Our city staffers, Firemen, EMS & Police deserve it! The plan was great-its all the old people that voted against it!

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9 I am strongly opposed to the city acquiring property for parking lots by eminent domain when there is a huge parking lot across the street available for use ?

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11 The historic "value" of the existing structures is minimal. It is (or maybe) possible to salvage building materials if not actual space. The cost of the proposed facilities should be compared with relevant examples-COSA Fire Stations, Olmos Park City Hall (new), but include additional information so that true costs of "other" facilities is portrayed accurately (i.e. does not reflect badly on COAH facilities).

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12 Action & Prioritization of the recent Comprehensive Plan needs to be publicly reported; stonger collaboration with the Alamo Heights Neighborhood Asso. would produce more positive outcomes; survey of this type from time-to-time is also a good idea. Thanks!

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14 The AH city servants deserve better facilities. Patching up the existing sub-standard facilities is not good enough. Failure to address these shortcomings now will only cost our children more later.

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15 City needs new facilities. I will gladly pay the taxes. I was mortified by the result of the election. I liked the design and thought it would be a neat improvement to the area.

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16 #3-Those are the most important to consider. #4-Should be strongly considered. #19-The tax rate isn't the problem. It's the amount paid, because of high appraisals. #20-Need to look at other cities: Olmos Park, Boerne, Terrel Hills, Fredericksburg. Need to inform citizens of staff positions and what they do. The total seems large for a city the size of AH. Maybe some functions can be contracted out at a lower cost.

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17 #2-In time, affordably. #3-This would be the priority. #4-If it is feasible. #14-Not now.

Focus on true needs that will improve the actual functioning, not just desires. Why does a bigger, fancier bldg make better police or fireman? We would like to make our house bigger and better, but is that really necessary; especially during this economy? We shouldn't be trying to be the best w/ facilities. We should be an example of affordable, efficient service.

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18 #6-Just not necessary all at once. #10-Can't yet be determined. #14-Not if its not completely necessary. #16-The amount may fair, but that doesn't mean its good to do now or all at once. #20-We don't know, things seem to have been working ok.

We never heard any complaints or negative comments and then all of the sudden this was proposed. Do it, but do it affordably and for the right reasons. Contrary to popular thought, not everyone in Alamo Heights is rich or even completely comfortable financially! There may be additional priorities that could be met. We didn't necessarily need those new police cars; especially when the same number of drivers speed down Castano!

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19 #20-More than enough; too many! #21-Clever attempt to influence response!

City is operating in total disregard to economic times. City has added staff and expenses beyond needs to the extent of improvidence and without regard for financial consideration of residents.

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20 I am curious to know if any Municipal Offices are located at the City Council Building. If the Council meets once a week in that bldg, couldn't some other offices be located there M-F 8-5? Also, why use Lake/Flato? Why not use UTSA architectural school/Students? Why go with a Lake/Flato "Hill Country" Design, the City complex is in the Cottage District. I think its obvious at this point there should be a Citizens Planning Committee, start with a session at the high school like was done for the City's Comprehensive Plan. I'm not sure many current Council members are strong enough to serve which affected this Prop failing. Contact me if needed. Thank you.

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22 #8-But City did not listen. #20-Too many, employ technology correctly, not people. Too many for a city our size.

Fire some of Ann's administrative assistants. Also, ensure that her architect husband is aware of what "conflict of interest" means. Fix fire & police quarters; ignore the rest.

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23 15.5% property tax increase is too high. You will drive the younger people away from Alamo Heights.

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24 Best way to go about this is like Olmos Park with a traditional building and no debt. Also, don't hire the most expensive architect in town who only knows how to design glass and metal buildings.

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26 #1-Don't use word new. #2-City Hall should be on bottom of totem pole. #3-Question new. Someone made a great suggestion to use vacant Broadway property on corner of Inslee build fire station there keep police where it is. #12-Based on facility est. of costs. #15-Just like most of us residents. #16, 17, 18-Not at this time city can't afford it at any cost right now. #21-How about recycle/reuse as water catchment to water grounds.

Some of us are still waiting for city to fix-replace our 1920 water & sewer lines.

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27 The voters are willing to make sacrifices for walking and quality of life in Alamo Heights rather than structures. Municipal structures should be consistent with a "Village" rather than "The Broadway".

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28 Clearly it is easier and more cost effective to tear down and build new. However, when it comes to the homeowner facing the same dilemma, there is no sympathy from City Halls or the community. Good for the goose, good for the gander.

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31 I don't think our present structure looks "out of date", but I feel it needs a lot of improvement on the inside. Our population stays the same so we don't need constant expanding. We do need a well kept and efficient building.

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- 32 Voted for Proposition.
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- 33 Voted for the Proposition.
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- 34 #11-Perceived. Pertaining to #20-It is perceived that have hired "big city" beaurocratic layered professionals. Do not want bigger government which translates to "inefecencies". "Must build bigger offices to house our new staff". Eliminate beaurocratic label.
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- 35 We have elected representatives whom we trust to be prudent. However, we believe the current design should be changed to provide more "charm and beauty". We thank you for you generous service.
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- 36 I'm convinced that our police and firefighters need better accomodations. However, I was persuaded by the argument that Prop. 1 did not provide a well-thought out plan and did not clarify the financial consequenses. Thank you for the opportunity for input.
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- 39 My taxes are already too high! Make cuts in other areas to use towards municipal facility needs.
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- 40 Taxes are already very high. Also, it appears the money we already pay does not get used to enforce building codes, ordinances, etc. You should be ashamed to ask for a palatial city hall when you can't conduct normal business. Unfortunately, the firefighters & police officers are punished because of our elected officials!
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- 41 The proposed facility was unattractive & incompatible with the community. Tearing down the existing City Hall was a mistake. We do not need a "City Palace" for Alamo Heights. Finally, I am 100% against any further tear-downs, and trashing City Hall & two houses is just wrong. It sends the wrong message.
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- 44 There are many senior citizens living in Alamo Heights and we don't need any more expenses. Many have been here over 40 years when it was feasible to live in Alamo Heights.
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- 45 Thank you for the opportunity to express our opinions. I am new to town (a returning native) and I just feel as if this one proposal was developed at a bad time, and is beyond the fiscal capacity of many of our citizens. Timing is everything, and also I just feel \$10 million is exhorbitant.
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- 46 #13-There is never a "good" time to increase property taxes. The \$ has to come from somewhere if we wish to continue having the great services we have in A.H. #21-Waste of \$.
- "Deferred maintenance" has now gotten the City to the point in which we are in non-compliance with ADA and common sense practices to support our police and fire dept. What an opportunity wasted to have a public/civic set of buildings that would have served the citizens for fifty years. Our property tax rate is low compared to other municipalities-especially for the services we have. The "old school" don't want anything to change, "give us all the services we want but don't make us pay for it" group used scare tactics, distortion of fact, and plain old short sighted-ness-(pass the problem on to some other generation). I had planned to join the "neighborhood group" until I received those lovely "newsletters" with the ratings of their "president"-what a shame-next time, perhaps, people with some longer term vision will prevail. Rather than people who only live in the past.
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- 47 Think any remodel plan should keep the Alamo mission theme as Santa Barbara Calif. has done. We want Alamo Heights to reflect the history of the Spanish missions & not go modern which will be "passe" in 20 years.
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- 49 Just "notch" it down in cost and don't increase our property taxes.
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- 50 Look at what Olmos Park did if you are at a loss as to how to improve conditions without raising our taxes.
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- 51 I don't think all services need to be in one location. Perhaps police/fire could be separated from the others and placed elsewhere. I would like to see more park improvements & pedestrian access throughout our city.

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- 52 I am strongly in favor of supporting our fire & police services & personnel. I am strongly opposed to spending \$10 million + on a new facility to increase administrative duties. This last election felt like a "snow job" and there was very little communication about the details of the construction and the specifics about what additional jobs were going to be created. Where were the added police officers & fire personnel needed to attack the drug problems and parking issues in our neighborhood.
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- 53 #9-Complex design/other structures on BW are inconsistent anyway. #21-The city should manage a cost of capital projects better. #22-Getting the drug dealers out of the neighborhood should be a higher priority. Police protection & street, sewer, water infrastructure should be priority. Historically, (i.e. Tin Man) the city is not effective at management of capital projects.
- (In response to "Please send or hand-deliver survey") So this city knows exactly who I am and where I live! What a joke!
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- 54 I think the lack of communication by the city is disappointing. We should bid out the plan to at least three firms and then allow the voters to decide which one is most appropriate for our city. I believe we can come up with an appropriate plan that is far more reasonable in price. I believe we need a plan to raise the money prior to the start of construction in order to not burden us with taxes.
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- 55 Why is it we are only getting this kind of communication now that the proposition has been defeated. I would think we might go to Olmos Park and ask how they were able to build an architecturally appropriate building without adding debt to the City. Communicating it to the public, building it in phases to not displace the entire office facilities. I think we should send the Mayor and city council to find out how Olmos Park manages their city. Apparently we have a lot to learn.
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- 56 #9-What we need most on Broadway are really decent sidewalks. #15-First. I know that all that \$ for the experts, though nice, troubled me. Tackle one problem at a time.
- It all turned out to be too much & too much \$ when everyone was hit harder than we knew about. Let's find a way to save ahead of time and cut the interest. I voted for both propositions even knowing it was going to be detrimental to me- I really was impressed with the way Olmos Park managed their problem. In the meantime, can't we come up with 2 or 3 more showers and paint the sleeping quarters. Keep a level head. Alamo Heights is more than skin deep.
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- 58 I was born in 1929: my childhood was during the depression, so I am familiar with what 98% of the people must do to survive. This looks like a depression-not a recession. Life will be worse soon because the people are spoiled and undisciplined. You don't have a clue.
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- 59 I appreciate this survey. Thanks for asking! I was hoping that there were plans in case it didn't pass.
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- 60 It would have helped my decision-making process if you would have included some pictorial evidence with this questionnaire. I was not able to attend the meetings.
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- 61 I strongly feel city officials were arrogant in their approach to this. I believe they are out of touch with the citizenry they represent. This survey is a step in the right direction.
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- 62 Relocating some offices should be an alternative choice. I'm sure there is vacant office space on Broadway close to current offices. Also, city of A.H. should consider saving money for this type of project like the city of Olmos Park did. They paid for their buildings w/out incurring debt. Now is not the time to raise taxes!!!
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- 63
1. The need for sidewalk, curb and street repair must be given more priority. Too many broken uneven curbs.
  2. Our firemen, then our police will need better facilities.
  3. Animal Control should be improved.
- If necessary, downsize office and management positions in order to find funds to carry out above.
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- 64 I think given the low interest rates and the time and money & effort already spent on planning/building a new facility that the A.H. Community would have been better off to pass the proposition. I do not think a remodel of those facilities makes sense.
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- 65 I did not like using eminent domain (and taking a home) for a parking lot. "Green" does not usually mean tearing something down. Too small a community to support large borrowing. Live within your means-fix the infrastructure (water supply, pipes) before you upgrade your headquarters.

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- 72 I voted for the new facilities proposal (Prop 1)
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- 74 The city needs to take a step back and make sure the municipal facility is in the right place. Given the recent comprehensive plan, there may be ways to spend the money to get more synergy from the investment. Involve citizens in planning!
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- 75 We need these facilities! Given the current state of the economy, we should try to negotiate a 15-20% discount on labor.
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- 76 Get this done before economy recovers and prices go up.
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- 78 Why use the most expensive arch firm in the state? Unreasonable to build such a monument to the city council. Priority should be to replace facilities for firefighters & police. Suggest maybe a new committee. Existing committee really overshoot needs.
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- 80 My impression upon returning to SA in late Oct. after a 3-mo absence was that many citizens were confused & not well informed about proposed new facilities. We need new facilities and we need to do more to garner strong public support based on accurate, persuasive and highly visible information.
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- 81 We have many over-65 exemptions in our community held by people who are extremely wealthy. Perhaps the over-65 exemption should be phased out for those with very high incomes (\$500,000 plus). (This might not make much difference in the AH overall revenue; I don't know)
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- 83 I voted for the new municipal facilities and hope we can get this back on track.
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- 85 When we moved here 5 years ago, I thought the location for the municipal facilities was odd. I still think it is an odd, inconvenient location. When there are so many vacant available locations (like the old Alamo Heights garage) that have plenty of space without tearing down perfectly fine houses to make parking space, why not try to utilize those. I do not think the police and fire departments necessarily have to be at the same location as city hall.
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- 88 Thank you for the great job you do. We have lived in AH for 56 years & believe it is the only place to live in the SA area-or any place else we have seen. The fire & police depts. do a fabulous job.
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- 89 My background has strongly influenced my answers, of course. Having been born into a family that believed in paying CASH ONLY-(that is, a "no charge" rule) with which I have been indoctrinated, but that financial agenda is no longer applicable in today's world, I presume. Note; Olmos Park & Terrell Hills improved city facilities without incurring debt.
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- 90 We need to live within our means. Save & pay-in the long run we save so much more by not paying interest but accruing interest. I do not know if property taxes are too high but I like living in Alamo Heights & I want it to stay the same.
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- 91 Lake-Flato is a very fine architectural firm, BUT their designs are too contemporary for Alamo Heights business & commercial---Stop paying & getting outsiders to rehash what we have talked about for years. And all water towers in Alamo Heights that are abandoned must be taken down. They will become a hazard to surrounding residential areas.
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- 92 #3-Badly worded question! "Agree" would indicate respondent wishes to build new PD & Fire; "disagree" might indicate respondent wishes to build PD, Fire & muni facilities. No response available if one wishes no additional facilities built. Rather a "when did you stop beating your wife, sir?" question! #16, 17, 18-I do not have the background knowledge to make a reasonable judgement. Make it seem like we are picking numbers out of thin air. #21-Another "gotcha" question! This structure is such a "landmark" we should try everything practical. How about city fundraisers/corporate sponsorships, etc/school involvement, diverting some \$ from Rotary's Alamo Heights Night, etc. Any money available from state landmark resources?

Generally speaking, I think anything & everything should be done to curb costs and conserve resources. Do what we can to keep good people on the payroll-clean, safe work environments with competitive salaries/benefits given the nature of the jobs. I'm not sure we need all the bells & whistles, especially given the times! The City should be an example of fiscal responsibility & conservativeness. Excess is how we as a country have gotten ourselves in this pickle. Help us all get out of it by not obligating us further. If we don't have the money, don't spend it.

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- 95 Prop #1 was a good idea.
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- 97 #21-Not a fair question.
- Let businessmen do this instead of politicians and city staff. The city obviously doesn't do this every day and doesn't know what they're doing.
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- 98 We were not given enough information!
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- 101 City should consider "sweetening" the deal via future cost savings or revenue enhancement. 1) Combine city governments of Terrell Hills and Alamo Heights for a cost savings. 2) Enhance revenue by adding solar PVs to roof under CPS's Solartricity program-CPS will sign a 20 year contract and pay AH \$0.27/kilowatt-hour generated-see CPS Energy Flyer from one month ago.
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- 104 We need the new facilities-don't mind the proposed building but it should be green & appropriately ahead of the times. Don't understand the economics. Am not at all afraid of raised taxes.
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- 105 The average citizen of Alamo Heights does not have enough information to answer many of the above questions. We are not aware of how the needs of the community have changed over time and how those needs impact the services and infrastructure requirements of the city. All we know is that a price tag of \$10 million plus interest appears outrageous considering the size of our community.
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- 106 Considering the size of our town, \$10 million plus interest is completely insane. I support our police & fire dept, but come on! I would bet my entire life's savings that a new police & fire dept could be built for MUCH less. Olmos Park just rebuilt part of theirs and paid cash. Maybe someone at the AH city council needs to listen to Dave Ramsey's show.
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- 109 How can I know how much \$ is "reasonable"? I can't. But my sense was that it wasn't a true priority to keep to cost reasonable. If the \$10m was "reasonable", it surely wasn't apparent.
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- 110 Where are our bike lanes? Where are our sidewalks? Why not pedestrian-friendly avenues to ease the walk to Broadway so we may shop at Alamo Heights stores? Why is only one rubbish bin at the park? We have neighbors who neglect their yards. Why is this not addressed? Large bushes block views of traffic, tree limbs impede foot traffic, and absentee owners leave mounds of mail in their yard. If I want high taxes, maybe I should move to California. Spend \$million on things the whole community can enjoy, or raise the salaries of the police and firemen.
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- 111 Do not create debt without voter approval.
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- 112 Do not create debt without voter approval.
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- 113 Please don't treat us like only you (the city) know how we should design, run and park at our homes and then try to ram your project through without following these rules. The design did not match the neighborhood. You have been such a proponent of only allowing small, quaint designs in our houses, please follow your own rules!!!
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- 114 Thanks for asking for opinions! Thanks also to our Fire & Police people, really appreciate you!
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- 115 1) Unclear to me what current need for new facilities is. 2) Whoever printed the "support our police & firefighters" signs had them explode in their faces. That is, it was a transparent cheap shot which I know turned many people off to Prop 1.

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116 #7-That seems silly to me. I care about efficiency, not green for green's sake. #9-It was beautifully designed. #21-Get rid of tin man! Take pictures & display them at city hall.

I actually voted for the new complex, with many reservations. My main "gripe" is that we had several years of double digit property valuation increases which should have resulted in windfalls for the city treasury. It has never been explained to me how those windfalls were used wisely. Also-I hate to sound sexist, but why do we need female firefighters? Isn't that just about the most physically demanding job on earth? I want the big strong people coming to my house if there is a fire. So-I think it is an illogical argument to say that new firefighter facilities would allow us to have female firefighters. When I heard that argument, I wanted to vote against.

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117 1) Cost of building should be less than \$200.00 sqft-all in. 2) Tax rate in A.H. is about right, but values are too high-total taxes are too high. 3) City needs to get back to basics & eliminate all the staff positions-too much overhead @ city hall.

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119 The city's marketing campaign to cram the bond issue down our throats was in poor & unprofessional taste. Regardless most citizens support our police & fire depts. & believe they should have adequate facilities. The price and design of the proposed facilities were off the chart bad. I do not want facilities that look like they belong in newer development outside 1604. The design should compliment the integrity and look of our community.

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120 The city should form a new board based citizens committee to study a remodel plan.

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121 This Council & Board has no respect for controlling expenses-We should provide better working conditions but not go crazy with other people's money-going green is not a priority.

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122 As long as you are saving "cracker box" houses & not letting lots be put together & bigger houses built in their place, you will not have a majority of voters vote for a 15% tax increase. Suggestion: Save for this project & pick less "showy" architects, bldgs that are compatible w/ neighborhoods & plan to do project in increments with modest tax increase. Have City Hall meetings with discussion of pros & cons, open house at Police Dept. & Fire Dept. for residents. Give more information w/ this survey. What is "tin man" water tank? What is no. of City employees & where do they serve? What were other bids? Etc.

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123 #4-Fire/Police #7-Don't care.

Move fire, resuce & police to other facility, keep city council & admin personnel in existing building & renovate. Tear down both fire engine buildings to make parking spaces. If "tin man" can be saved at minimal yearly expense-ok, otherwise, tear it down also.

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125 The city should have had an alternative plan. The smugness displayed by the lack thereof swayed my vote.

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128 You just went about this the wrong way-Your proposal was too expensive & full of unnecessary frills. Expert consultants who know more than I could assess our needs & make suggestions. We need strong, conservative leadership, & I was extremely disappointed by the City's Prop 1 proposal. I lost all faith in the judgement of our City leadership.

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129 The City never honestly gave correct total to \$ being spent-Principal + interest = total cost.

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131 Please address purchasing additional property as part of cost of new municipapl facility. Being totally honest is always the best policy.

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134 Architectural firm expense & design not compatible with overall historical "view" of AH-we are not contemporary in any way-Save money now for needed facility. Look at Olmos Park model of compatibility design & payment.

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137 City Council was NOT in touch with the people or reality on this issue! Cavalier attitudes in elected officials create tea parties & defeat for re-election!

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- 138 #13-Neutral. Belt tightening yet cost of money is low. #15-Need for frugal yet reasonable stewardship now. #17 & 18- Somewhere in between. #21-Need more data on this-what is the cost to repair vs. purchase-who are the experts & what do they think? This question is not very appropriate given its "open-endedness" and not fully understanding the issue-your fundamental problem w/ Prop #1.
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- 139 In the present computer "age" management should be able to provide more services without addition of facilities.
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- 141 #22-We have fabulous fire & police protection and these fellows should be our first priority in terms of living conditions.
- I question the advisability of having a husband and wife "team" in important leadership positions in AH right now. Lake-Flato are wonderful architects, to be sure, but too costly for a municipal, tax-supported project.
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- 143 The number of boxes which I marked "not sure" reflects the fact that I'm not sure that I have all the facts necessary to make a decision. Proponents of a new facility need to make a stronger case for its features (expense, size, the particular necessity at this time). I would suggest staging a public debate with pros & cons & panel discussion. Include experts: architects, economists or tax specialist, city manager, police & fire officials. On second thought: stage a panel first followed 2 weeks later by a public debate.
- Concerned Citizen
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- 145 I think the bond failed because the cost of plan "appeared" to be excessive and the controversy over condemning surrounding houses. Maybe a multi-story structure would be better. Or moving fire & police.
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- 147 The yard signs that read "support our fire & police" was misleading. Many of us wanted to support the firemen & police but not with such a price tag. They do need new facilities.
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- 148 The City Council has shown no responsibility and should be trying to save money, not spend just because property values are high. The city has been run for years without going into deep debt. Elect some conservative council people. Resident for 78 years.
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- 150 Current City staff are not responsive to residents concerns. More space will lead to more employees not create a more open dialogue. I feel that the current staff are adversarial to citizens.
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- 153 I have a 25 year history with campaigns and 20 years of experience with capital improvements. Please let me know what I can do to help.
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- 154 I would like to see a more traditional design. Although AH has many varied building styles, at least we should be able to find something we could identify in the town. A more traditional style would also be timeless 50 years from now.
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- 155 I voted for the recent proposal (Proposition 1). I attended the info sessions/town meetings & came away with the clear impression that the proposal had been the result of a considered & reasoned deliberative process by our elected officials. So, I'm open to "what comes next", but disagree with the strong-headed opposition to change evidenced by the "save the tin man" crowd.
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- 158 I am not sure how much facilities should cost. A thorough study should be done and first rate facilities should be built-at the prevailing market cost whatever that is.
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- 159 I believe building in phases instead of moving ALL the facilities off-site & then back again would be more appropriate. Also, the possibilities of moving the police a/o fire to a nearby location.
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- 160 Water mains need upgrade along with sewage. Compliance with locations of water & sewer mains. Streets need improvement.
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- 161 Save money for Facility needs.

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162 Those questions marked not sure should be read as don't care. Taxes are too high.

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163 #14-Smaller amount.

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165 Ask citizens in construction/design to contribute to construction. I have a commercial flooring co. and I would do the project at cost and get help from the manufacturers.

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167 The proposed complex was a terrible design but the city needs a new facility.

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169 #17-Cost of Astrodome

Maybe raze the facilities and replace with more utilitarian spaces for all sectors. There seems to be plenty of space. Do not use expensive architects. Make each simple and useful and easy to maintain-not fancy and stylish.

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174 #22-Except for Fire & Police.

The smell of "world class city" was all over this proposal! What happened to "city of beauty and charm"?

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177 I voted for the recent bond proposal and would do so again.

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178 Better design-more traditional-or reuse in design. Not a smart design-not green enough.

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181 Is there a solution by moving city staff to a separate location and using existing facility to house police, fire and road crews?

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182 Save money now to build in the future.

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186 Alamo Heights should continue its tradition of being frugal with low if any debt, a primary attraction of living here. It should also maintain its modest, non-showy, mixed means character and not hire or be influenced by those who want glitz. The fire truck, to be thrown away metal building, extravagant out of character municipal building plans were a "tail wagging the dog". Police facilities seem to me the highest priority. Do we have too many regular office employees or the wrong ones? A major travesty in progress is the tree canopy destruction being handled in a one size fits all manner. The streets with lovely over arching branches are being severely harmed aesthetically. I have heard all the justifications and strongly disagree. Has the council completely turned over AH government and our future to employees and wonks?

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187 # 13 -N/A price will only increase w/ time.

It is too bad that the vote went the way it did. Lake-Flato's design was good, but needed better buy-in & public inclusion to prevent the haters from gaining the upper hand. The existing facilities, even renovated, will look ad-hoc and rinky-dink. And I am not convinced that an Olmos Park-like residential looking design is appropriate for current location.

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188 I did vote "yes" for the proposition, but was concerned about the size. Generally, I am willing to pay a little more in taxes for the higher quality service we receive. I would like to see AH make progress toward the long range planning vision that was recently completed. I would like to see AH show leadership in sustainability and green initiatives.

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191 WE are in a depression in which homes have been devalued & owners are underwater. This is not the time to add more stress to homeowners.

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192 We should look at broad spectrum of solutions. 1) add on to existing. 2) build new what's necessary & improve what's improvable. 3) build a moderate professional new facility.

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- 195 The water and hardened emergency power systems in the defeated proposal were reasons I voted for it. A few days without water or half a day without fire, police or EMS support will cost some citizens vastly more than the small tax increase.
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- 200 #16, 17, 18-Depends upon what need is of what is built or done. #21-in favor of repair, within reason.  
I am in favor of reasonable facilities for city employess, but not of building an extremely expensive, large, inappropriate facility. It seems there are many other options, such as exploring use of some of the numerous empty buildings in Alamo Heights. I think right now the City has far too many grand plans for A.H.
- 
- 204 Our country is in an economic crisis-we already have high taxes. Why would we want to raise taxes?
- 
- 205 My only "concern" about the LakeFlato Design was that it was not consistent with the AH architecture.
- 
- 206 Bad timing. LakeFlato design undistinguished and not in Alamo Heights "charater". The current economic downturn is not a "blip". Everyone is affected.
- 
- 207 As an older citizen of Alamo Heights, I would not be affected very much by the changes but I do feel there was too high a cost and more simple construction would be more in line with the present economy.
- 
- 209 During a recession, a tax hike is hard to sell. Perhaps phasing in the improvements would help. The city needs to better educate people about what \$5 million gets you?
- 
- 210 I think that the average citizen was surprised that the full truth did not seem to be told. The people look at other needs, such as streets, and felt that there were greater needs than a new mega facility. They also wondered why you spent a lot of money on the "new" temporary fire station only to be told a new 10-20 million dollar outlay for a new total facility was coming. The people are smarter than someone thought. They realize that such a facility to include interest on the bond was much more than told.
- 
- 213 An attractive feature of AH is that the municipal facilities blend with the neighborhood.
- 
- 215 If the City is going to incur that much debt, it should be spent on something that will increase property values and standard of living (i.e. infrastructure, new sewer-turn old system to groy water).
- 
- 216 Move fire to new location (new facilities) renovate & move police to current fire dept. Drive thru-close both doors-secure for prisoners. Expand municipal into cuurrent police.
- 
- 217 Beauracracies have a tendency to expand exponentially, more control needs to be exercised on size of city staff. What do full-time planning director and animal protection officials do to justify their positions, for example. The physical size and population of city are static--why is city staff increasing?
- 
- 218 #20-maybe some functions could be accomplished from home offices (I work form home). This could help with space constraints!! #21-DON'T WASTE THE WATER whatever you decided!!
- 
- 219 A cost analysis is the best way to determine if a new building or renovations of existing buildings offers the best value to the taxpayers of this "small" town.
- 
- 220 Letter attached.
- 
- 221 I believe the method that was used to design/develop this project led to the excess cost. If we had followed the same model that Olmos Park had used, we would be under construction right now. On a personal note, it was very disappointing to see that a family who have lived, worked and contributed to the AH community since the 1920's (for 3 generations) were not afforded the opportunity to bid this project.
- 
- 222 I do not think we should employ project control to "look after" this project. I do want to have new facilities that our community can be proud of.

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223 \$21-Regardless of the cost-NO.

There is an abundance of talent in AH to help get this job done well. Strongly disagree with paying \$250k to Project Control, probably more fee than the general contractor (who bears most the risk) will earn.

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224 I do believe the City of AH needs new facilities but the proposed facility was far too pricey. It does not need to be grand but merely functional. The citizens of AH were railroaded by a minority but the majority voted against. That seems to tell me that the project needs to be scaled down. Also hometown "AH" general contractors should be allowed to bid fair and square on the project. They have a vested interest in helping their community.

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225 #8-Enough on City Hall complex, not enough time re. water tower.

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226 We are more interested in having our alley repaved than having a tax increase for municipal facilities. Our firefighters and police are top notch but these are not proper economic times to spend money on facilities. I bet they would rather have a raise.

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227 1) I think the complex should be paid for by cutbacks, the money should be save. 2) I believe a design should be done by an Alamo Heights architect/or possibly even students. Why such an expensive firm? 3) I would like to see updated facilities but utilize some of the old. I prefer to remodel than to do a complete new construction. Start with most vital areas.

---

228 I voted for complex even though I thought it was way too expensive & I personally did NOT care for the design. Lake-Flato is the most expensive architectural firm in town. The bond rate at this time is so low, historically so it was a good time & also I think it would bring some much needed energy to our city, It makes NO sense to remodel! Remodeling is far too expensive. I think if the project could have come in around \$7M, it may have worked. You have to educate the public better with SIMPLE, SIMPLE MATH for them to understand that the City of A.H. has one of the lowest tax rates in Bexar County! Even AHISD is lower. It is our values that are so high. Personally, I feel our values will continue to increase as our city grows. This recession will certainly take us back a bit in values but over the long term, our community will continue to be a star. The AHNA and the bad blood with AH Council did not help this at all. Our police & firefighters deserve a top notch, first class facility. It is embarrassing. Good luck next time around.

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229 #4-Yes if possible. # 22-Does "municipal facility" include fire and police or just city council and office. This was not clear and therefore skews some of the survey questions.

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230 The average homeowner doesn't know the details, and must trust the good judgement of the Council. We have a wonderful council, but somehow patrons felt an arrogance in the plan, and that's difficult. I applaud the Council's efforts, and believe this problem can be solved with softer voices and more collaboration so there is strong "buy-in". We voted yes because we trust Council-but obviously we were in a small minority.

---

233 Given the history of our city-I believe that whatever is done will likely be a "once in our lifetime" project. Literally a historic opportunity . Please don't "patch it together" for a few more years or do a project that our city will be proud of for many years to come.

---

234 #3-No build none/existing is adequate!!! #8-Our current facility is adequate. #11-Not needed. #13-WE do not need a new facility-no tax increase. #15-Lower taxes rather than save. Only tax liberals feel we need bigger & better & more! Gov'n w/ larger bldgs & more people. #16-What we have is fine. #21-Stupid loaded question. You show us no figures how can we answer this. #22-Why do gov'n't people always feel it needs to get bigger w/ more people & better facilities.

I like many others are sick & tired of liberlas taking away our property rights & taxing more to create large & larger gov't with facilities beyond those of the taxpayer. Most council members may not be liberals but those that are like Jill Souter are so bent on spending others money to increase gov't w/ an aim toward socialism & big gov't.

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238 I have enough faith in our City Council and staff to let them make these decisions when I personally am not sure. Anybody that thinks they can make their own decisions on all these issues is foolish. Sarah Reveley

This survey was a bit tricky. You should have made all comments positive so I could agree or disagree instead of switching back and forth to "should" or "should not".

- 
- 239 Proposed complex design did not match the Alamo Heights area. Proposed design would fit in Stone Oak. The new Olmos Park city complex fits the age of area and is timeless.
- 
- 240 I voted yes for the improvements but we were overwhelmingly defeated. To me the message was very clear (no tax increases). Also, I think MOST of your statements cannot be intelligently answered by 97 1/2% of the citizens of Alamo Heights!!
- 
- 245 The city has been going over this issue for sometime now. Nothing has been done. My street has never been fixed in the 38 years that I have lived here. The curb is already down to yard level. Everytime it rains all the debris from up the street is in my yard. Taxes keep going up and I am still living as I was 38 years ago in the City of Beauty & Charm!
- 
- 246 I recently retired, having been head of real estate investments for USAA. In my career, I have developed over \$1 billion in commercial real estate, and have never come close to \$400/sf for a small office building. Concil was well-intentioned but not sufficiently experienced in the design & value engineering process. I volunteer my time & effort to assist in a redesign!!
- 
- 248 Letter attached.
- 
- 249 The proposed building was very good looking but this style (& the west glass exposure) is hardly necessary for this facility. Not enough regard was given to the citizens opinions before proceeding. This was a waste of money.
- 
- 252 The facility was too expensive & did not utilize other buildings that could be used by the city. Also, it was too modern. You hold our feet to the fire when it comes to remodeling. I think it should be both ways!
- 
- 253 Make the new buildings match what is there. The last design was atrocious & not functional. A third grader could design it better and cheaper.
- 
- 254 New Braunfels flooding-would be great to address that ASAP. Please let us all know more & better ways to help & be involved/what needs to be addressed, then let everyone help decide/brainstorm solutions?
- #5-Maybe just the stairs & railings & ltrs & trees.
- 
- 257 1) This size project does not justify a "project manager". It's a waste of fee money! I'm an architect, if the architect you hired can't manage a project of this size, why did you hire them? 2) It seems to me that the scope can be reduced to take care of the essentials (fire & police). I did not agree with the opposition's position of saving the old building, they're not worth it. We need facilities we can be proud of without trying to win design awards. 3) This is an excellent time to build but not a good time to raise taxes, quite a conundrum, huh?
- 
- 258 Answer to number 3 is paramount-with new police facility, city hall would have additional space to use. New City Hall at Olmos Park is very nice inside & out. Glass design for AH is/was terrible.
- 
- 259 Thanks for giving us the opportunity to vote. The outcome speaks for itself. We do need a fix-the question is still what/how?
- 
- 260 The biggest issue I have is the price per sqft. and the irresponsible and flippant means to fund the project. Olmos Park saved for their facilities, why shouldn't we!?!
- 
- 263 Our city is stable. We are not growing. Properties are sold & land is not available for additional houses & families. Why would we need a \$10,000,000+++ city hall???
- 
- 265 #13-It is never a good time, but a reasonable increase is expected. #17, 18- Need to know what all is included.
- 
- 266 Value of the dollar is more important than the specific amount. Everyone agrees we need new facilities but the proposal was too expensive for what we were going to get.

- 
- 267 The reason I voted against Prop 1 is because the actual cost (\$400/sqft) greatly exceeded the amount repeatedly represented by the city officials (\$192) (ground prep, site prep, architectural design, etc). Do we really need to more than double existing square footage when we have a declining populaton?
- 
- 271 #22-Except fire & police.
- 
- 276 Re-evaluate current books to determine another way to generate money for THIS FACILITY. We should be able to build with funds that currently exist by reallocating funds to the facility.
- 
- 277 Optimal expenditures should not be pursued until sufficient funds have been saved, and then all aspects should be bid to competent contractors and service providers. Functional objective should govern design, not ancillary value based objectives such as "green" enough
- 
- 278 In general, the bond lost because it seemd out of sync with the emerging AH values of fiscal restraint, historical preservation, a mod? of green thinking, and fear of the "tear-down" mentality. Moreover, it did not take much to realize that supporting our police & firefighters is better done w/ high salaries, not necessarily ???-at least the case was not made by the Council that our employees preferred new buildings over a prudent budget with less mortgage debt which would have negative pressure on salaries & benefits. All the best.
- 
- 279 #3-After money is saved for it.
- 
- 280 #20-Too many high paid.  
  
The over paid staff should try & think of ideas of how to raise income-without raising taxes. Easier traffic flow to/from central market-(where a % of tax \$ will come back to city). The information on business in AH has been good. Ask Diamond Shamrock to keep gas price at same price of Terrell Plaza-not higher. "Stop" the lawsuits-The city & its citizens-(AHNA)-what a waste of money.
- 
- 281 Instead of being conservative & frugal, the overpaid city management is devoting full time to squandering taxpayers money! Please consider earning your keep by producing for the citizens. It galls me to think that city management is using city funds to sue someone who opposed them (and represents majority opinion) in the last election. These city employees need to be held individually responsible and also need to leave office asap.
- 
- 282 We need to save \$ for our new needs. There is no doubt we need upgrading! Let's look at interest rates & be sure of that # if we do have to borrow.
- 
- 283 The city has needed "improved facilities" for a long time. The city should approach these as multiple, smaller scale projects like AH owners.
- 
- 284 Maybe this Council and the city manager will get the message you are spending too much money on projects and additional employees for the city manager that isn't in the interest of the citizens of Alamo Heights. Stop your unnecessary liberal spending that is resulting in a large debt which we have never had and concentrate on the most important-our police, fire and street repairs.
- 
- 285 #22-Fire & Police!!  
  
City Alderman should act like village gov't-not big city types with "facilities" and staffs. Fire & Police protection, street repair & garbage & trash pick up are the only things we should spend money on. Get with the hisiory of Alamo Hts, not dreams of "community development".
- 
- 291 #21-Need to know approx \$ to answer.
- 
- 292 #21-Need to know \$

- 
- 293 Do not trust this Mayor or City Council to spend money wisely. \$70,00+ to Terry Brechtel for 6 mo. work. \$130,000+ severance to City Mgr. after 3 years work. \$250,000 for a temporary building. Over budget on water tower. Cost overruns on every new project. Was told by one with past knowledge, watch for contracts let by principals to friends and relatives.
- 
- 295 The streets and drainage should be fixed before a new municipal building is built. Taxes are high, but for the school system with it. It would be nice to keep the historical impact without taking peoples' homes away to build parking. The plan was ridiculous & did not take a lot into mind, including historical signature. Save money like Olmos Park & build a beautiful new municipal building like thiers, or save & redo on site. What about moving fire & police to the Broadway & Wildrose lot for sale?
- 
- 296 #4-Fire & Police only. #21-@ what "cost"???
- Look @ Olmos Park-\$3 million for a firehouse AND City Hall "saved" since '96 for this project. I totally support the fire dept. & police. How dare you use them for your own self-centered agenda. Also, how much did this survey cost when the citizens of A.H. clearly told you how we feel? You are definitely NOT caring about the folks who pay the bills!
- 
- 297 I only received one brochure prior to the election. Maybe more information earlier in the planning process would be helpful, although I did vote for the proposition.
- 
- 299 I have concern about many people running stop signs.
- 
- 300 Step by step as funds are available. 1) IMPROVE police dept. 2) Fire Dept. 3) Administration A) Save money B) Spend it when you have it.
- 
- 301 The proposed facility was too expensive. Lowering speed limit to 25 mph is unreasonable. 30 mph is just as safe.
- 
- 303 Really sad we did not move forward. There is never a "good time" and this problem needs to be addressed now. Good luck finding a solution!
- 
- 306 The design had nothing to do with Alamo Heights; glass buildings with a flat roof are not efficient & so not Alamo Heights. The police need new facilities & firemen need a place to sleep, but you are carried away with grandiose ideas. This is a small community with little crime. There is not a need for huge facilities! Also, we do not want Broadway turned into 2 lanes. Ridiculous!! No one is going to stroll up & down Broadway. Who wants to? Have you looked at rush hour traffic? Also, the "cottage district" is ridiculous. These houses have no historical value & it keeps our property values low. We can knock these houses down, if we want to!! Stop cutting services; such as animal control, etc. & stop trying to have more facilities than needed!
- 
- 307 Olmos Park model should be instituted-"pay-as-you-go". As all responsible taxpayers must do. Save up for the project, & it will have my consent.
- 
- 311 I think it was a mistake for Councilman Bill Kiel to file the ? lawsuit against the Alamo Heights Neighborhood Assoc. I think the bitterness really increased after that point. At the end of the day we're all still neighbors. I may not agree with AHNA positions, but they represent a section of this community & should be courteously heard. With unemployment near 10% and many cutting back in uncertain financial times, no one wants to pay more taxes so that government employees can have a top-of-the-line facility.
- 
- 312 Back to basics. Keep us safe, pick up the garbage and pave the streets. Help out the merchants on Broadway and some landscaping would be nice. No more "new-age" stuff. Good Luck!
- 
- 313 Build a simple yet attractive all new facility on existing location.
- 
- 314 Let's build an all new facility but keep it simple & keep cost down, it should be attractive but simple!
- 
- 315 Build the lowest-prices, most efficient facility possible. Don't build a monument to yourself-something charming with historic overtones would be appropriate.
- 
- 316 Next time have an "A", "B" & "C" instead of one proposal. You gave us only 1 choice.

- 
- 318 I believe the anit-Prop movement was, in part, a reaction to Democrats taking Presidency. A psychological backlash fearing gov't growth & initiative. Unfortunate. I supported the Prop.
- 
- 319 Ann McGlone did a good job on community outreach. She is an asset to AH.
- 
- 320 #13-Best time to build & borrow \$.
- It is a shame it did not pass-there was a lot of mis-information out there. The city should have had more input from the citizens on this. The city should proceed quickly to capture the current building costs!
- 
- 322 Return in two years with a much more modest plan that does not require debt or a tax increase.
- 
- 323 #18-s/b \$1.5-\$3.0mm
- Save money to build. You can't convince citizens of an expensive facility to attract fire & police-these officers are not turning over at any unacceptable rate. That approach is NOT convincing at all.
- 
- 325 Considering the poor economy, the timing was bad. Architectural renderings were of poor quality (poor design), vague. The architecture would stick out like a sore thumb.
- 
- 326 I want to know where the \$600,000 came from that the city spent on this project BEFORE it was approved. There should be an audit, & it should be made public. And the Council memebers who voted to spend the money should be made public.
- 
- 327 City was not, I repeat not, transparent when discussing cost of new facility. Any discussion should have incl. the cost of money, incl. the wording on the ballot. Frankly, City was dishonest to citizens in this regard. Will be very difficult for city leadership to regain my trust after this fiasco. Design was also ridiculous. Should have been more obligied with the cottage district look. After all, the BOA thinks its their birthright to protect that look & dictate how people should spend THEIR money, where was BOA & their big mouths on this bldg?
- 
- 329 I believe the Council Chambers bldg. should be considered historical and updated not demolished. Whatever else is done should reflect the charcter of AH and the current economic times. Thanks for soliciting our input.
- 
- 330 I believe municipal expenditures of this class should go to the public in some referendum format, PRIOR, to the city spending a ton on architect fees, Thanks for the opportunity to provide you with my thoughts. Regards.
- 
- 332 #14-If some debt is requested, it should be minimal.
- A more cost effective facility is preferred. Focus on improving Police & Fire facility-not on new offices for Mayor!
- 
- 334 #13-Never a good time!
- 
- 335 Do not like the notion that a city official (or with the city's blessing) kept an "enemies type list". I strongly agree that IF this notion is true that official and all that allowed that conduct should be sanctioned.
- 
- 337 1) Why now for a survey after \$600,000 has been spent? 2) Why no "Plan B"? 3) Who is responsible for these bad choices? 4) Why was the new fire truck purchased requiring the temporary building which in turn restricted any new construction planning? Very Bad. 5) As a stockholder in various corporations, I always vote to replace the board when costly, politized, bad decisions are made. 6) I expect to see punitive action taken for these reasons.
- 
- 338 #21-Luaded question.

- 
- 340 Critics of the proposed plan took the high ground. Can you rethink how to meet the real needs for the new facilities without what appeared to be a Cadillac Plan.
- 
- 341 I was very disappointed with all the negativity during the election & it was vocal & ugly. Our elected officials work so hard & give so much of their time.
- 
- 345 The current leadership is out of touch with the community-TOO much ego and politics-not enough citizenship/leadership.
- 
- 346 I would like to see an architect with offices in Alamo Heights (like Overland) be selected for the new facility. The city seems to be out of touch with the community on more than just (this) issue.
- 
- 348 Support the comp. plan & renovate exist. facilities. Save the Tin Man EMPTY. Project needs to be much greener. Save the 3 houses on Henderson as well. Less parking & encourage car pooling/public transit use.
- 
- 349 #3-It is probably better to redesign all NOW & perhaps do now also. #4-If necessary, better to build up-two stories. #15-Should have done, now maybe too late. #20-The city should look to consolidate with other municipalities if it needs more expertise.
- I feel strongly that the city should set & meet the highest standards of resource efficiency using life cycle numbers. A net zero, adaptive reuse, with minimal material waste should be the goal, even if it costs more to do now, but will save costs (& external costs too) in the future.
- 
- 351 Too high of a cost for rebuild=too high of already pompous taxes of Alamo Heights. We NEED new facilities but w/ a cost between 3-5 million.
- 
- 352 Perhaps the city should contact the architect/builder/contractor who built Olmos Park's fire/police building rather than wasting tax payers' money getting a "consultants" recommendation. Propose a reasonable cost for building an adequate police/fire facility and voters will approve. Plan for & budget for a remodeled administration/office building to be completed 3Q 2011.
- 
- 354 #4-Police.
- Water tank (100,000) is unsafe (top could blow off). Henderson properties need to be placed back as residential-police station could be located at different location (in many city hall mtgs-city mgr. stated danger in mixing citizens/employees w/ prisoners coming into facility).
- 
- 355 Water tank (100,000) is unsafe & should come down before top blows off. Henderson properties need to be placed back as residential.
- 
- 356 While the water tower is infrastructure and should be replaced IF needed, it and renovation and increasing the energy efficiency of current facilities should be saved for as Olmos Park did for theirs.
- 
- 357 #5-Except for city chamber on corner. # 18-Depends on projects.
- There are too many unanswered questions. These are very "uninformative" questions-answers are not available thru this process. There needs to be a lot of information provided to residents. The city should be ashamed at how they handled the "marketing" of this bond and best check twice w/ their egos! This is not your money to spend.
- 
- 358 The picture shown was too glass & brass for Alamo Heights-the Spanish house 1 block south of high school is for sale & would be a great city hall & maybe police station.
- 
- 359 I am disappointed in the current city council for not offering several options for Prop 1 besides "ALL or Nothing!" You went about it all wrong (like Bullies!). No one wants tax increases, and any idiot knows that you don't need to spend over \$10,000,000 to update municipal facilities!!-or to remove historic water towers, etc. Think more economically!! Thank goodnees for AHNA! If elections for City Council were held tomorrow, you (all A.H. City Council members) would be voted OUT of office! Shame on you! Listen to your constituents! You are out of touch! All of you! You, AH City Council created this negativity towards you, yourself! Take responsibility & don't blame others! The tax payers of A.H. should all receive a tax credit for the \$600,00 spent to come up with that horrific \$10 million albatrost of a plan!

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- 360 I am amazed at the substandard fire facilities (haven't seen police). For a place with so many \$ it is sad.
- 
- 362 Recommend purchase property at Broadway & Austin Hwy. Old mobile station is ? and great landmark for new city hall. Property of former AH garage perfect for police, fire and more.
- 
- 363 The election results were interesting in that about 20% were opposed, about 10% for and about 70% weren't motivated to vote. They were willing to accept whatever the outcome was. Let us know how many surveys were returned. Presumably the 30% who voted in the election will respond.
- 
- 365 #20-No entirely too many employees.
- Quit spending money!!! Entirely too many employees on payroll & they are rude. City council should resign asap!! They have destroyed their credibility. None of them have listened, appointing a Flato architect?? to city council. This city has its own agenda! They need to go-all of them. The citizens of Alamo Heights want an honest city council who listens to its citizens. Stop spending our money!!!!
- 
- 366 Clean up your act and stop spending money foolishly. Become responsible in these hard times. Build a new fire & police facility.
- 
- 367 I think it was totally unfair to promote the new facility as a fire/police facility. They need a new facility not the complete office/adm staff. You have entirely too many high level administration managers. Let's step back and review all of our needs and priorities.
- 
- 369 1. All not sure responses indicate that more information is required to make a judgement. 2. Why is it necessary to have a construction mgmt. firm for the project if the architects are competent?
- 
- 370 #20-Too many employees.
- Don't you have any employees who are capable of multi-tasking?
- 
- 372 #4-All at one location is important. #8-We don't think LakeFlato was proper choice. #12-This was not a big problem. #13-But we are willing to let it happen. #15-This is always a good idea, but not good for this project. #19-We get a lot of services for our taxes. #20-Zoning & permits & variance seems adequately staffed.
- The opposition from AHNA was RIDICULOUS. You should have avoided the issue of COST PER SQUARE FOOT; you should have explained this is not the same as building a house, where one may want to use cost per square foot as adequate. We wish you could do this project but our only opposition: the "LakeFlatp Look" does not fit for this facility. Not sure how it should look, but not that look. Residents since 2000.
- 
- 373 I feel the mayor and city council have wasted our monies on surveys & future studies when Alamo Hts streets need to be cleaned, potholes repaired quickly, etc. I feel the staff is too large, and some specialized individuals could receive additional training and complete more tasks. A time-management (direct observation) would see how efficient each specialized employee is. I also do not think a city manager is needed full-time. I think some knowledgeable AH citizens should volunteer to find out what goes on there in a typical day.
- 
- 375 1) Most property owners don't realize it's the school taxes that are so HUGE in A.H., city taxes are lower, much lower, than O.P. 2) All the meetings were publicly noted. That Neighborhood Association didn't get involved until all the work was done & they just wanted (to) complain & criticize. How did all those rich people get so dumb. 3) The old facility is not safe, cost effective and too small-sad that we as a community have not been able to be good stewards of resources, good employers & united on this matter.
- 
- 376 I appreciate the hard work of the staff and citizens advisory group and was very disappointed to see this endeavor fail.

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377 #1 reason I voted against bond issue is that I do not trust city leaders to spend my money wisely. Admin staff is entirely top heavy & salaries are out of control. "Retirement" package paid outgoing city manager was outrageous for someone who served only 3 years. We are not & do not want to be "Little San Antonio". Get spending under control before asking for more of my money.

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379 Just Preserve!

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380 #7-I strongly question "green enough" & sustainable features-this is not needed. This is also a tricky question. #16,17,18-Way too much. #20-Too many.

People chose to live in Alamo Heights because of LOW TAXES; municipal services-police, fire, garbage & trash pick up, good schools, perceived safety. Other than the necessary city employees, the city staff is way too large-it should be a bare bones city staff. To pay for this "city complex" taxes will have to go up-this will DESTROY Alamo Hts, since people want to live here due to LOW TAXES. This "city complex" is to accommodate an enormous city staff.

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381 #7-Unclear question. #20-Too many now! #21-No. #22-Reduce staff & expense.

People move into and want to live in Alamo Heights for LOW TAXES, good schools, good Police, Fire, Water, Trash pick up services and street maintenance which provide for a good neighborhood. What the vast majority of citizens in AH (want) is not a big overhead in staff at City Hall or unnecessary spending by the Council and this overblown Staff we now have. The vast majority of citizens do not want icons, just prudent management of the services we pay our taxes for. This has been provided since the beginning of the small City and there is no reason why it could not continue in the future.

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382 Our biggest concerns with the City's proposal was not only the conceptual plans and construction costs, but the lack of concrete numbers regarding total financing costs, homeowner tax increases, and the length of time that these increases would remain in effect.

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383 Letter attached.

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385 Letter attached.

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386 Thank you for the opportunity to provide input. Let's save money and come up with a much more cost effective proposal that may not give all stakeholders what they want but meets greatest needs in a modest, financially responsible way.

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387 This was as much a referendum on your mgmt of the city as it was Prop 1 & it's pretty obvious you all did not fare well. We really do not like anything you have done the past few years. There really should've been a question about the Mayor's, Council's and both CM's arrogance. People have been telling you for 2 years not to use Lake/Flato & that \$10M was too much. You didn't listen. You knew better than us. You wasted \$600K w.o public approval doing what you wanted. You should pay us back. You're the laughingstock of all of AH & SA. Now you are wasting more on this silly survey to know why Pro One got defeated? That you don't already know is proof of how out of touch all of you are & what gross failures you are. CC is working for the staff not the other way around like it should be. CC has abdicated all authority to the staff.

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388 Unfortunately the record & reputation of the council & both City Managers has suffered greatly. You should all resign immediately. YOU SHOULD HAVE HAD A DISINTERESTED 3rd party tabulate this survey. Only a small handful of people in AH trust any of you. Everything you've done has been 1 mistake after another. You are failures who are totally not trusted by over 70% of the citizens.

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389 Instead of wasting taxpayer \$ having an expert design this, why didn't you have your expert count the results. No one is going to trust whatever you come up with. CAG is a joke. Your very own hand picked yes people, incl the Souter Campaign Mgr. It clearly doesn't represent the people of AH. If you reactivate CAG, appoint Andrew Herdeg or misuse the info from this survey there will be an open revolt that will make the election look like a t-party., CAG was 1/3 of the problem (CC & staff were the other 2/3). You just don't get it. You don't listen. You don't hear. You never did. You are all extremely lame ducks.

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- 390 1) Tax rate is ok but property values are too high thus increasing my property taxes too much every year. 2) City Manager has created too many department heads and admin. asst. Too much money spent on admin salaries. Need to down size the admin-figure heads; consolidate and combine admin and reduce government. 3) We need to pay as we go. Do not build and get the city in debt. Tax payer money is not the city manager's money to spend as she wants.
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- 391 We believe saving up funds for the new complex, while may take some time, is the most prudent idea.
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- 393 City manager is overpaid compared to Olmos and Terrell. Need to down size the admin department heads. Combine dept heads. Our property values are assessed too high compared to Olmos Park and Terrell. We need to save funds to build new offices just like Olmos has done. You will save millions in doing so. Our salary for admin & employees has increased since the city manager took over. You need to down size AH government and cut down on wasteful spending,
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- 395 #20-Too many.
- Read T.A. Fehrenbach articles re AH. The population of AH has remained steady for many years. It will not increase. For the past number of years the administration cost for AH have greatly increased. Whoever designed the new fire engine structure on Broadway should be terminated. I doubt if there are any unpaid property taxes in AH. You send out the statements and payment is promptly received. The appraisal is made by Bexar County. We do not need a city manager or some of the administrative staff which have been added in recent years. We do not need a new grand city hall, courtroom and council room. What we have is sufficient. Compare the costs of AH with those of Terrell Hills and Olmos Park. The present council is out of touch with a majority of the citizens of AH and should consider seriously resigning or change their procedures.
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- 397 We voted for the Prop 1 & were so disappointed with the results. I think we were all caught by surprise by the disinformation spread by the opposition--e.g. implying a bigger tax increase than it was, etc. You guys deserve better. I think next time try to get out the positive word earlier. Keep trying!
- 
- 398 I voted for the proposition and thought it seemed well thought out. Don't let the grumpy anit-everything crowd take control of the city! Thanks for your good work.
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- 399 #2-Probably.
- All citizens should vote on the "15 year plan". That is totally off base! Repair streets! Why do we have a city manager who is not responsive to citizens? The city council should be doing that job-as it always has. Only spend money you have-no new taxes!! And don't cut down our trees-horrible true stories are circulating about your tactics.
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- 400 I do not have confidence in city council.
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- 401 I supported Prop. 1. I don't think that any tax payer money (either saved or gained through public debt) spent to renovate is the wise choice if the end result is not a creation of an environment that meets the needs of those who work there. Good luck convincing the short-sighted individuals who voted the proposition down.
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- 402 Move the police and fire departments to alternate locations and renovate the existing building with an addition. Sell the two houses and leave the widow alone.. I think the city did a fine job of informing the public, and I think we do need new facilities, but Lake/Flato are among the most expensive architects in Texas and the design was way too contemporary for Alamo Heights. I'm embarrassed by the AHNA/City fight over all of this. I think its too late to start saving money for it like Olmos Park-the building will have fallen down by then, but perhaps by splitting the police & fire depts. off and renovating instead of demolishing, things could be accomplished for half the cost. The city doesn't like residents to do tear down-why should the city?
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- 404 1) Taxes are too high & at the same time streets have pot holes and are dangerous to hikers & joggers. 2) Citizens of AH should be able to vote on the 15 yr. plan! 3) No city manager is needed-EVER! Why pay someone who wasn't needed for many years? Isn't that what Council people are supposed to do? 4) Work with existing structures. 5) Get more construction comp. bids so that there is competition.
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- 405 Put the design out for consideration to several architectural firms for price & product.

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412 #20-Too many employees.

Large increase in all types of vehicles. City really needs new ladder fire truck for our large multi-story building Ha! Ha! Is the tin man in the way of you new proposed city hall facility? Have you noticed all the house for sale signs in AH.

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414 #13-This is the answer to this whole survey! #16,17,18-This is not an appropriate question! Its like a used car salesman asking how much do you want to spend on a car! #20-If you don't know this answer, why are you asking the citizens?? This is your job! #21-Yes!

Can you spell recession? This is not the climate to be raising taxes!! Look at the minutes fo r13 Oct. '09 for the city of Live Oak. This city council shut off funding for a \$18,000 dog park!! Because of the recession.

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415 #11-For such a small city. #12-Unreasonable. #13-My taxes have doubled since I lived here.

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416 Why did the new building committee have to start the proposed project w/ such an expensive architecture firm? The proposed design did NOT meet the limitation in design (in keeping w/ our neighborhood "look") as the city architectural committee has hog-tied us home owners with. The proposed design was appealing, yet not at all like our neighborhood. Try updating your old, run down facilities, especially with the volatile soil our homes sit on, w/o spending a fortune, since, as we are forced to do, we cannot tear ours down!!!

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417 I think the architecture of the building & design should be a reflection of Alamo Heights style & should be efficient for the next 40+ yrs! A balanced budget is essential in this day & age. I do believe 90% of people agree we need a new facility-its how it comes across is key. Perhaps more of a "contest" approach - 3 types of options to vote on 1st, then proceed - details thereafter is more appropriate.

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418 #2-What about going up in back? #19-For a young family, yes and to keep the diversification-yes!

We should strive on the historic value of landmarks-preserve an affordable tax so as to allow diversification-a socio-economic levels to live in our nice neighborhoods!

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419 #20-Too many.

The city needs input from "real" citizens. The builders, real estate companies and old town money have too much influence in AH. It is time for those of us who live here because we like the area to take the city back from those who use AH as their piggy bank.

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421 We are top heavy in upper level management!

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422 We need a new facility!

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423 Council should have voted to move this project along. Please do not allow a vocal, destructive minority that only works to misinform our citizens to rule our city.

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424 In my opinion, prop 1 failed not because of the proposition itself, but because of the misinformation spread by the AH neighborhood association and others.

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426 The signage in yards was misleading-leaving the impression that if you voted against the \$10,000,000 you would be considered against helping the Fire & Police. Most citizens are in favor of a reasonable new home for the Fire & Police-should not cost over \$1,000,000 +.

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427 #16,17,18-You have to put this question in context, difficult to answer without knowing what the true needs of the city are. #20-The public does not have specific statistics to view in order to answer this accurately. #21-No, but should keep as historic element of AH.

You should have done this before spending thousands of our dollars on architects and mailings prior to election.

The city was viewed as manipulative and divisive during the process. You did not think about the entire process very well, and more extremely arrogant. The city needs to drop the issue of new construction and concentrate on making small, prudent and frugal renovations. You need to regain the trust you had and threw away. The entire city council should be voted out & city mgr needs to show leadership.

-Who is compiling this information and auditing results to ensure accuracy?

-What are you planning on doing with the results of these questionnaires?

-How will you publish the results? Will you publish all comments? Even if not favorable to the city?

-How much more \$ are you spending on this?

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428 #2-Combination. #20-Too many per citizen. #21-Convert to rental base for cell phone co.

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429 Letter attached.

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430 Police do not need place to "sit around", get out and patrol. Firemen have the best jobs in the state!

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431 Debt financing is the wrong answer.

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432 Municipal needs can likely be met by renovating & improving existing location for much less money than proposed and a good start would be to save at least half the cost. Government and individuals have a responsibility to live within their financial means.

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433 City should purchase house & lot on Primrose & Broadway for offices. Police & Fire could build on existing/current land. This would also preserve the historical home on Primrose.

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435 In reference to the water tank, the city needs to regard all costs on all projects. Municipal facilities are always a priority. Really? I'm concerned that you asked, the real issue is raising taxes. The last 10 years our property values increased more than avg. Our property tax increased with that value. As revenue increased the city should have been saving money to fund blg projects. As the market declined, Alamo Heights needs more money? I have a question, what did you spend the increased revenue on?

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436 Move current facilities to vacant land on west side of Broadway. Sale of present location would bring large amount of money from retail developers & additional sales tax on new retail. Vacant property on west side will never be developed because of restrictions against mortgaging. City gets immediate large sum from sale, continuing (and increasing) income from sales taxes, and disposes of liability of non-income producing vacant property.

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440 #21-Leave it unused as the historical icon it is.

Email or mail us the progress reports so we don't have to waste time voting down another bad plan. I was not included in this mail out!!!! Why?

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441 Good idea re: this survey as I believe council & staff were quite unrealistic in proposing this expenditure which was not needed. It would be helpful to receive a summary of this survey. I along with probably most residents appreciate the staff and volunteer council members and my opinion would be to incorporate term limits for all council members.

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442 The city did not prove that the renovations & expenses were necessary! Just stating that they were and that you had looked into all the options and decided this-is not good enough. I am a democrat and I believe spending \$ we don't have i.e. going into debt to do something that is not absolutely essential is irresponsible. You should have a budget and stayed within it. If you have to borrow \$ you need to prove why this is essential. Spread the cost out over several years if necessary to reduce the need to borrow \$. This is how I renovated my house. I resented the posters, which stated not supporting prop.1 meant not supporting our police & firemen. They deserve the best equipment and facilities. We should not go into debt to do this!