

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
January 27, 2014

A regular meeting of the City Council of the City of Alamo Heights, Texas was held in the temporary facilities, located at 1248 Austin Highway Suite 220, San Antonio, Texas, at 5:30 p.m. on Monday, January 27, 2014.

Present and composing a quorum were:

Mayor Louis Cooper  
Mayor Pro-Tempore John Savage  
Councilmember Bobby Hasslocher  
Councilmember Bobby Rosenthal  
Councilmember Fred Prassel  
Councilmember Elliot Weser

Also attending were:

City Manager J. Mark Browne  
City Attorney Mike Brenan  
Finance Director Cynthia Barr  
Building Official Nathan Lester  
Information Services Manager Marian Vargas  
Human Resource Manager Lori Harris  
City Secretary Jennifer Reyna  
Chief Police Rick Pruitt  
Fire Chief Buddy Kuhn  
Public Works Director Pat Sullivan

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Mayor Louis Cooper opened the meeting at 5:30 p.m.

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*Item # 1      Approval of Minutes*

Mayor Cooper asked City Council for any revisions to the minutes of the January 6, 2014, Planning & Zoning Commission Meeting, in which a quorum of Council were in attendance. A motion was made by Councilmember Bobby Hasslocher to approve the minutes of January 6, 2014. The motion was seconded by Councilmember Fred Prassel and passed by unanimous vote.

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*Item # 2      Announcements*

Mayor Cooper read the following captions.

**a. City's New Website**

Information Services Manager Marian Vargas introduced the City's new website and briefly displayed the new website. She informed Council that the redesign of the City's Website Homepage was instituted to make the site more user friendly by making the access clear and easier to access information. She stated during the transition, the current website will be down for two to four hours on Tuesday, February 28, 2014. Ms. Vargas demonstrated the site and highlighted clicks on the banner located at the top of the page to go to the desired destination. She stated pictures will constantly be updated. The new website will continue to provide quick links to related web sites.

**b. AH Police Department awarded \$3,000 – Click-it or Ticket Initiative**

Police Chief Rick Pruitt reminded Council of the City's participation in the 2013 Memorial Day Click-it-or-Ticket Initiative. He introduced Lieutenant Dennis Kelley and Mona Lisa Zertuche, representative from Texas Department of Transportation (TxDOT), to officially present the award. Ms. Zertuche thanked Lt. Kelley for his coordination efforts. She stated the goal was to increase law enforcement agencies to participate in the Click-it or Ticket Program and applauded the City for gathering data and submitting information.

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*Consent Item*

*Item # 3* Mayor Cooper read the following caption.

**Request for permission to refund overpayment of property taxes to Alamo Title in the amount of \$725.89 for the property located at 241 E. Fair Oaks**

A motion for approval was made by Councilmember Bobby Rosenthal. The motion was seconded by Councilmember Elliot Weser and passed by unanimous vote.

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*Items for Individual Consideration*

*Item # 4* Mayor Cooper read the following caption.

**ORDINANCE NO. 1983**

**Consideration of an Ordinance approving the Mayor's nomination of Bill Kiel to the City's Planning and Zoning Commission, including interview of the nominee**

Building Official Nathan Lester presented a PowerPoint presentation that included background information on the candidate. He stated there is a vacancy and Bill Kiel could fill that vacancy. An interview was conducted by Council on nominee Bill Kiel.

Councilmember Weser recused himself as he explained the relationship he had with Bill Kiel.

A motion for approval to appoint Bill Kiel to the Planning and Zoning Commission was made by Councilmember Bobby Rosenthal. The motion was seconded by Councilmember Prassel. Councilmember Elliot Weser recused himself. The vote was as follows: Ayes: Mayor Pro Tem Savage, Councilmembers Hasslocher, Rosenthal, and Prassel and passed by unanimous vote.

*Item # 5* Mayor Cooper read the following caption.

**Architectural Review Board Case No. 504F, request of Albert and Sylvia Honigblum, owners, for the significance review of the structure at 624 Alta under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure**

Mr. Lester made a PowerPoint presentation that included background information, existing survey, and photos of the existing structure.

Mr. Lester presented information of the demolition request. He briefly reviewed the existing Residential Design Standards (RDS) statistics, existing survey and referenced Chapter 5 Building and Building Regulations within the Code of Ordinances. He concluded his presentation that on December 17, 2013 ARB recommended approval as submitted. He stated the project was reviewed by the Neighborhood Character and Commercial Revitalization (NCCR) Committee on January 9, 2014. Staff received feedback with six in support of the project and none in opposition. Mr. Lester stated any future replacement structure will require both Architectural Review Board (ARB) recommendation and City Council review.

Albert Honigblum, applicant, stated that he spoke with 14 neighbors who expressed their support that included one verbal support. He added he did not have contact information for the remaining three neighbors in which he attempted to follow up with. He shared with Council of the proposed plan being conscientious in preservation of the neighboring heritage trees.

A motion for approval was made by Councilmember Rosenthal. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

*Item # 6* Mayor Cooper read the following caption.

**Architectural Review Board Case No. 505F, request of Reeves Craig, owner, for the significance and compatibility review of the proposed replacement structure at 502 Kokomo Street under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure**

Mr. Lester made a PowerPoint presentation that included background information, existing survey, proposed site plan, tree survey, roof plan, and photos of elevations.

Mr. Lester presented information of the demolition request for significance and compatibility review. He briefly reviewed the existing and proposed RDS statistics, existing survey, tree survey, proposed site plan, and roof plan. A 17-inch pecan tree is on site and Mr. Craig stated he will keep the tree. Photos were presented of the various directional elevations. He concluded his presentation with coordination efforts that included a presentation to the Board of Adjustment (BOA) on December 16, 2013. The following variances were approved on the property: a 3.98 feet front yard setback and a circular drive in the front. This project was reviewed by the Neighborhood Character and Commercial Revitalization (NCCR) Committee on January 9, 2014. Staff received feedback with two in support of the project and none in opposition.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

*Item # 7* Mayor Cooper read the following caption.

**Architectural Review Board Case No. 508F, request of Richard Mogas, Architect, representing Carolyn Sue Martin, owner, for the significance and compatibility review of the proposed replacement structure at 140 W. Elmview Place under Demolition Review Ordinance No. 1860 in order to demolish 47% of the street-facing front facade**

Mr. Lester made a PowerPoint presentation that included background information, existing survey, proposed addition, elevations, and side perspective.

Mr. Lester presented information of the demolition request for significance and compatibility review. He reviewed the existing and proposed RDS statistics. He briefly displayed the existing survey and noted the addition to the site. He noted the variance that was granted and highlighted the front yard setback which is at an angle. He presented the different elevations and side perspective. He noted the parking lot in front

of home. He referenced Chapter 5 Building and Building Regulations. He concluded his presentation with coordination efforts that included a presentation to the BOA on January 2, 2014. BOA approved a twenty-five (25) foot six (6) inch front yard setback variance on the property in which 30 feet is required. On January 21, 2014, ARB recommended approval as submitted. Staff received responses in which four were in support and none in opposition.

A motion for approval was made by Councilmember Prassel. The motion was seconded by Mayor Pro Tem Savage and passed by unanimous vote.

*Item # 8* Mayor Cooper read the following caption.

**Architectural Review Board Case No. 509F, request of A.C.T. Services, applicant, representing, Jeff Scheik, owner, for significance and compatibility review of the proposed replacement structure located at 333 Argo Avenue under Demolition Review Ordinance No. 1860 in order to demolish 35% of the street-facing front facade**

Mr. Lester made a PowerPoint presentation that included background information, proposed site plan, elevations, and roof plan.

Mr. Lester presented information of the demolition request for significance and compatibility review. He reviewed the existing and proposed RDS statistics. He briefly displayed the existing survey and noted the addition to the site and on the different elevations. He referenced Article IX Demolition. He concluded his presentation with coordination efforts that included a presentation to ARB on January 21, 2014. ARB recommended approval as submitted. He stated no variances had been granted. Staff received responses in which seven were in support and none in opposition.

A motion for approval was made by Councilmember Rosenthal. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

Councilmember Rosenthal requested Item # 10 presented next and Council agreed.

*Item # 10* Mayor Cooper read the following caption.

**Discussion regarding possible placement of bike stations in front of HEB Central Market**

Public Works Director Pat Sullivan made a PowerPoint presentation that included background information.

Mr. Sullivan informed Council that San Antonio B Cycle presented a proposal to place a double bike rack station in front of HEB Central Market. He displayed a photo of the bike stations located at Witte Museum. He encouraged the bike station to comply

with the Americans with Disabilities Act (ADA) for accessibility and to ease maneuvering through the area.

Mayor Cooper asked Ms. Snell regarding HEB's perspective on this project.

Cindy Snell, owner, Bike World, responded that HEB Central Market was approached by the Bike Share Program and highlighted that HEB Central Market would be the first grocery store to have a bike station. She stated the property identified would be ideal for the bike stations. Ms. Snell shared that HEB Central Market had provided a letter of support.

Councilmember Rosenthal expressed support of the program and shared there are other bike stations that are forthcoming at the University of the Incarnate Word campus.

Mr. Sullivan shared that he spoke with Ms. Snell on the challenges of parking and the bike station located in front off Broadway.

Councilmember Weser stated bicycles provide an ambiance within the community; however, expressed concern with traffic on Broadway and asked if bike lanes will be placed.

Ms. Snell stated bike lanes will be considered to be part of the San Antonio's master plan. She stated the Broadway Corridor is the heart for the cycling community and commented that bicyclists pick their path to travel.

Mayor Cooper asked if there was a consideration to change the position of the bike rack stations.

Ms. Snell responded yes; however, noted if position is changed then only one bike rack would be accommodated and not as many bikes will be accommodated.

Councilmember Rosenthal made a motion for approval so long there is a 3 feet buffer between the rear tire of the rack and the curb.

City Manager Mark Browne stated this item is for discussion only and noted there will be coordination with the Texas Department of Transportation (TxDOT).

Ms. Snell provided a map that identified 53 bike stations within the City of San Antonio. She shared the users that utilize the bike stations reside in 78209 and 78212. Ms. Snell shared additional information about the Bike Share program, and emphasized it was a transportation choice. She explained the program allows commuters to utilize a bike for 30 minutes to go to school, office, lunch, or entertainment within a three mile destination. Ms. Snell briefly highlighted the benefits of the program and invited Council for an introduction on the bike program for future use.

Councilmember Hasslocher noted another spot for consideration of the bike rack station. He also asked regarding operating financial obligations.

Ms. Snell stated all locations were visited by HEB personnel including herself and stated she may revisit the suggested location; however, HEB identified the location of the bike rack. She stated HEB requested the specific location because it would be prominent and showcase the bike station. She shared details of the Bike Share program. Ms. Snell stated Bike World won the contract from the City of San Antonio for the Bike Share program. A non-profit organization was formed and explained Bike World can use the monies to continue to operate the program through memberships and bike passes. Ms. Snell stated a specific detailed request will be forthcoming for Council's consideration.

Item # 9 was considered next.

*Item # 9* Mayor Cooper read the following caption.

**Discussion and possible action on the future of Council Committees**

City Secretary Jennifer Reyna requested guidance from Council on the future of Council committees.

Council agreed that the committees met infrequently with the exception of the Neighborhood Character and Commercial Revitalization (NCCR). NCCR Committee Councilmembers Hasslocher and Weser expressed their comments. Councilmember Weser stated NCCR is constructive for Council meetings, actively attended by the City Manager and wished to keep NCCR. Councilmember Hasslocher agreed and added NCCR meets every Wednesday the week Council meetings are held. Mayor Cooper thanked Councilmembers Hasslocher and Weser for their dedicated service.

There was a brief discussion among Council that changes may be considered specifically for NCCR. Councilmember Hasslocher stated there is a need for NCCR to include the City Attorney, City Manager, and a representative from the Planning & Development Services Department. Councilmember Weser suggested the meeting should be within a designated timeframe with an established agenda. Councilmember Rosenthal suggested suspend the Council committees for six months with the exception of NCCR to obtain a perspective on the value of Council committees. The discussion continued with another suggestion by Councilmember Rosenthal, to consider one current NCCR Council Committee member serves for one year and remaining Councilmember rotate every 3 months. Mr. Browne recommended the committee member be set by Council. Mayor Cooper summarized Council's requested changes.

Councilmember Hasslocher made a motion to keep NCCR with a plan to address rotation of Councilmembers to serve, change NCCR's meeting time working with the City Manager, City Attorney, and the Planning and Development Services Department to include the City Manager to be the chair of NCCR setting the agenda which will be discussed during normal business hours during an appropriate timeframe and keep the

remaining committees as is. The motion was seconded by Councilmember Weser and passed by unanimous vote.

Item # 11 was considered next.

*Item # 11* Mayor Cooper read the following caption.

**Discussion and possible action regarding water related fees**

Mr. Sullivan made a PowerPoint presentation that included background information on the current fees for water services.

Mr. Sullivan began his presentation and stated that a review was conducted by the Public Works Department. He briefly reviewed the charges related to new service installation (connection to meters), and miscellaneous water service fees. He shared two different costs were reviewed based on an average for long or short services.

Mayor Cooper commented on commercial water installation, 2' or 3' and shared that on commercial types of service line that the City may recover installation costs. He asked the average size.

Mr. Sullivan responded an average size is ¾" meter up to 5/8" meter. He stated as part of good planning, a one inch service line is installed and then the requested meter size is downsized to accommodate their request. He explained the reasoning which to allow opportunity for another connection and emphasized there is no need to dig up the street.

Mayor Cooper stated for a residential home with a 5/8" connection system, asked the City's return on investment.

Mr. Sullivan responded currently there is two years remaining on the residential program without a meter replacement and explained the process. He stated it is a revolving program with installation and commented the numbers will need to be researched into for a return on the investment.

Councilmember Hasslocher stated that the ¾" and 5/8" meters are installed with 1" meters and asked if those meter measurements be eliminated and continue to install a 1 inch meter and then notify clients that the meter may be reduced.

Mayor Cooper asked the monetary difference on the 1 inch meter and ¾ inch meter on a monthly basis.

Mr. Sullivan then introduced the water service fees for billing for the different size of meters. He summarized the water department is doing well operating within the budget and constantly making improvements.

The following citizens spoke on this matter:

John Joseph, resident, asked if the customers are charged the same per gallon or unit for their water, for example if they had a 5/8" meter.

Mr. Sullivan stated yes the water rate is same with exception of commercial costs.

Councilmember Rosenthal stated there are two different scales: residential and commercial on the level when costs escalate on usage. He commented the customer with a 1" meter provides a good return and shall we consider additional cost on installation.

Councilmember Hasslocher stated the City should not lose money on connection fees. He asked Council to consider a certain percentage of remodeling, for example 75%, a one-time water connection fee on new construction, either residential or commercial. He commented there is a need to consider additional sources to purchase water.

Building Official Nathan Lester added there are currently impact fees on new connections.

Councilmember Rosenthal stated residential is doing well and perhaps consider maintaining costs on 1 inch and above and charge actual costs on 1 ½ inch and over. He stated he didn't want to penalize commercial users. He commented that is it fair to charge cottage district home for a one inch when they have an actual 5/8" meter with a \$275 minimum charge?

Mr. Sullivan shared an example that a residential customer that has a 1" meter will automatically be charged \$275.00 a month.

Mayor Cooper explained the billing process for a specific size meter without the consideration of the usage.

Fire Chief Buddy Kuhn added the 1" meter line is just the service line off the main and stated the actual pipe is the cost.

Mayor Cooper asked the breakdown of the actual cost for service installation charges.

Mr. Sullivan explained the analysis was the long and short service and obtained the average amount between those two services. He stated the 1 inch copper line is increased due to materials. He explained that actual costs are charged.

Councilmember Hasslocher stated there are many items to look into related to water. He asked on the status of the water lease. He noted commercial development opportunity, remodels, new construction that warrants water needs to be further explored.

Mr. Browne responded water lease is still pending and stated no entity has been confirmed to lease water rights.

Councilmember Hasslocher requested this be considered by NCCR Committee and staff to make minor adjustments not to lose revenue.

Mayor Cooper stated to proceed with NCCR to review and an analysis be presented. Council and Mr. Browne agreed.

*Item # 12* Mayor Cooper read the following caption.

**Discussion and possible action on construction of city hall facilities**

City Manager Mark Browne made a PowerPoint presentation that included an update on the construction of the city hall facilities. He reported a rapid progress on the construction. The following have been completed within the Fire Station: framing, CMU block installation, and electrical wall rough-in. He stated the plumbing and electrical began. Sheet rocking should be started next week along with Wainscoting. He provided a brief progress on the Police station including the beginning of CMU installation, framing and polish concrete. He stated work continues on the sanitary sewer underground and storm drain.

Mr. Browne displayed photos of the Fire Station and Police Department Sally Port. Wood framing for the Administration/Police Station will begin soon. He shared a tour was provided to Mayor Cooper and invited Council on a tour to personally view the construction progress.

Mr. Browne reported on the current issue, the elimination of a telephone pole. He shared CPS Energy and Grande moved their lines and awaiting for AT&T and Time Warner to relocate their lines. He shared the cost of AT&T is \$17,393 and credited Mayor Cooper for reaching out on the cost of utility relocation costs for a reduced cost. He recommended this expense be earmarked with CIED funds. He informed Council that the Duct bank runs from Henderson up the alley to the facility building and the duct bank may be reutilized and noted savings. He displayed the construction costs that proposed funding of the facilities. Mr. Browne informed Council there will be additional charges to fund the new building with CPS Energy.

Mr. Browne concluded his presentation that the schedule to move into the Fire Department is April 7<sup>th</sup> through April 11<sup>th</sup>. He noted there are 30 to 50 personnel on site who work on the facilities. He thanked Jack Hodges, Joeris General Contractors for keeping the project on schedule. He presented a brief budget update and a spreadsheet was displayed that included expenditures and balance.

Mayor Cooper complimented Joeris General Contractors and Fire Chief Buddy Kuhn for working on the project. He encouraged Council to tour the current status of the city facilities. Mr. Browne also complimented Buddy Kuhn for oversight on this project.

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Staff Report

Item # 13 Mayor Cooper read the following caption.

**Briefing on the 2013 Police Contact Tier 1 Data Annual Report prepared in compliance with the Texas Racial Profiling Law**

Police Chief Rick Pruitt provided background information on Police Contact Tier 1 Data Annual Report.

Police Chief Pruitt informed Council the annual report contained information relevant to the policies of the Alamo Heights Police Department to include: prohibiting the practice of racial profiling by officers, providing for a system to address citizen complaints regarding racial profiling, addressing training and education mandates for officers regarding racial profiling, and requiring the use of video and voice recording on all officer initiated vehicle and pedestrian stops. He stated the data compared statistical data to the 2010 U.S. Census concerning population demographics of the City of Alamo Heights and noted the demographics among City of San Antonio and Bexar County. He shared there was one formal citizen complaint regarding racial profiling by officers received during the reporting period, January 1, 2013 through December 31, 2013. He stated an investigation sustained the complaint and disciplinary action was taken.

Police Chief Pruitt stated this report had been accepted by the state and is available on the City's website. He stated the findings in the 2013 Police Contact Tier 1 Data Annual Report verified the Alamo Heights Police Department had complied with all the requirements set forth in the Texas Racial Profiling Law.

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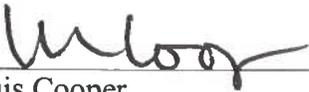
Citizens To Be Heard Concerning Non-Agenda Items

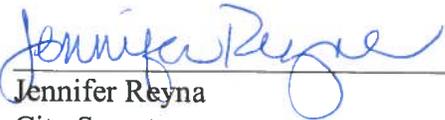
Item # 14 Citizens to be heard concerning items not on the agenda

There were no citizens that signed up to be heard.

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There being no further business, a motion was made by Councilmember Prassel to adjourn the meeting. The motion was seconded by Councilmember Rosenthal and passed by unanimous vote. Mayor Cooper adjourned the meeting at 7:50 p.m.

  
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Louis Cooper  
Mayor

  
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Jennifer Reyna  
City Secretary