

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
October 10, 2016

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, October 10, 2016.

Present and composing a quorum were:

Mayor Louis Cooper  
Mayor Pro-Tempore Fred Prassel  
Councilmember Bobby Rosenthal  
Councilmember John Savage  
Councilmember Lynda Billa Burke

Also attending were:

City Manager J. Mark Browne  
Fire Chief/Assistant City Manager Buddy Kuhn  
Assistant to the City Manager Marian V. Mendoza  
City Attorney Mike Brenan  
Finance Director Robert Galindo  
Community Development Services Department Director Jason Lutz  
Human Resource Manager Lori Harris  
Chief Police Rick Pruitt  
Public Works Director Pat Sullivan

Absent were:

Councilmember Lawson Jessee  
City Secretary Jennifer Reyna

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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 September 26, 2016 City Council meeting. A motion was made by Mayor Pro Tem Fred Prassel to approve the minutes of September 26, 2016 City Council meeting. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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*Item # 2      Announcements*

Mayor Cooper read the following captions.

**a. Howdy Parade, October 12, 2016**

Community Development Services Department Director Jason Lutz announced the upcoming annual Howdy parade. It will be held on Wednesday, October 12<sup>th</sup> beginning at 4:00 p.m. to 5:15 p.m. He displayed the parade route, queuing on Alamo Heights Boulevard to the Alamo Heights High School.

**b. Alamo Heights Presbyterian Church Fall Fling, October 14, 2016**

Mr. Lutz announced the 12<sup>th</sup> Annual Fall Fling Festival will be on Friday, October 14<sup>th</sup> hosted by the Alamo Heights Presbyterian Church. Event preparation will begin at early as 10:00 a.m. launching the event for a 5:00 p.m. start time, ending at 7:00 p.m.

**c. 19<sup>th</sup> Annual AIA Showcase, October 15, 2016**

Mr. Lutz announced the upcoming 19<sup>th</sup> annual American Institute of Architects Showcase will be held on Saturday, October 15, 2016. The showcase tour highlights new and remodeled homes in Alamo Heights, King William, Olmos Park, and the Canyon at Scenic Loop. Expected attendance is over 500 for this annual event.

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*Item # 3      Citizens to be heard concerning items not on the agenda*

There were no citizens that signed up to speak.

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Items for Individual Consideration

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

**Update and report on Hondondo Trails provided by Friends of the Hondondo Creek Trails**

Community Development Services Director Jason Lutz made a brief PowerPoint presentation that included background information on Friends of the Hondondo Creek Trails (FHCT). He stated their mission is to improve the Jack Judson Nature Trails and facilities. Council adopted a Trails Concept Plan and have a Memorandum of Understanding (MOU) with the 501c3 non-profit organization since January 24, 2011. A map was presented to identify the trails location.

Ms. MariJane Gish, Friends of the Hondondo Trails, provided an update of FHCT's progress to include cleaning brush on the trails, meetings, and installation of Sta-

Lok. FHCT has met continuously with the City of San Antonio, U.S. Core of Engineers, Environmental Protection Agency, and the San Antonio River Authority regarding the Olmos Creek Restoration Project. FHCT contracted with Top Notch Arbor Care to stabilize trails in designated areas. Top Notch Arbor Care is scheduled to dig an 8" base comprised of 6" of road base and 2" of Sta-Lok as a gradual layering process with an anticipated completion date in three weeks, with weather permitting. She commented that Sta-Lok had been installed about two years ago to serve as a test and noted the area looks natural and withstands erosion and flooding.

Ms. Gish focused on the communication and engagement of FHCT. FHCT communicates through their Facebook page, monthly newsletters and website. She stated Lantana Garden Club donated a limestone bench. The Alamo Heights Terrell Hills Garden Club installed and maintains the butterfly garden. Volunteer Ms. Jenny Wood had cleared Ligustrum and Ms. Lauren Holt will paint the Ranger Station and the Audubon Society bird house. She expressed concern for the condition of the Ranger Station's roof because it had sustained damage. Community involvement in maintain and improving the trails has been through the efforts of Eagle Scouts and Ken's Kids. Ms. Gish announced two upcoming events with Ken's Kids and the Green Hen Garden Club. She thanked Public Works Director Pat Sullivan and Community Development Services Department Director Jason Lutz for their assistance and guidance with their endeavors. She encouraged the public to visit the trails to enjoy the natural beauty and observe how teenagers are donating their time in maintaining the trails.

Mayor Cooper thanked Ms. Gish for their efforts in keeping the trails beautiful.

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

**Architectural Review Board Case No. 647F, request of Omar Land, owner, for the final design review of the proposed replacement structure at the property located at 220 Grove Place**

Mr. Lutz made a PowerPoint presentation that included background information, map, elevations, and landscape plan.

Mr. Lutz identified the project and stated the applicant desires to develop four single family units. He described the proposed replacement structure at 220 Grove Place to be four units, three stories high with parking located on the first floor. He noted the building was stair stepped based on the preliminary review comments requested by the Architectural Review Board (ARB) because it was adjacent to a single family home. He stated the project met the updated multi-family district regulations related to parking, height, setbacks, and density. There is a 29" heritage Pecan tree to be removed with mitigation being provided onsite. He noted a landscape plan is provided but commented that it was basic without details. Elevations and the landscape plan were presented.

On October 4, 2016, ARB approved the demolition request and found the proposed structure compatible with the conditions. The conditions were 1) the fence

height be reduced to comply with the City Code of a maximum of eight feet; 2) prior to permitting, the applicant returns to ARB with a detailed and specific landscape plan for review; 3) the tree located at the northeast corner of the property be relocated onsite to prevent sight/safety issues at the intersection of Grove and North New Braunfels. Staff received two postcards in support of the request and one in opposition.

A motion for approval was made by Councilmember Bobby Rosenthal subject to ARB's recommendations. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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

**Architectural Review Board Case No. 645, request of Elaine Hernandez, applicant, representing QF Properties Group, owner, for the significance review of the existing main structure located at 127 Marcia Place under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing structures on the property**

Mr. Lutz made a PowerPoint presentation that included background information and photos.

Mr. Lutz identified the project and stated the applicant requests to demolish 100% of the existing structure. Photos of the existing structure were presented. On September 20, 2016, ARB approved the demolition request. Staff received one postcard in opposition and none in support. Mr. Lutz noted the opposition was demolishing a single home structure for multi-family use.

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

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

**Architectural Review Board Case No. 644F, request of Richard Garison, Shelly Home Company, applicant, representing Robert & Catherine Jones, owners, for the compatibility review of the proposed replacement structure located at 630 Lamont under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with detached accessory structure**

Mr. Lutz made a PowerPoint presentation that included background information, heritage tree removal scheme, proposed site plan, elevations, and existing/proposed streetscapes.

Mr. Lutz identified the project and stated the applicant requested to construct a new single family residence with a detached accessory structure on the vacant lot. On January 9, 2012, the property located at 636 Lamont was subdivided into two lots which

created 630 Lamont. Mr. Lutz reviewed the existing and proposed residential design standards. He stated that the applicant received 2% bonus for the one story accessory structure. Building materials that will be utilized are hardie siding, composition shingle roof, and brick for the fire places. Fourteen trees will be removed including four heritage trees and ten non-heritage trees. There will be mitigation for the four heritage trees. Two Mt. Laurel trees will be mitigated onsite. Fees in the amount of \$6,000 will be collected for the two heritage Oak trees that will be removed. The heritage tree removal scheme and proposed site plan were reviewed. Elevations were presented and the existing/proposed streetscape was presented.

On September 20, 2016, ARB approved the request with the following condition, that vegetative screening be installed along the rear property line. Staff received two postcards in support of the project and none in opposition.

Councilmember Rosenthal asked if the adjacent neighbor located at 624 Lamont had been contacted.

Mr. Richard Garison, applicant, responded that the neighbor located at 624 Lamont expressed concern on the lot's maintenance since the house was listed. He stated the neighbor also expressed her concerns at the ARB meeting.

A motion for approval was made by Councilmember Billa Burke. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

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

**Discussion and possible action for the lease/purchase of 3 Power PRO XT replacement stretchers for EMS Units**

Fire Chief Buddy Kuhn made a PowerPoint presentation that included background information.

Fire Chief Kuhn proposed the purchase of three new EMS stretchers as he explained the current stretchers are over twelve years old. He informed Council of the litigation across the country in other cities due to stretchers coming loose causing injury. He shared new national standards related to stretchers are in place and expected to adopt in November 2016.

Local Government Code 252.022 was referenced to outline the exemptions for obtaining bids specifically for public safety; no Request for Proposal (RFP) was required and verified by the City Attorney.

Ferno and Stryker were the two vendors that submitted quotes with Stryker being the lowest quote. Fire Chief Kuhn reviewed the costs and available funding through the EMS Capital Replacement Fund.

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

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

**Resolution No. 2016R - 086**

**Update of the restoration repair costs for the historic bus stop structure located at Broadway and Patterson and consideration of a Resolution authorizing the City Manager to execute contract for such repair**

Assistant to the City Manager Marian V. Mendoza made a PowerPoint presentation that included background information.

Ms. Mendoza informed Council that at the July 25, 2016 Meeting, Council directed staff to contact the Texas Historical Commission for approval of the renovation project and VIA for potential funding options. She informed Council that the Texas Historical Commission approved the repair/restoration and VIA is reviewing the funding request.

Ms. Mendoza reviewed the lighting options which requires additional work and monies. She sought direction from Council to move forward without the lighting feature or hold off until staff completes the research and the lighting option to be added.

Ms. Mendoza provided background information on the bus stop that was built by Dionicio Rodriguez in 1927 and placed on the National Register of Historic Places in 2004 for the style of art, French faux bois. She stated the restoration process will take approximately one month to complete and provide ten years of protection. Traffic control plans have been developed up to Texas Department of Transportation (TxDOT) standards.

Cost of the restoration was presented to include the restoration process and road closure costs. The costs will be appropriated from the Capital Projects Fund unless VIA approves requested funding.

Mayor Pro Tem Prassel asked who will supervise to ensure that the job is done adequately. He expressed concern on the electrical addition as it may compromise the artist integrity.

Ms. Mendoza responded that Mr. Rene Romero is the artist and will supervise the restoration project.

Councilmember Billa Burke added that the Texas Historical Commission, Texas Department of Transportation (TxDOT), and Mr. Romero had been coordinating the restoration efforts. She summarized that many people are involved in the process.

Mayor Cooper asked details about the engineering fees and if the current bus route will be moved temporarily.

Public Works Pat Sullivan explained that Mr. Romero will restore and provide adequate stapling to prevent individuals tampering with his repairs. TxDOT stated an engineer was required along with a traffic control plan and a crash barrier in place to justify the engineering fees. Mr. Sullivan stated the bus stop will be temporarily closed and most likely a temporary bus stop just further north, by Chase Bank or in front of the University at Incarnate Word.

The following citizen spoke on this matter:

Sarah Reveley, resident, asked if the Texas Historical Commission approved the addition of lighting on the trolley bus stop.

Ms. Mendoza stated no, not at this time but it will need to return to be coordinated with the Texas Historical Commission, if lighting is desired.

Mayor Cooper thanked staff for their research and coordination efforts.

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

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Staff Report

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

**Discussion regarding the trapping and release of wild animals within the City Limits**

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

Mr. Sullivan informed Council of the trap and release program the Public Works Department has managed. He stated the Public Works Department performs between twelve and thirty calls a month in picking up the trapped animal and releasing them within half a mile of its origin. Mr. Sullivan stated there is a high risk for the handlers in contracting various diseases transmitted by animals. The City's current "Wild Relocate Program" is not beneficial in depleting the wild animal population and service calls are unplanned work interruptions, exposing employees to health risk or injuries.

Mr. Sullivan shared the current process among companies and surrounding cities. He contacted three trapping service companies and they shared that they relocate animals outside Loop 1604. Cities of Terrell Hills and San Antonio do not provide traps or personnel to assist residents with wild animal removal. The City of Olmos Park is similar

to the City of Alamo Heights wildlife program; however, they release the wild animals to Wildlife Rescue instead of back into the Olmos Basin area. Mr. Sullivan summarized that local wildlife rescue groups are better equipped at handling and housing wildlife than the municipality.

Mr. Sullivan asked guidance from Council regarding elimination of the City's current Wild Relocate Program which will require residents to hire a professional to trap and release wild animals, or funding a program to appropriately train and equip City personnel.

Mayor Cooper asked why Animal Control Department personnel are not picking up the animals.

City Manager Mark Browne responded that the Animal Control Department picks up domestic animals, not wild animals.

The following citizen spoke on this matter:

Sarah Reveley, resident, thanked Mr. Sullivan in providing an update. She expressed in her opinion that catching wild animals should be outsourced. Ms. Reveley recommended the City conduct a competitive bid for residents to contact that one successful vendor to decrease the cost to residents. She briefly shared of her personal experiences.

Mayor Cooper suggested to have this program outsourced and provide information to residents a listing of professionals.

Councilmember Rosenthal asked if a city employee assists homeowners with trapping animals within the home.

Police Chief Rick Pruitt explained there are some challenges depending on the type of wild animal trapped inside a home. He recommended contacting a pest control expert as they are specialized. He stated depending on the type of animal, the animal may cause severe damage as they try to escape.

Council agreed to terminate the program that the Public Works Department has managed and consider options for residents to hire professional pest control.

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There being no further business, a motion was made by Mayor Pro Tem Prassel to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:22 p.m.

  
Jennifer Reyna  
City Secretary

  
Louis Cooper  
Mayor