

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 10, 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, November 10, 2014.

Present and composing a quorum were:

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

Also attending were:

City Manager J. Mark Browne
City Attorney Mike Brennan
Fire Chief/Assistant City Manager Buddy Kuhn
Finance Director Cynthia Barr
Assistant to the City Manager Marian Vargas
Community Development Services Department Director Jason Lutz
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

Absent was:

Human Resource Manager Lori Harris

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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 October 27, 2014, meeting. A motion was made by Councilmember Bobby Hasslocher to approve the minutes of October 27, 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 caption.

a. Alamo Heights Chamber of Commerce Holiday Parade, November 22, 2014

Police Chief Rick Pruitt invited residents to attend the upcoming Holiday parade hosted by the Alamo Heights Chamber of Commerce. It is scheduled for Saturday, November 22, 2014 and noted there is a different route and would be ideal for businesses.

b. November 24, 2014 Council Meeting cancelled due to holiday

City Secretary Jennifer Reyna announced the cancellation of the November 24, 2014 Council meeting due to the Thanksgiving Holiday.

c. Schedule for move in to new City Hall facilities

City Manager Mark Browne provided an update for the move to the new city hall facilities. He reported two issues that may impact the timing of the move. They were paving and a damaged feeder line. He reported paving is essential to provide accommodations to customers and staff and the feeder line is being repaired.

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Citizens To Be Heard Concerning Non-Agenda Items

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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Consent Agenda

Item # 4 Mayor Cooper read the following caption.

Resolution No. 2014R-068

A Resolution approving the 2014 Tax roll as submitted by the Bexar County Tax Assessor-Collector

A motion for approval was made by Mayor Pro Tem Bobby Rosenthal. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

Item # 5 Mayor Cooper read the following caption.

Request for permission to refund a duplicate and/or overpayment of property taxes to Ramon and Amy Contreras, property owners, for the property at 210 W. Fair Oaks in the amount of \$2,347.97

A motion for approval was made by Councilmember Lynda Billa Burke. The motion was seconded by Mayor Pro Tem Bobby Rosenthal and passed by unanimous vote.

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Items for Individual Consideration

Item # 6 Mayor Cooper read the following caption.

Consideration of an application by Civil Engineering Consultants to establish a plat. The properties are zoned SF-A (Single Family A District). The property 702 Ogden Lane is currently identified as Tract A, being a 0.667 of one acre (29,078 square feet), County Block 5216, P-4, P-103 & P-104, OCL 39, R1 D2 and County Block 5216A, BLK LOT A. The property 704 Ogden Lane is currently identified as Tract B, being 0.691 of an acre (30,100 square feet), County Block 5216, P-5, P-100 & P-101, OCL 39, R1 D2. – Jason Lutz, Community Development Services Department Director

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information, existing and proposed plat, and driveway encroachments.

Mr. Lutz identified the properties to be altered by the request that included 702 and 704 Ogden Lane. He stated the existing property has multiple structures on it and applicant is requesting to plat the properties in order to subdivide the property into two lots as the property was inherited by two trustees. There is a home on Lot 10 and two structures on Lot 9. He informed Council of an encroachment and stated plats may be approved with non-conformities as addressed in plat notes. He clarified there is a patio sitting area along the property boundary. He reported SAWS and CPS Energy approved the proposed plat. He stated two of the three existing structures are considered legally nonconforming. Plat notes had been added to address the non-conforming issues as required by Section 3-89 of the Zoning code to include a plat note specifically addressing the driveway encroachment across the property lines. Staff received two responses in support and zero in opposition.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Councilmember Billa Burke and there was further discussion.

Mayor Pro Tem Rosenthal asked if the owner of Lot 10 would consent to the driveway and sitting area and file an encroachment agreement.

Mr. Lutz responded the plat note should address non-conformities. City Attorney Brenan noted it is a joint application.

Sally Ann Smith, co-applicant, explained the plat she had did not display the driveway until the recent received plat. She requested she will not object to the division line and proposed to amend the plat, as referenced by Local Government Code 212.016 to eliminate the encroachment. She explained a plat note would be sufficient that the division line would not go through the driveway.

Mr. Brenan stated she may withdraw her application as he noted the plat line may not be altered.

There was a brief discussion among City Attorney Mike Brenan, Mayor Pro Tem Rosenthal and applicant Ms. Smith regarding process or an agreement between the other heir/applicant. Mr. Lutz clarified that Local Government Code 212.016 relates to amending a plat and does not apply to this request.

A motion for denial was made by Mayor Pro Tem Bobby Rosenthal. The motion was seconded by Councilmember Bobby Hasslocher and passed by unanimous vote.

Item # 7 Mayor Cooper read the following caption.

ORDINANCE NO. 2009

AN ORDINANCE APPROVING THE RENEWAL OF CONTRACTS WITH METLIFE FOR LIFE AND LONG TERM DISABILITY INSURANCE AND AVESIS FOR VISION INSURANCE AND ACCEPTING THE PROPOSAL FROM BLUECROSS BLUESHIELD FOR EMPLOYEE HEALTH INSURANCE AND METLIFE FOR DENTAL AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY AGREEMENTS FOR THE PROVISION OF SUCH INSURANCE

Assistant to the City Manager Marian Vargas made a PowerPoint presentation that included background information and proposed changes.

Ms. Vargas reported the process of the request for proposals for employee benefits. She noted the percentage increases among the insurance carriers. She informed Council of the 14% increase to dependent medical insurance coverage and displayed a chart highlighting FY 2014-2015 cost and benefits. She noted the City continues to contribute \$1,000 to employees' Health Savings Accounts (HSA). Ms. Vargas presented the current budget for benefits and the proposed option of the City absorb the cost of health dependent contributions.

Councilmember John Savage commented the employees value staying with Blue Cross Blue Shield. He noted that rates for dependent medical coverage were higher in 2010 than the proposed 2015 dependent coverage rate. He stated dependent medical coverage had not been considered by City and the additional premium coverage shall be considered during budget preparation.

Mr. Browne explained the consideration of the City absorbing dependent medical insurance contribution as he noted the increased dependent coverage and soften the impact to the employees.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote. After a brief discussion, the motion was vacated by Council and a new detailed motion was proposed.

A motion for approval made by Councilmember Savage to renew contracts with Blue Cross Blue Shield, MetLife and accept the proposal from Avesis while not increasing employer contributions to dependents. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Mayor Cooper asked if a report is available to view what services employees are utilizing. He requested a defined presentation with costs contributed by City and/or employees.

Bob Farish, Senior Vice-President, Frost Insurance, stated the City had always offered these benefits which are richer than the private sector.

Councilmember Savage stated a report can be produced to display loss of services. He also stated the vision and dental plans are widely accepted and asked Ms. Vargas if the employees were satisfied with the benefit plans.

Mr. Farish agreed to produce and provide requested report.

Ms. Vargas responded the vision and dental plans are utilized.

Councilmember Savage noted the financial impact chart may be misinterpreted as it is combined with city and employee contributions. Mayor Cooper suggested the next presentation be clear of what is paid by the city and employees.

Item # 8 Mayor Cooper read the following caption.

Resolution No. 2014R-069

A Resolution accepting the competitive bid of Jordan Ford for the purchase of two replacement Police patrol vehicles

Police Chief Rick Pruitt made a PowerPoint presentation that included background information and the bid proposal process.

Police Chief Pruitt stated the Police Department selected the 2015 Ford Inceptor SUV as the replacement vehicles. He stated the bid process was published in the San Antonio Express News on October 13, 2014 and displayed on the City's website. Five packages were mailed to various Ford dealerships in the San Antonio area. One bid was received by Jordan Ford which was also less than a BuyBoard price.

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

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Staff Reports

Item # 9 Mayor Cooper read the following caption.

Discussion concerning emergency vehicle access on certain city streets

Fire Chief Buddy Kuhn made a PowerPoint presentation that included an update on emergency vehicle access.

Fire Chief Kuhn stated the Police and Fire Departments had studied the restricted access for emergency vehicles on narrow city streets. He explained the importance of emergency vehicle access and shared a challenging experience. He presented Council four options to consider. Options were: 1) limit parking to one side of the street opposite from fire hydrants and recommended in a 2012 parking study for any street less than 32' but at least 20' in width; 2) no parking on either side of the street; 3) widen certain streets to include moving utilities, replacing curbs and driveway (noted costly); and 4) widening between driveways/leave approaches; however would still require new curbs and moving utilities.

Maps and photos of emergency response vehicles were presented that displayed the challenging circumstances. He noted the different lengths of the streets within the northeast area and other streets within the City. Photos were displayed outlining the measurement of the pump truck and medic unit. Fire Chief Kuhn noted the water hose stretches several hundred feet to reach a destination.

Fire Chief Kuhn presented next steps to include study fiscal impact for street widening and public meetings. He identified Wildrose, Cloverleaf and Rosemary are the primary streets in need of a long-term solution. He suggested hiring a consultant to re-evaluate the 2012 parking study. Fire Chief Kuhn requested guidance from Council.

Mayor Cooper suggested offset cut parking and consider alternating parking on one side of the street.

Fire Chief Kuhn stated alternating parking may present challenges on enforcement.

Mayor Pro Tem Rosenthal stated residents may utilize their private alleys. Public Works Pat Sullivan stated alleys are being used; however, noted not all residences have a parking structure from the alleyway. He noted that all streets north of Blue Bonnet require water mains up front and emphasized the need of utility coordination.

The following citizens spoke on this matter:

Susan Harwell, resident, expressed appreciation to first responders. She asked if this was reviewed by a Council committee and stated this should be an open process as she shared the citizens she had spoken to were concerned with. She recommended to explore Southtown as it is similar. She referenced a study within Phase 3 that provided plans for off street parking.

John Ferguson, resident, shared that the one side parking designated for football games are working out.

Steve Dikcis, resident, shared his professional experience. He expressed concern on the size of vehicle appropriate for the City of Alamo Heights. He discouraged the tearing up of streets due to time and effort that inconveniences everyone involved.

Mayor Pro Tem Rosenthal stated that vehicle size is appropriate for designated facilities such as the University of Incarnate Word and Central Market including water rescues near the Olmos Basin.

Mayor Cooper asked if one way streets would assist.

Fire Chief Kuhn responded that parking would still be part of the equation and stated he is seeking a long-term solution.

Mayor Cooper encouraged residents to provide their input and staff conduct research on what other cities had done in similar situations.

Item # 10 Mayor Cooper read the following caption.

Discussion of establishing a committee to review commercial sections of the zoning code

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

Mr. Lutz shared the Planning and Zoning (P&Z) Commission's goals as requested including a seven member committee consisting of three members from P&Z, two members from the Architectural Review Board (ARB) and Board of Adjustment (BOA). Goals were briefly presented to include commercial code updates based on the

Comprehensive Plan, multi-family updates, parking standards, commercial design standards, and development review policy/standards.

Mr. Lutz highlighted the Planning & Zoning (P&Z) Commission's recommendations to include a clear timeline and completion date for modifications to the zoning code, review security issues and locations of "port-a johns" and dumpsters related to the building permit ordinance, dilapidated buildings, and transferring control of Broadway from TxDOT to Alamo Heights are a few to mention.

Mayor Cooper commented on the ownership of Broadway and noted financial ownership of Broadway is not feasible. He requested details from P&Z tied into the Comprehensive Plan.

Councilmember Hasslocher asked how often P&Z meets and asked if the meeting is open to the public.

Mr. Lutz stated frequency of the meeting is not determined yet and it is Council's discretion to open meeting to public. City Attorney Mike Brenan added that ad hoc committees are not open to the public.

Mr. Lutz presented additional recommendations that were not zoning code related. Examples were possible funding mechanisms to support revitalization and public infrastructure improvements along the Broadway commercial district, requirements for the planting/installation of trees in conjunction with new buildings and renovation projects, creation of a master plan to add and protect street trees, and implement comprehensive plan elements concerning transforming streetscapes into a tree lined boulevard that is pedestrian friendly. He concluded that P&Z requested to oversee the zoning code review process.

Councilmember Prassel stated there are talented individuals that serve on the commission and expressed P&Z be allowed to oversee the process.

The following citizens spoke on this matter:

Elliot Weser, resident, shared the support in P&Z commission to oversee this requested project/process.

Bill Kiel, P&Z member, agreed that a joint committee from all boards and commission to be formed; however, the number of interested volunteers that currently serve on P&Z, BOA, and ARB is unknown. He informed Council of the individuals he knew that were interested in serving. He stated the scope is reviewing code to improve commercial development and commented there are current codes that prevent development. Mr. Kiel stated updates may be provided at the P&Z meetings. He noted open discussion is valued to obtain input from others. He agreed with Councilmember Prassel on the talent Alamo Heights has and that currently serve on boards and

commission. He stated a reasonable timeline for this project is by budget consideration time 2015.

Mr. Browne asked guidance from Council.

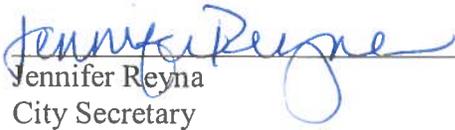
Mayor Cooper suggested staff form the committee, followed by consideration of Council for review and appointment.

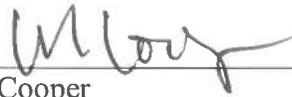
Councilmember Hasslocher asked if an update be provided to Council on a monthly basis.

Mr. Kiel responded that an update would be provided to the boards and stated a representative would be attending Council meetings as well.

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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 Hasslocher and passed by unanimous vote. Mayor Cooper adjourned the meeting at 7:00 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor