

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 9, 2015

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, November 9, 2015.

Present and composing a quorum were:

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

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 Brennan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Human Resource Manager Lori Harris
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

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Mayor 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 26, 2015, City Council meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of October 26, 2015. The motion was seconded by Councilmember Bobby Rosenthal and passed by unanimous vote.

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Item # 2 Announcements

Mayor Cooper read the following captions.

a. 38th Annual Alamo Heights Chamber of Commerce Holiday Parade, November 21, 2015

Community Development Services Department Director Jason Lutz invited residents to attend the upcoming holiday parade hosted by the Alamo Heights Chamber of Commerce. It is scheduled for Saturday, November 21, 2015, beginning at 5:30 p.m. The route was briefly presented.

b. November 23, 2015 Council Meeting cancelled due to holiday

City Secretary Jennifer Reyna announced that the November 23, 2015 Council meeting was cancelled due to upcoming holiday. She announced the next regularly scheduled meeting is December 14, 2015.

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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.

Architectural Review Board Case No. 598F, request of Chandra Keith, applicant, representing Rick Thomas POA for George and Leana Thomas, owner, for the significance review of the existing structure(s) located at 137 Burr Road under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information and photos.

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing structures located at 137 Burr Road. Photos of the structure were presented and he noted the structure had been vacant for over 20 years.

On October 20, 2015, the Architectural Review Board (ARB) reviewed and approved the applicant's request. Staff received two postcards in support and none in opposition.

Council inquired about the asbestos and rodent process prior to demolition.

Mr. Lutz responded an abatement program will need to be initiated due to age of the home. He informed Council that pest control is now required as part of the demolition process.

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

Item # 5 Mayor Cooper read the following caption.

Architectural Review Board Case No. 600F, request of Dabney Homes, LLC, owner, for the significance and compatibility review of the proposed main structure located at 239 Wildrose Avenue under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure and construct a new single family residence with detached accessory structure

Mr. Lutz made a PowerPoint presentation that included background information, map, site plan, elevations, and existing and proposed streetscapes.

Mr. Lutz identified the project and stated the applicant is seeking to demolish all existing main and accessory structures in order to construct a 3,509 square feet main structure and a 623 square feet accessory structure. He reviewed the existing and proposed Residential Design Standards (RDS). He stated 15" and 20" Pecan trees will be removed from the property. No mitigation is required as both trees are considered heritage trees. A circular drive is permitted and will be constructed on this property. Mr. Lutz stated the proposed structure will have an exterior comprised of hardie board planks and a composition shingle roof. Photos of the current structure were presented. A site plan, elevations and existing and proposed streetscapes were presented.

On October 20, 2015, ARB reviewed and approved the applicant's request with the following conditions: 1) that the windows be modified so that they are of a consistent type/design, and 2) the columns be changed from stucco to stone as there was an error on the submitted plans. Staff received two postcards in support and none in opposition.

Councilmember Rosenthal asked if the applicant is willing to comply with ARB's recommendation.

Mr. Lutz responded yes the applicant is willing to comply with ARB's recommendation.

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

Item # 6 Mayor Cooper read the following caption.

Planning and Zoning Commission Case No. 380, public hearing, consideration, and action regarding a request to replat properties currently known as 206, 208, and 210 Crescent Street, identified as Lots 5, 6, 7, 8, a 0.119 acre portion of Lot 9, Block 110, CB 4024, and a 0.169 acre tract of unplatted land out of OCL 39 CB 5216

Mr. Lutz made a PowerPoint presentation that included background information, current and proposed plat.

Mr. Lutz identified the project and stated the applicant is seeking to combine multiple platted lots and a portion of unplatted property into one lot. The property is composed of several platted lots and a 0.169 acre tract of unplatted land. The property is zoned SF-A and several existing non-conforming structures are located on the property and are in violation of rear yard setbacks and property lines. Mr. Lutz stated the proposed plat will establish Lot 11, Block 110, CB 4024. The proposed lot will consist of 0.981 acres with 244.00 feet of frontage along Crescent Street. The proposed lot will provide a 14' public utility easement along the front lines. The existing flood easement is located on the property. Staff received approval from the San Antonio Water System (SAWS) and CPS Energy approving the proposed plat. Mr. Lutz stated the proposed lot has multiple existing non-conforming structures that violate setbacks and a plat note addressing the issue was added to the plat, as required by Code. An image of the non-confirming issues was briefly presented.

On November 2, 2015, the Planning and Zoning (P&Z) Commission held a public hearing and approved the requested replat. Staff received two postcards in support and none in opposition of the request.

Mayor Cooper opened the public hearing at 5:47 p.m. No one signed up to speak. The public hearing closed at 5:48 p.m.

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

Item # 7 Mayor Cooper read the following caption.

ORDINANCE NO. 2037

PLANNING AND ZONING COMMISSION CASE NO. 381, PUBLIC HEARING, CONSIDERATION, AND ACTION REGARDING PROPOSED AMENDMENTS TO CHAPTER 3, ARTICLE VI – MULTIPLE FAMILY DWELLING DISTRICTS (MF-D), OF THE CODE OF ORDINANCES, CONCERNING LAND USES, LOT AREA, LOT WIDTH, LOT COVERAGE, SETBACKS, ARTICULATION, BUILDING HEIGHTS, PARKING REQUIREMENTS, AND LANDSCAPING

Mayor Cooper briefly explained the process to follow after Mr. Lutz' presentation.

Mr. Lutz made a PowerPoint presentation that included background information and testing images. He stated the process began with the creation of the Commercial Code Committee (CCC). He identified the goals which are to update the Commercial and MF-D standards reflecting comprehensive plan concepts.

Mr. Lutz reviewed respective sections in which amendments were proposed and P&Z recommendations were presented. He began with *Section 3-41 Land Uses*. He presented recommended language approved by P&Z: 1) Only require 10% of the developments gross square footage to have the retail/commercial component and allow single-family attached developments (townhomes/row houses) to help activate the public realm; 2) For any multi-family project located on Broadway, south of Albany Street, the first floor adjacent to the public right-of-ways shall be utilized for "Commercial & Retail" land uses which are permitted in Business District One (B-1) and Office District (O-1), as permitted in Article II, Section 3-8; 3) the "Commercial & Retail" component shall consist of ten (10) percent of the buildings gross square footage (not including parking structures); 4) a multi-family development leasing office or other amenities shall not count towards the 10% requirement; 5) the upper floors of any multi-family development may be for land uses which are permitted in Business District One (B-1) and Office District (O-1), but these shall not count towards the 10% requirement; and 6) one-family dwellings, attached and detached, are prohibited on properties that have their front lot line along Broadway or Austin Highway. Ground and first floor liner units may be permitted. He stated the goal is to liven the street front and keep pedestrians in the public realm.

Section 3-42 Lot Area was presented. Mr. Lutz stated density calculations were based on number of stories and were changed to be based on building height. The Specific-Use Permit (SUP) for multi-family projects over 3 stories was deleted eliminating the need for a SUP. P&Z approved the amendment.

Section 3-44 Front Yard Setbacks was presented next. Mr. Lutz stated the front yard setback from 25' to 20' is proposed to be amended. He explained the parking is encouraged in the rear of the property and not on the front. He shared that the CCC recommended 20' to maintain the existing neighborhood. The regulations found in *Section 3-81 Special Front Yard Regulations* is proposed to be moved to Section 3-44. A requirement for Articulation Standards was added. Mr. Lutz stated special development standards for properties on Broadway, south of Albany were created. They are a minimum/maximum setback of 0' and 75% of building face shall be at setback. He stated the remaining portions may be utilized for courtyards, dining areas or similar public uses. He stated P&Z approved the proposed amendments.

The amendments to *Section 3-45 Side yard setbacks* were proposed. It included: 1) change side yard setbacks (single-family structure) from 5' to 6'; 2) delete minimum total side setback of 15'; 3) delete maximum total side yard setback of 30'; 4) for multiple

structures located on a single lot a minimum wall separation of 6', provided that all building/fire codes are met; 5) add 15' side yard setback and 2:1 looming standards for properties to SF-A & SF-B zoning districts; 6) special development standards were created for properties located on Broadway, south of Albany to include the minimum setback at 0' with a maximum of 8' and exceptions to the max side setback of 8' (up to 35' maximum) was added. P&Z approved the proposed amendments with the following recommendations: for multiple-structures on a single lot the wall separation shall be 12' instead of the proposed 6' and the eaves & roof overhangs may only encroach up to 2' on interior side yards instead of the proposed 4', based on the Fire Department's concerns.

Mr. Lutz presented the proposed amendments to *Section 3-46 Rear Yard Setbacks*. The proposed amendment would allow air conditioning & pool units to encroach into rear yard setback but no closer than 6' from the property line. The other proposed amendment requires 15' rear yard setback for properties located on Broadway, south of Albany St. and 2:1 looming standard for properties adjacent to SF-A and SF-B zoning districts. He stated P&Z approved the proposed amendments.

The proposed amendments to *Section 3-47 Lot Coverage* were presented. Mr. Lutz stated the title of the section is proposed to be changed to *Impervious Cover*. He stated the building coverage (not including parking or other impervious cover) of 35% was changed to 85%. He explained that it does not include the building and other impervious coverage. Another proposed amendment was there is no maximum impervious coverage for properties located on Broadway or Austin Highway. He commented that it does not waive any landscaping or storm water requirements. P&Z recommended approval of the proposed amendments.

The proposed amendments to *Section 3-48 Building Height* were presented next. Mr. Lutz stated the permitted height from 2.5 stories is proposed to 3 stories but maintained a 35' height from average grade. He referenced Broadway and Austin Highway and stated special developments standards were created. It included a maximum height to height to 55' from average grade, but not to exceed 4 stories along the Broadway/Austin Highway frontage. For properties along Broadway, south of Albany, a minimum of 2 stories is required. P&Z recommended approval of the proposed amendments as presented.

Mr. Lutz presented the proposed amendments to *Section 3-49 Required Off-Street Parking*. He stated parking in rear of property or on side past the front wall plane is required, side parking must be screened, and structures with 1-20 units require 2 parking spaces, any additional unit thereafter requires 1.5 parking spaces per unit. The surface lot requires trees, one tree per eight parking spaces. Landscaping is required along all boundaries of parking areas. Parking structures (parking garages) defines as main structures not accessory structures and must be screened. Two spaces (one covered) was deleted. P&Z recommended approval with following proposed recommendation: 1) ratio of parking be changed to 1.5 per unit across the board.

Mr. Lutz then presented the proposed amendments to *Section 3-50 Landscaping*. He stated the section's title is proposed to change to *Landscaping, Screening, Sidewalks, and Lighting*. A new requirement is proposed that street trees be planted at intervals of 25' or distance based on species type. Landscaping is proposed as a requirement in setback areas. Sidewalks requirements are 5' in all areas and 10' on Broadway, south of Albany. P&Z recommended approval of the proposed amendments to Section 3-50.

Mr. Lutz informed Council of testing sites. He explained three sites were tested based on the unique location. The site locations were upper Broadway (between Inslee Avenue and College Boulevard); lower Broadway (between Terrell Road and Harrigan Court); and mid-block off of Broadway. Overland Partners and Alamo Architects produced testing site images referencing aspects of heights/setbacks, land use, parking, and streetscape.

Public notifications were published in the official newspaper and no responses were received in support or opposition.

Bill Kiel, Planning and Zoning (P&Z) Commission member, reminded Council that it was eight years ago when the City's Comprehensive Plan was created. He noted that special development requires a Special-Use Permit (SUP). In his opinion, City Codes are a sign of development, protection, and strengthen flood control. He encouraged Council to return to the walkable community.

Mayor Cooper thanked Mr. Kiel and the Commercial Code Committee (CCC) for their hard work and efforts. He shared that recently he met with Brad Lawton, an individual that specializes in branding. He stated branding is a guide to the City's plans and commented this is a good first step to accomplish that goal.

Mayor Cooper opened the public hearing at 6:32 p.m.

Pruyn Hildebrand, resident, commented the CCC did a good job. However, she expressed concern on the 1.5 parking spaces anywhere within the City as she commented it is not reasonable. She also expressed concern on the proposed 10' sidewalks with zero setbacks. She stated there are buildings located at the edge, not fulfilling a zero setback as she warned the Texas Department of Transportation (TxDOT) may not be cooperative to improve Broadway.

Mayor Cooper shared TxDOT wants to transfer ownership of Broadway to the City, but he noted the City desires repairs done by TxDOT prior to owning Broadway. He reported that the City Manager is working with TxDOT.

Sylvia Wong, resident, expressed opposition of height increase south of Albany on Broadway; she commented height is not welcome in this community. She expressed concern regarding limited side setbacks. Ms. Wong inquired how 10' sidewalks and planting trees within a zero frontage is possible. She asked Council to consider the aftermath if Broadway was transferred and will Broadway be considered a City street.

Bradford Martin, resident, expressed opposition in raising the building height up to four stories. He shared that he lives in The Heights Condos and commented that neighboring units will be dwarfed and the property value will decrease. He stated greater density was not what he was looking for when he moved into the City of Alamo Heights. He expressed in his opinion that the vision is lost when promoting greater density and there is less street. Mr. Martin stated he would like to see less development and lower height development.

Julian Hall, resident, noted that it took several months to work on the amendments and encouraged Council to vote at a later time to allow residents to review the proposed amendments. He expressed concern on the proposed changes made to impervious cover, the parking lot ratio reduction, zero setback, and the overall safety of children within the area of Albany due to increased traffic. He encouraged a traffic lane study. He encouraged Council to follow up with Fire Chief Buddy Kuhn regarding his concerns. Mr. Hall asked why properties south of Albany were given special attention.

Debra Nason, President, Alamo Heights Neighborhood Association (AHNA), thanked and expressed appreciation to the CCC for their work. She asked when the amendments will be effective. She expressed concern with current projects, floodway, no impervious cover cap at Broadway and Austin Highway, parking on Broadway, and the community changing to look like the Pearl.

Lyndsay Thorn, resident, shared his experience as an architect in multi-family districts within the community. He stated he can share the studies that he had conducted of a similar community in London. He commented that each project needs to be an individual decision and reminded Council that the proposed changes are part of a larger plan.

Trebes Sasser Jr., resident/business owner, thanked P&Z Committee member Bill Kiel, Community Development Services Department Director Jason Lutz and City Attorney Mike Brenan for their work. He referenced the Treehouse Apartments located on Broadway and noted the constrictions of ceiling heights at 35' and encouraged a maximum height at 45' ceiling to compete with other luxury units. He stated the articulation at 30', a residential design standard, will adversely affect the multi-family district and suggested 90' after discussion with notable architects within the communities. He shared their parking ratio is less than 1.5 and P&Z's recommended parking ratio is ideal. He commented that he is looking forward in working with the City of Alamo Heights.

Sam Boldrick, President, The Heights Condominium Homeowners Association, expressed concern with looming height. He acknowledged that restrictions are important; however, commented that projects may be considered on an individual basis. He encouraged verbiage in Codes to allow Council to make decisions and residents to be heard. Mr. Boldrick thanked Council for their time.

John Joseph, resident, provided an example of a three-story structure that contains commercial use and expressed concern on the parking availability.

Mr. Lutz explained that every use within the structure will need to adhere to parking regulations; however, noted that if parking is not accommodating then the development would need to be scaled down. Mr. Lutz added that commercial parking would be in addition to parking regulations.

Mayor Cooper closed the public hearing at 6:58 p.m.

Mayor Pro Tem Lynda Billa Burke acknowledged and thanked staff dedicating their time in reviewing the Codes. She complimented Jim Taylor, Chairman, CCC for doing a great job compiling information from Boards and Commission members: Bill Kiel, Mike McGlone and Richard Garison. She stated this is a good thing for Alamo Heights and this type of planning and commitment continues to make the City of Alamo Heights a viable small community.

Mayor Cooper referenced Ms. Nason's comments and encouraged further discussion on the "what-ifs" and possibilities.

Mr. Lutz stated each site will change and emphasized these regulations are for new development. Majority of the sites have landscaping, on-site parking and perhaps collaboration with TxDOT will be necessary.

Councilmember Lawson Jessee stated Cappy's is an existing business with the zero foot setback, parking and sidewalks. He suggested perhaps a variance for zero foot setback to accommodate parking. He stated the zero foot setback creates walkability and pulls everything to the site line.

Mr. Lutz explained that if it didn't work because of the narrow street then options would be considered such as a variance and communication with Texas Department of Transportation (TxDOT), or line item where the applicant pays for their improvements when TxDOT makes requested improvements.

Jim Taylor, Chairman, CCC, reiterated Councilmember Jessee's comments. He stated the comprehensive plan is documented and if we further delay of a traditional downtown then there is opportunity to diffuse from the vision. He emphasized the support of a vision and stated that pending items from TxDOT shouldn't delay the vision.

Mr. Lutz agreed with Councilmember Jessee's and Mr. Taylor's comments. He stated this is a traditional zoning concept. He commented that land uses come and go and there is less concern in which land use dictates the look of the community. Mr. Lutz clarified that Austin Highway is not part of TxDOT negotiation.

Councilmember Rosenthal asked the long-term detriments of owning Broadway.

City Manager Mark Browne responded to Councilmember Rosenthal that picking up the maintenance over a period of time will gradually increase over the years. Mr. Browne shared that the City of San Antonio (COSA) is working with TxDOT on the improvement to Broadway and the City of Alamo Heights requested to piggyback on this project since COSA's project is expected to be completed in 2018. He reported TxDOT stated they are willing to consider but no confirmation or rejection had been provided. He stated the project's request would change drainage inlets and improve drainage improving not solving flooding on Broadway.

There were several questions from Council regarding parking regulations and if 1.5 parking space is sufficient for larger structures.

Mr. Kiel informed Council the logic behind the number of 1.5 parking spaces. Mr. Kiel explained with larger units such as in the amount of 40 or 50, the CCC had explored different cities and had been convinced 1.5 works out for the scale of the apartment but not for smaller units. He shared that P&Z recommended 1.5 parking space per all types of units. He expressed support for two parking spaces for every unit particularly for smaller units. He shared that Fire Chief Buddy Kuhn and Police Chief Rick Pruitt were concerned with parking regulations; however, he stated that on a larger project, development and what is logical to do are to be considered. He commented perhaps a caveat with smaller units should be considered.

Mr. Sasser Jr. responded to Councilmember John Savage's question and responded that 1.5 parking space per unit had been sufficient for his apartment complex.

Councilmember Jessee shared his research with Council on parking regulations was obtained from outside parties. He shared that typically there are 1 bedroom apartment with 1.3 or 1.5 parking spaces per unit. He encouraged Council to reduce the parking space ratio for smaller units. He recommend for 0 to 10 units, a requirement of 2 parking spaces per unit and for 10 – 20 units require less than 2 parking spaces per unit. He commented that he didn't want to limit a developer; however he noted that 20 to 40 units have a high parking value.

There was agreement among Council requiring a ratio of two parking spaces per unit for 1-20 units and any additional unit requires 1.5 per unit.

There was a brief discussion among Council regarding building height and articulation. Mr. Lutz reminded Council that the maximum height is 55' from average grade but not to exceed 4 stories along the Broadway/Austin Highway frontage. Mr. Kiel added that the properties north of Albany is 35' and for properties along Broadway, south of Albany is a minimum of 2 stories required. Mr. Kiel explained that for the properties north of Albany, it was originally 45'; however, he noted that large ceilings may be built with flat roofs as Mr. Sasser Jr. mentioned earlier. He stated a 2 ½ story at 35' generated a SUP and what is proposed is increased height. He commented that adequate height was desired. Mr. Taylor added that the district approach mindset rather than the land use. Mr. Lutz stated CCC had a thorough discussion and noted the area north of Broadway is

a multi-family district and 45' was proposed. Mr. Richard Garison, Board of Adjustment (BOA) member, added that if a single-family district has a 35' height limitation and stated a multi-family property may be taller than a single family home. Mr. Kiel noted that on the north of Albany, he supports 45' and that looming height will come in play. He commented that the 45' should not be a problem for single family homes. He expressed a minimum of 40' and make compromises.

Councilmember Jessee asked Mr. Taylor the reasoning behind 30' articulation.

Mr. Taylor explained that articulation at every 25 or 30 feet relates to urban lots.

Mr. Garison stated articulation is challenging and can dictate the architecture. He commented that elevation and diversity are good. He recommended the Architectural Review Board (ARB) further address articulation.

Councilmember Jessee suggested additional language related to articulation in returning the request to ARB for any modifications to ensure balance after Council's approval. Council agreed to keep proposed language and add that ARB may modify after Council approval of final design.

Mayor Cooper asked if north of Albany was considered for commercial uses. He stated there are a couple of strip centers that need to be revitalized and multi-family apartments that need redevelopment.

Mr. Kiel responded the CCC did not preclude. He clarified that there would be no requirement that the ground floor to be retail and commercial; however, it can be if desired.

Councilmember Jessee stated that four stories is too big to be considered in the area north of Albany and added when Overland Architects was doing a conceptual design on a Papa Noel sign, he noted it wasn't possible.

Mayor Cooper stated the current space for retail is not adequate. He commented he'd like to see the retail increase and shopping centers be connected. Councilmember Jessee agreed with Mayor Cooper's comments.

There was a brief discussion among Council regarding retail. Mr. Kiel reported that the CCC desired 100% retail for the first floor. Mr. Taylor added that mixed use with 100% retail was considered for the ground floor. He stated firms that tested the sites asked CCC if they like to see property vacant or occupied with a variety of commercial. Mayor Cooper stated there is an opportunity to change for the improvement over 20 years but not with 10% of retail and noted that modifications may always be made if it doesn't work. Councilmember Rosenthal agreed with Mayor Cooper's comments. Mr. Kiel explained that residential is not desired on the ground floor. He noted with people going up and down the street, retail is needed along the frontage. Councilmember Jessee stated these requirements are for multi-family which means just a few properties need to add the

requirement of retail. He noted for the commercial district it may be at 100% retail frontage. He asked if commercial corridor will overrule anything that was B-1 District at 100% retail frontage.

Mr. Lutz stated the zoning code allows land owners to utilize property in B-1 District for a multi-family development. He noted the retail component was added to create a situation of land purchases for multi-family. He stated 100% of the frontage would be required for retail but the back half of the development could be utilized for other uses. Mr. Lutz explained the language content of 10% requirement did not need to be changed as P&Z proposed change to 10% but that the original proposed amendment would require that the first floor adjacent to the public rights-of-way shall be utilized for commercial land uses only.

Mr. Garison added that remaining floors within multi-family require Americans with Disabilities Act (ADA) accessibility. He shared that a certain percentage needs to be ADA accessible on the ground floor behind the retail frontage on Broadway.

Councilmember John Savage asked how many properties are located in the flood plain that will need a variance to comply with the zero setback. He also asked Fire Chief Kuhn and Police Chief Pruitt if they had any concerns with the proposed amendments.

Mr. Lutz responded that a variance would require a hardship. He stated if there are issues there is an avenue for the landowner.

Fire Chief Kuhn and Police Chief Pruitt responded to Councilmember Savage that they did not have any concerns with proposed amendments.

Mr. Kiel stated Mr. Taylor, Mr. McGlone and Mr. Lutz carried the major load, especially during the end trying to do test cases on different sites. He thanked Mr. Taylor and Mr. McGlone for their dedication and time.

A motion for approval was made by Mayor Pro Tem Billa Burke to approve the originally proposed amendments and to include the following P&Z's recommendations 1) for multiple-structures on a single lot the wall separation shall be 12' instead of the proposed 6', 2) eaves & roof overhangs may only encroach up to 2' instead of the proposed 4' on interior side yards, 3) articulation may be modified with ARB recommendations and after Council's Final Review approval. The P&Z recommendation of 1.5 parking spaces per unit across the board and the recommendation for only 10% of ground floors, adjacent to public rights-of-way, be utilized for commercial land uses were not approved. In addition the following modification was added: on Broadway north of Albany (Multi-family District) allow the maximum of 45' feet, instead of the proposed 35' for building height. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

Item # 8 Mayor Cooper read the following caption.

Resolution No. 2015R-074

A Resolution accepting the competitive bid of Cleburne Ford for the purchase of two replacement police patrol vehicles and one medium duty truck

Police Chief Rick Pruitt made a PowerPoint presentation which included background information.

Police Chief Pruitt stated the Police Department selected the 2016 Ford Interceptor SUV and the 2016 Ford half-ton truck to purchase during FY 2015-2016. The bid was advertised in the San Antonio Express-News on October 7, 2015 and October 14, 2015. The advertisement was also on the City's website. He stated five bid packages were mailed to Ford dealerships in the San Antonio area. Bids closed on October 22, 2015 with two bids received, one from Jordan Ford and Cleburne Ford. Police Chief Pruitt compared the two bids and noted Cleburne Ford's bid was lower for the same or similarly equipped vehicles.

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

Staff Report

Item # 9 Mayor Cooper read the following caption.

Discussion and update on Water Meter Reading Services and Water Meter Replacement

Finance Director Robert Galindo made a PowerPoint presentation that included background information.

Mr. Galindo stated the meter reading contract with SAWS expired as of December 2013 and had been on a month-to-month basis. He stated SAWS agreed to keep meter reading services for 9 months through July 2016 with a cost increase. He reminded Council that a Request for Proposal for water meter reading services was issued on June 17, 2015 and no responses were received. He stated SAWS terminates their extended contract in July 2016.

Mr. Galindo stated staff reviewed viable solutions to present a long-term solution in consideration of the general condition of water meter infrastructure. He noted there are currently 10 different brands of water meters and an average meter life is 15 years. He stated current meters installed by SAWS occurred in 2006 with above average usage.

Mr. Galindo presented three different options for a 15-year period: contract meter reading analog meters, in-house meter reading analog meters, and automated meter reads (AMR). Contract meter reading analog is to hire a contractor with 2% increase for

each year for cost of inflation. In phases, within 5 years, analog meters would be replaced, beginning in year 2 and includes removal of existing meters and installation of new meters. He noted the City is responsible for replacement of damaged meters. He reviewed the cost in replacing meters and maintenance cost. He highlighted the difficulty in finding a vendor to commit for more than 2 years.

In-house meter reading was briefly reviewed. Three Utility technician positions would be hired for meter reading to include benefits with 2% annual increase. Cost of hiring additional personnel, three vehicles, uniforms and cell phones were presented. Similar phases would be similar to contract meter reading analog meters and replacement for damaged meters. He noted revenue optimization estimate since meters are new and provide accurate readings.

Information on Automated Meter Reads (AMR) was presented. A Request for Proposal (RFP) would be issued to include removal of existing water meters, purchase of new meters, installation of new meters, downloading old and new meter reads, meter swap in billing software and training. The meter swap would consume 1 to 2 months. Mr. Galindo stated additional staff is not necessary for this option. He stated the cost of replacement of damaged meters is the same as other options and replacement of AMR registers are estimated from year 11 to 15. He highlighted this is the actual digital device that reads water meters. He noted the savings to the City over 15 years to include revenue optimization and lack of contractor payout.

Mr. Galindo summarized rate increases may complement the cost for contract and in-house meter reading.

Council expressed their comments in pursuing the third option, AMR. Comments included no need to hire additional staff and noting that weather may play a challenge in locating and reading water meters.

Councilmember Jessee asked who is defining specifications on the AMR.

Mr. Sullivan stated research had been conducted and shared with other municipalities. He stated engineering is not needed for installation. He stated Utilities Superintendent Mark McGinnis is conducting a research for the best meter based on performance and historical data of that product. Assistant to the City Manager Marian Mendoza stated specifications will be defined in the RFP.

Mr. Galindo added that the Cities of Schertz and Shavano Park had been contacted on the AMR product they are using. He stated Benson City Water Utility installed over 5,000 and expressed the convenience of doing their own reading. Green Valley likes AMR but are using two different brands. He stated the Cities of Live Oak & University City have a similar system.

The following citizens spoke on this matter:

Pruyn Hildebrand, resident, reminded Council that AMR are digital and shared that SAWS currently has their challenges with increased bills. She shared the community is disappointed in the way the City is going to proceed. Ms. Hildebrand encouraged analog meters rather than digital as she stated they last longer.

John Joseph, resident, asked why it is necessary to replace water meters. He asked other questions related to how many meters were read in a day and the necessity of hiring three additional personnel. He encouraged Council to look at the class action lawsuits on AMR products that generated bills to increase in Atlanta, GA. He requested Council take additional time to consider this item.

Mayor Cooper stated in 2006, SAWS provided a mixture of different types of meters and now a solution is needed.

Mr. Galindo responded to Mr. Joseph that 200 meters are read within a day per technician and explained that hiring additional personnel is necessary because it is not likely that temporary employees would be willing to come back to conduct work one week per month.

Mr. Sullivan explained the accountability and accuracy with new meters.

Council provided direction to Mr. Galindo to proceed with a RFP on AMRs.

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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 Savage and passed by unanimous vote. Mayor Cooper adjourned the meeting at 8:58 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor