

CITY OF ALAMO HEIGHTS
CITY COUNCIL
February 24, 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, February 24, 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 Brennan
Finance Director Cynthia Barr
Development Services Manager 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 February 10, 2014, Council Meeting as amended. A motion was made by Councilmember Fred Prassel to approve the minutes of February 10, 2014. 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. Alamo Heights Band Association – March thru Alamo Heights, March 1

Development Services Manager Nathan Lester announced that on Saturday, March 1, 2014, the Alamo Heights High School Band Association will host their “Run to the Beat” 5K, beginning at 7:00 a.m. at the Alamo Heights ISD Administration Offices. He added this route is the same as last year. He shared to call Ms. Holly Ortega at (210) 687-2147 for additional information.

b. Therapy Animals of San Antonio

Mr. Lester announced the Pooch Parade sponsored by Therapy Animals of San Antonio and is scheduled for Saturday, April 26, 2014. The costume contest will begin at 8:15 a.m. and the three-mile walk will begin at 9:15 a.m. He referenced Carolynn Ricks as the point of contact at (210) 392-6404 and website, www.therapyanimalssa.org.

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Staff Reports

Mayor Cooper announced that Item # 7 considered at Ms. Laurie Saunder’s request. Council agreed.

Item # 7 Mayor Cooper read the following caption.

An update on the Alamo Heights Bark Park

Development Services Manager Nathan Lester made a PowerPoint presentation that included an update on the progress of Bark Park of Alamo Heights.

Mr. Lester identified the site and reviewed obligations from the Bark Park organization and of the City’s. On August 20, 2013, ARB recommended approval with the following conditions: 1) sidewalks be removed from the plans (since they are not within the scope of proposed construction by the non-profit), 2) no live tree removal, 3) maintenance parking spots be removed while maintaining the access gate, and 4) the fence be made of materials as proposed on plans presented. On August 26, 2013, Council approved the final project location and design including ARB recommendations. He provided a status of the floodplain development permit and supporting engineering analysis which both are pending. He shared Ms. Saunders met with the San Antonio River Authority (SARA) and is aware of the minimal impact and prepared to submit engineering plan for approval by SARA.

Councilmember Bobby Rosenthal stated he requested this update as Council had not received a recent report.

Laurie Saunders, President, Bark Park of Alamo Heights, stated she understands what the City and SARA are requesting related to floodplain issues. She stated she will keep Council updated.

Councilmember Bobby Hasslocher observed pedestrian crossing had increased due to the warmer weather and suggested a plan to move pedestrian traffic from the street. Councilmember Rosenthal agreed and suggested Normandy an option to consider accommodation of pedestrians.

Mayor Cooper announced Item # 4 was considered next since the applicant was present.

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Items for Individual Consideration

Item # 4 Mayor Cooper read the following caption.

Architectural Review Board Case No. 512F, request of Don B. McDonald Architect, applicant, representing Peter Holt, owner, for the significance and compatibility review of the proposed replacement structure located at 206 Crescent under Demolition Review Ordinance No. 1860 in order to demolish 70% of the existing main structure

Mr. Lester made a PowerPoint presentation that included background information, floor plan, site plan, phase diagram, elevations, and photos of the existing structure.

Mr. Lester presented information of the demolition request. He briefly highlighted the project was an addition and restoration to an existing single-family home that included interior renovation, exterior addition to the third floor, and exterior addition of a loggia. He reviewed the Residential Design Statistics (RDS). Existing photos, site plan, phase diagram, floor plan, and elevations were presented.

The project was reviewed by the Neighborhood Character and Commercial Revitalization (NCCR) Committee on February 6, 2014. He briefly shared history of the home beginning that it was built in 1902. He stated no rezoning or replatting required as well as variances. On February 18, 2014, the Architectural Review Board (ARB) approved as submitted. Staff received feedback with four in support of the project and none in opposition.

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

Mayor Cooper stated he received comments by builders regarding 25% thresholds on roofs and should be re-evaluated within Chapter 5 of the Code of Ordinances. He shared that builders explained circumstances change when rot has surfaced. He recommended ask builders for their comments on the threshold and asked Mr. McDonald.

Mr. McDonald stated the roof was modified and it was a technical circumstance. He reiterated that modifications were done to the additions to the original house.

Sarah Reveley, resident, expressed that in her opinion, the applicant's building design was declared not historically significant which is inappropriate.

Mr. McDonald stated the house is significant to the builder and applicant that resulted restoration and modifications which were done on the additions of the project. Councilmember Weser added an explanation by the Architectural Review Board (ARB) would be appropriate.

Item # 3 was considered next.

Item # 3 Mayor Cooper read the following caption.

Presentation of Comprehensive Annual Financial Report for the year ended September 30, 2013 by Mike Del Toro, Audit Partner for Alonzo, Bacarisse, Irvine and Palmer, P.C. for acceptance by City Council

Finance Director Cynthia Barr introduced Mike Del Toro, Audit Partner for Alonzo Bacarisse Irvine + Palmer P.C. Certified Public Accountant and Audit Supervisor Jeremy Barbatto was also in attendance.

Mike Del Toro presented the Comprehensive Annual Financial Report (CAFR) in detail. He briefly explained the contents in the CAFR which included: independent auditor's report, management discussion & analysis, government-wide financial statements, fund financial statements, notes to the financial statements, required supplemental information, supplemental combining and individual financial statements and schedules, and statistical tables. Auditors issued an "unmodified opinion" on the CAFR which is the best opinion that can be given for an independent audit. He shared there was a change of terminology which was previously "unqualified" for a best opinion.

Mr. Del Toro highlighted that tax revenues increased due to the increase in property tax rates and minimal changes in appraised property values. The City complied with the Public Funds Investment Act. Mr. Del Toro also highlighted the fund financial statements. The general funds expenditures for the year were less than the approved budget by \$676,123 due to unfilled vacancies and turnover in personnel; revenues were \$251,123 less than budget due to slightly lower tax collections. He stated governmental funds overall fund balance increased \$470,345. Mr. Del Toro explained the different transfers that lead to the amount of the overall general fund balance due to street

maintenance, capital projects, and capital replacement. He noted the CIED monies was assigned and highlighted it is designated for the capital project per Council.

Mr. Del Toro briefly explained the letter on conduct of audit to include accounting policies, accounting estimates, difficulties, misstatements, disagreements, management representations, consultations with other independent accountants, and compliance with the Public Funds Investment Act.

Mayor Cooper and Mr. Browne thanked Ms. Barr for her hard work and congratulated her on her achievement.

Item # 5 was considered next.

Item # 5 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.

Mr. Browne reported completed work and the work in progress for the Fire Station and Police Station. Exterior stucco is in progress on the east and north side of the facilities. Currently, the Police Station's progress is framing. Pouring of the remainder of the foundation will occur after the Fire Station is complete and the temporary site is removed. He summarized that great progress had been made.

Mr. Browne reported the status of miscellaneous items that included storm drain, gas line, and the flat work around the Fire Station. He added the new generator is in place and the switchgear installation is complete. Mr. Browne stated the closure of the alley off Henderson is anticipated for duration of 7 to 10 days during the day to address improvements and there will be coordination with the neighbors. He informed Council a communications line is expected between the two buildings that the actual fiber wires were not put in the plans. Mr. Browne explained there was miscommunication on the definition of conduit. He stated currently we have obtained estimates on this cost and payment will be needed to install fiber for communication needs. He displayed photos of the construction site. He reviewed the budget expenditures and balance for the construction project.

Mr. Browne noted the schedule had changed and the Fire Department will be moving into their new building on April 22nd. He commented there still is a lot to do between now and April. Mr. Browne thanked Joeris General Contractors with the supervision of Jack Hodge, Superintendent, for their job performance.

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Staff Reports (cont'd)

Item # 6 Mayor Cooper read the following caption.

Presentation of Financial and Investment Report for the first quarter ending December 31, 2013

Finance Director Cynthia Barr made a PowerPoint presentation that summarized the City's financial position. The Financial and Investment Report included General Fund Revenues/Expenditures, Utility Fund Revenues/Expenditures, and an Investment Portfolio Update.

Ms. Barr stated overall general fund expenditures are well within budget. She presented a bar graph budget to actual property tax collections and reported tax collections. Ms. Barr highlighted that sales tax for General Fund and Street Maintenance tax collections. She presented departmental general fund expenditures and noted Administration was slightly higher due to personal leave buyback that occurred in November 2013. She reviewed the utility fund revenues & expenditures by departments. She reminded Council of new sewer rates in April. She noted no capital expenditures within the first quarter.

Ms. Barr provided an investment portfolio update with a beginning value as of October 1, 2013 including portfolio balances. She expressed desire to move monies to other accounts and out of pool accounts due to low returns. She noted a savings account was opened to track 2012 bond proceeds and the Community Infrastructure and Economic Development (CIED) Funds.

First quarter actuals and investment summary were reviewed. Ms. Barr noted the first quarter actuals should be at 25% of the budget.

Ms. Barr reported that the City's financial position continues to remain strong. She expressed appreciation to the staff. Council thanked Ms. Barr.

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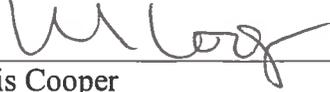
Citizens To Be Heard Concerning Non-Agenda Items

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

Maura Osborne, resident, stated rocks are in the creek bed located on Alamo Heights Boulevard. She asked if anyone had checked on this and stated this action is not right in fear of damaging oak trees. She expressed concern on the future of the oak trees.

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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 Mayor Pro Tem Savage and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:34 p.m.



Louis Cooper
Mayor



Jennifer Reyna
City Secretary