

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
March 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, March 10, 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  
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      Interview with citizens expressing an interest to serve on City of Alamo Heights board or commission*

Mayor Cooper announced the interview process for three citizens that had expressed an interest in serving on a City of Alamo Heights board or commission: Tiffany Robinson Long, Jeff Scheick, and Michael McChesney. He added that there are 4 vacancies due to the recent resignation of Mike Reyna.

City Council asked both applicants questions on their interest and service, qualifications, commitment, and preference of which board or commission to serve. City Council thanked the applicants for their willingness to volunteer.

*Item # 2      Approval of Minutes*

Mayor Cooper asked City Council for any revisions to the minutes of the February 24, 2014, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of February 24, 2014. The motion was seconded by Councilmember Elliot Weser and passed by unanimous vote.

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*Item # 3*      Announcements

Mayor Cooper read the following captions.

**a. YOSA Beethoven 5K/10K Walk/Run, April 12, 2014**

Development Services Manager Nathan Lester announced the Youth Orchestra of San Antonio will host their annual 5k/10k walk/run on April 12, 2014. He presented the route and stated the event will begin at 8:00 a.m. at the Central Market. Mr. Lester encouraged residents to go to [www.yosa.org](http://www.yosa.org) for additional information.

**b. April 14, 2014 Council meeting rescheduled to April 16, 2014 in observance of Passover**

City Secretary Jennifer Reyna announced the meeting scheduled for April 14<sup>th</sup> had been rescheduled for Wednesday, April 16<sup>th</sup>, in observance of Passover. She stated the meeting will begin at 5:30 p.m. at the temporary city facilities, where Council meetings are held.

**c. Public Safety Announcement**

Police Chief Rick Pruitt informed Council of a public safety concern on an attempted kidnapping. He reported an active investigation with coordination of respective jurisdictions.

Councilmember Rosenthal expressed confidence in the department maintaining the safety of the community.

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Consent Item

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

**Request for permission to refund a duplicate and/or overpayment of property taxes to**

a. James Hill, 6234 Evans Avenue	\$1,689.39
b. Christopher Goldsbury Jr., 112 Torcido Ave.	<u>679.96</u>
Total	\$2,369.35

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 # 5 Mayor Cooper read the following caption.

**ORDINANCE NO. 1982**

**AN ORDINANCE WITHDRAWING AND VACATING THE MOTION FOR THE SPECIFIC USE PERMIT AUTHORIZING ALAMO MANHATTAN PROPERTIES, LLC TO DEVELOP A MULTI-FAMILY APARTMENT PROJECT ON APPROXIMATELY 1.66 ACRES OF LAND**

Development Services Manager Nathan Lester made a PowerPoint presentation that included background information.

Mr. Lester informed Council a letter was received from Matt Segrest that Alamo Manhattan Properties, LLC. had withdrawn their project, Alamo Heights Gateway. Mr. Lester stated the approved motion will be vacated and no revisions will be made to the existing zoning ordinance.

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

Item # 6 Mayor Cooper read the following caption.

**ORDINANCE NO. 1986**

**AN ORDINANCE AMENDING CHAPTER 18, TRAFFIC, ARTICLE VI, TRAFFIC SCHEDULES, SEC. 18-152, SCHEDULE G – PARKING PROHIBITED OR LIMITED ON CERTAIN STREETS; 100 BLOCK GROVE PLACE**

Police Chief Rick Pruitt made a PowerPoint presentation that included background information and proposed parking changes.

On-street parking restrictions were evaluated based on the strategic action plan. The prohibited parking red curb lines in the 100 block of Grove Place were faded and needed repainting. Ordinance No. 237 was referenced and the curbs were repainted with red paint to identify the restricted parking areas. The residents at the Grove Place Condominiums informed the City that on-street parking had never been restricted immediately in front of their property. Residents explained the minimal parking that is

available is important to them due to the minimal parking for guests, service workers, etc. that is available on the condominium property. There was coordination with the Fire Department on the opportunity to provide additional on-street parking spaces. Police Chief Pruitt displayed a map of the parking restrictions and proposed parking. He proposed to open the parking between the entrances of the circular driveway to the condominiums on Grove Place to provide approximately one hundred sixty (160) feet of on-street parking. If approved, the curb will be repainted with a neutral gray paint to cover the existing red paint.

Councilmember Weser asked how wide the street was and if parking on both sides of the street allowed large public safety vehicles to pass through.

Police Chief Pruitt responded the street is 30 feet wide and per Fire Marshall Allen Ottmers vehicles parked on both sides of the street would not impede fire apparatus from responding to the area.

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

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

**Resolution 2014R-062**

**A Resolution granting signatory authority for City Bank accounts**

Finance Director Cynthia Barr made a PowerPoint presentation that included background information.

The City maintains an operating account and a zero balance payroll account. Ms. Barr stated an updated listing of signers is required due to personnel changes. She added Human Resources Manager Lori Harris and Development Services Manager Nathan Lester.

Council asked questions related to the minimum amount that required signatures, process on check requests and the position of a Councilmember placed as an authorized signer.

Ms. Barr explained that two signatures are required for operating account checks and stated she usually signs those checks with an additional signer. She added that two signers required for check issuance are part of a check and balance system. She provided the process on personnel requesting petty cash to purchase an item specifically at local store such as Target.

Council had a brief discussion and agreed to have the Mayor Pro Tem as the secondary signer in addition to the Mayor's signature.

A motion for approval was made by Councilmember Weser with an amendment for the Mayor Pro Tem to be the secondary authorized signer. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

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

**ORDINANCE NO. 1987**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A 20-YEAR MEMORANDUM OF UNDERSTANDING (MOU) WITH CPS ENERGY THAT WOULD INCREASE THE FRANCHISE FEE .5% TO A TOTAL OF 4.5%**

Ms. Barr made a PowerPoint presentation that included background information.

Ms. Barr reminded Council that effective February 1, 2014, the 20-year franchise agreement was amended for an increase from 3% to 4% of CPS Energy's gross receipts from sale of electricity and gas within the City. She explained this addendum provides an additional .5% for capital funds previously made through the Community Infrastructure and Economic Development (CIED) program. The additional funds would be received on a quarterly basis and utilized in a manner best benefiting the City as opposed to projects CPS Energy determines eligible in their project planning budget.

Councilmember Hasslocher expressed concern on the term of 20-year franchise agreement.

City Manager Mark Browne responded if there was a change, the item would be returned for consideration and stated if there was a rate increase it would be a pass through.

City Attorney Mike Brenan explained a cancellation of a franchise agreement is not allowed and noted CPS Energy always had a term of 20 years. He noted there is a paragraph that if a 1% surcharge is desired, it can be done with the notification to CPS Energy and collection would begin from customers.

Councilmember Rosenthal asked what the .5% equates to.

Ms. Barr responded revenues approximately \$60,000 to \$70,000 annually. City Manager Mark Browne added that \$180,000 is identified as additional income with recent addendum change with CPS Energy.

Mr. Brenan reminded Council that this is not an exclusive contract and may negotiate with another vendor.

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

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Staff Report

Item # 9 Mayor Cooper read the following caption.

**A briefing on the work conducted within the intersection of La Jara and Alamo Heights Blvd**

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

Mr. Sullivan shared background information that Mr. Paul Cox was consulted in November 2012 to provide expertise at the areas of concern. Mr. Cox identified two areas of concern located on La Jara off Corona (north and southbound). Mr. Sullivan displayed different photos of the bank and explained the presence of stones. He added that cement and slurry is a common practice used within other areas. Mr. Sullivan shared that according to Mr. Cox, he stated this practice is not detrimental and prevents erosion. Mr. Sullivan stated the department is conscientious on the work conducted.

Councilmember Prassel complimented Mr. Sullivan on the footing position of the riprap that was utilized and explained that engineers designed those to serve its purpose as positioned. Councilmember Prassel shared a story in which work was conducted on a riprap elsewhere; however, with the growth of vegetation, the contractors decided to cover up the riprap and maintenance grass. Councilmember Prassel encouraged Mr. Sullivan to contact Mr. Jimmy Keeter, landscape architect, for his expertise. He commented that Mr. Keeter conducted the work along the riverwalk.

The following citizens spoke on this matter:

Maura Osborne, resident, expressed concern to City staff regarding the placement of large rocks within the 100 and 200 blocks of Alamo Heights Boulevard and lack of citizen notification. She commented the first floodwash caused erosion and left tree roots exposed. She informed Council of the recent meetings she had with City staff and with Mark Kroeze, urban forester, Texas A&M Forest Service. She shared that Mr. Kroeze suggested a project manager be appointed and attend the Southwest Green Restoration conference to be held on May 28<sup>th</sup> and 29<sup>th</sup> and implement a long term plan. She also shared that Mr. Kroeze recommended the City contact Dave Rosgen, Wildland Hydrology, an expert of restoration of creeks and rivers. She emphasized beauty and protection of the oak trees are vital and responsibilities of the City. She distributed information to Council regarding channelization.

Lee Rogers, resident, stated he lives across from the Alamo Heights swimming pool and observed the erosion is devastating. He stated in his opinion, the current solution is a bandaid and not a long-term solution.

Councilmember Weser stated the beauty of La Jara is unique and expressed the need to obtain expertise on this issue. He suggested more than one consultant to work together. He suggested requirements of water be explored prior to making a decision with anticipation of a drought.

Councilmember Hasslocher stated Mr. Sullivan acted well on the City's behalf. He acknowledged urban runoff and asked if additional dirt may be placed to critical trees in replacement of slurry and rocks. He commented this action is not a final solution.

Mr. Sullivan responded there are two to three trees with treatment of slurry in which additional dirt may be provided.

Mayor Cooper thanked Mr. Sullivan for his efforts and suggested obtaining different consultants to meet with for recommendations and a representative attend the upcoming conference in May. He suggested appointing a commission of experts with citizen involvement.

Council agreed not to pursue any work without consulting an expert(s). Council briefly discussed budget with a recommendation to set aside \$10,000 for consultation.

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Citizens To Be Heard Concerning Non-Agenda Items

*Item # 10      Citizens to be heard concerning items not on the agenda*

Bruce Siebert, resident, asked Council to reflect what good came out of the Alamo Manhattan project. He encouraged Council to be proactive and not reactive. He encouraged feedback from the community and asked how the community is comforted.

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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 6:45 p.m.

  
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Jennifer Reyna  
City Secretary

  
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Louis Cooper  
Mayor