

CITY OF ALAMO HEIGHTS
CITY COUNCIL
April 28, 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, April 28, 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
Information Services Manager Marian Vargas
Human Resource Manager Lori Harris
City Secretary Jennifer Reyna
Fire Chief Buddy Kuhn
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

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Mayor Louis Cooper opened the meeting at 4:31 p.m.

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Closed Session

At 4:32 p.m., Mayor Cooper adjourned the regular City Council meeting to conduct a closed meeting as authorized by Section 551.074 of the Texas Government Code to discuss the employment, evaluation and duties of the City Manager and the Community Development Services Manager positions.

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Mayor Cooper reconvened the regular meeting at 5:30 p.m. There was no action taken during the closed session.

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Item # 2 Mayor Cooper read the following caption.

Discussion and possible action regarding the employment and contract renewal of the City Manager and the Community Development Services Manager position

A motion was made by Councilmember Bobby Rosenthal to approve a five-year contract with City Manager Mark Browne to include a merit raise of 4%. The motion was seconded by Councilmember Bobby Hasslocher and passed by unanimous vote.

Item # 3 Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the April 16, 2014, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of April 16, 2014. The motion was seconded by Councilmember Bobby Hasslocher. The vote was as follows: Ayes: Mayor Pro Tem John Savage, Councilmembers Bobby Hasslocher, Fred Prassel, and Elliot Weser; Nays: 0, Abstain: Councilmember Bobby Rosenthal. The motion passed to approve the minutes of April 16, 2014.

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Item # 4 Announcements

Mayor Cooper read the following caption.

a. Early Voting, April 28, 2014 through May 6, 2014

City Secretary Jennifer Reyna announced that early voting began today ending on May 6, 2014. She identified the neighboring early voting sites. She stated Election Day is May 10, 2014 with polling hours of 7:00 a.m. to 7:00 p.m. for precincts 3020, 3025, and 3026. The polling site is at the Visitor's Locker Room, located in the rear of the Alamo Heights High School, 6900 Broadway.

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Consent Items

Mayor Cooper read the following captions.

Item # 5

ORDINANCE NO. 1991

AN ORDINANCE APPROVING THE AMENDMENT NO. 1 TO STANDARD WATER TOWER LICENSE AGREEMENT

Architectural Review Board Case No. 525F, request of Thorn and Graves Architects, applicant, representing Katinka Ruhfus and John C. Powell, owners, for the significance review of the structure at 231 Bronson Avenue under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

Mr. Lester made a PowerPoint presentation that included background information, existing survey, existing and proposed street façade, and proposed site plan.

Mr. Lester noted the irregular shaped lot and the request is for demolition only. He stated sewer and utilities are located within the unimproved alley. He stated the applicant is not proposing to acquire the alley; however, to use the alley as part of their future design. An existing survey was presented. He noted the existing carport and shared that Mr. Thorn desired to utilize the same feature which is utilizing a portion of the alley off Bronson entering into the carport through a side entry.

Architect Lyndsay Thorn was present.

Councilmember Hasslocher asked if there will be any encroachments on the alley way as he observed neighbors are utilizing the alley.

Mr. Thorn responded there will be no encroachments and noted the alley will be utilized in the same manner. He noted the neighbor to the rear primarily uses the alley to park via the entrance off Patterson.

Mr. Lester stated the consideration is for demolition only. He stated the proposed conceptual design of the garage will require variances to be considered at the Board of Adjustment (BOA) meeting in May. NCCR reviewed the project on April 2, 2014. The Architectural Review Board (ARB) reviewed the project on April 15, 2014 and recommended approval as submitted. Mr. Lester noted the replacement structure will be required to be submitted for compatibility review through the ARB and Council.

Mr. Thorn responded he had met with all the neighbors with their full support and noted two neighbors that are impacted directly.

Councilmember Hasslocher inquired about the location of the garage.

Mr. Thorn noted the sharp angle of the lot and commented the desire to keep the garage within the building line. He stated he will reduce the size of the garage rather than proposing a detached garage. He shared his intent is to have a gravel finish that requires further coordination with the City.

Councilmember Weser shared a resident is questioning the asbestos removal process and requested communication be returned to the resident who is inquiring.

Mr. Thorn agreed to comply with City's code on asbestos removal.

Public Works Director Pat Sullivan shared information that the utility poles restricting the corner at Jasmine were abandoned by CPS Energy; however, he noted new utility poles are planted further. He wasn't sure if Council desired to open the alley and allow residents to reutilize the alley and shared that citizens requested the structure be treated for rodents. He stated the garbage truck will not be able to operate in the alley. Mr. Sullivan stated the residents requested to open up the alley because it is a dead end.

Councilmember Hasslocher recommended to follow through with CPS Energy on the removal of the utility poles so the alley can be opened.

Mr. Sullivan stated the garbage truck will not be able to make it but anyone in a standard vehicle will be able to pass through contingent upon where the far property pin is set.

A motion for approval of the demolition was made by Councilmember Rosenthal to include a spray (treatment) for rodents prior to the demolition and the applicant comply with the City's requirement of asbestos removal. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

Item # 10 Mayor Cooper read the following caption.

Architectural Review Board Case No. 523F, request of Tommy Horine, applicant, for the final design review of the proposed garden structure located at 443 Ogden Lane (Alamo Heights Community Garden) under Chapter 2 Administration for Architectural Review

Mr. Lester made a PowerPoint presentation that included background information, proposed site plan, street elevations, and roof plan.

Mr. Lester stated the Alamo Heights Community Garden partnered with UTSA's College of Architecture's senior architecture class to provide collaboration, design, and installation. The project includes two structures that consist of a pergola facing Acacia Street, and a kiosk facing Ogden Lane. He presented pictures of the pergola to be located at Acacia with cedar wall and greenery. The proposed kiosk was also presented to be located off Ogden entrance. This project was reviewed by NCCR on April 2, 2014 and noted the proposed structure does not fall within the FEMA designated floodway floodplain. He informed Council that Resolution No. 2010R-021 states that any structures such as fencing, gazebos, etc. must be reviewed by Council. He reported that on April 15, 2014, ARB recommended approval of the project with the following recommendation: requirement of a lease agreement or Memorandum of Understanding (MOU) in order to address scope and design limitations, liability, and maintenance. No responses had been received in support or opposition; however, Mr. Lester noted that an adjacent property owner was present at the ARB meeting whom expressed concern on limitations.

Mayor Cooper stated he had communicated with representatives of the Alamo Heights Community Garden and commented that a letter of understanding would be ideal. He stated Alamo Heights Community Garden had been a good organization to work with if there were any concerns that needed to be addressed. Mayor Cooper asked if there is a need for two structures for the small piece of land.

Linda Hallstead and Karla Toye, co-stewards of the Alamo Heights Community were present. UTSA Students Camelo Colca, Carlos Firpi, Dax Morton, and Darryl Ohlenbusch were present.

Ms. Hallstead provided a brief history of the community garden with the leadership of Greg Chislett. She thanked Council for their vision and trust as the community garden is widely successful because it fosters relationships and organic crops. She noted there are two ways to arrive to the community garden, if walking via Ogden and via vehicle at the Acacia entrance.

The following citizens spoke on this matter:

Suzanne Goudge, AH Community Garden member, shared that Cambridge elementary students spend time at the community garden and learn. She shared the garden was awarded a grant by Green Spaces Alliance of San Antonio to receive the design project. She stated Darryl Uhlenbusch, senior student, led the project and expressed her appreciation to him and the students present. Ms. Goudge justified the need for two structures as there are two different entrances that lead to the community garden. She introduced Tenna Florian with Greenspace Alliance of San Antonio.

Tenna Florian, Greenspace Alliance of San Antonio, provided background information on Greenspace Alliance, a 501c3 organization formally known as Bexar Land Trust, dedicated to enhancing urban space through land. She acknowledged that Alamo Heights is part of the community garden out of 37, being a mentor among other gardens. She stated due to leadership, AH Community Garden was identified to receive the grant and commented that only one garden is identified per year.

Elizabeth Johnson, resident, explained the need for two structures at the community garden. She stated new people come and ask if this is the community garden. She stated the community should be proud that the AH Garden Club is identified as an asset club.

Jill Souter, resident, shared she is a steward preservationist with a background of a historic preservationist for over 33 years. She declared her background expertise. Ms. Souter thanked the AH community garden for creating a great asset for the City. She briefly spoke of the proposed structures as she received calls regarding the structures. She referred to the Secretary of Interior standards which notes historic piece of land. She stated this structure does not prohibit new construction and requires new construction be respectful of historic structures in terms of scale, use of materials, and massing. She expressed in her opinion, the project would be a good addition. She asked the UTSA

students present to be recognized for their efforts and commended them on a great job done as they were sensitive to the area, homework and research was conducted. She expressed support in both proposed structures.

Sarah Reveley, resident, noted this parcel of land was part of the Franklin fields during the depression and requested the structure be compatible or non-contributing. She commented that Ms. Souter's interpretation is sufficient for her.

Students that worked on the project are Selina Angel, Pablo Chavez, Camelo Colca, Cameron Contrestano, Carlos Firpi, Cecilia Gonzales, Tommy Horine, Jaime Ledezma, Dax Morton, Wayne Norberg, Darryl Ohlenbusch, Matthew Pacheco, Rachel Roberts, and Danny Tran.

Councilmember Prassel stated this had been a positive event for the City.

A motion for approval was made by Councilmember Rosenthal for both structures subject to a Memorandum of Understanding (MOU) addressing City related maintenance, insurance and other matters deemed necessary in a reasonable amount of time. The motion was seconded by Councilmember Hasslocher and passed by unanimous vote.

Councilmember Rosenthal thanked the members of the Community Garden and the UTSA students.

Item # 11 Mayor Cooper read the following caption.

Consideration of Notice of Intent to construct a butterfly garden in the vicinity of the Hondondo Trails

Mr. Lester made a Powerpoint presentation that included background information.

Mr. Lester stated the Alamo Heights Terrell Hills Garden Club requested to design and contract a ¼ acre garden adjacent to the Audubon Society's trail house and the trailhead of the Jack Judson Nature Trails. The butterfly garden is to attract all butterflies specifically the "monarch" whose annual 2,000 mile migration route runs from Mexico to Canada. Mr. Lester stated the project required review and consideration by ARB and City Council. The case is tentatively scheduled for the May 20th ARB and the May 27th City Council agenda. He stated staff had not received any public feedback regarding this proposal.

Alamo Heights Terrell Hills Garden Club members were present, Jamie Morrison and Kathleen Danysh. They spoke positively regarding the butterfly garden. Ms. Danysh displayed the Hondondo Creek Trails and location of the proposed butterfly garden as she explained this is a long-term project. Ms. Danysh distributed information regarding water information as she commented the Audubon Society will be in collaboration with the butterfly garden. Ms. Morrison noted monarch migration is a timely project.

Council thanked Ms. Morrison and Ms. Danysh for their efforts.

Item # 12 Mayor Cooper read the following caption.

Discussion and possible action to approve a sample trail at the Hondondo trails

Public Works Director Pat Sullivan made a PowerPoint presentation that included background information. He shared his concerns regarding the sample trail with flooding, shrinking, material, and location.

Friends of the Hondondo Creek Trails representatives President Sally Ann Smith and Trails Chairman Julie Stacy were present.

Mayor Cooper asked additional information about the material, Sta-lok.

Mr. Sullivan explained that the material will be used for the surface of the trail. He shared the material is made in Arizona.

Ms. Smith stated their main goal is to keep the trails as natural as they can be. She explained the necessary depth, base, and two inches of Sta-lok. Ms. Smith shared that their architects, RVK Architects, contacted the Denver Parks Department and they shared they are impressed with this material even under water. She noted research also had been conducted. Ms. Smith stated a sample trail would be constructed and their contractor will handle that.

Ms. Stacy shared that she visited a golf course in Austin and shared how natural the golf course is. She was impressed with what they viewed at the golf course.

Councilmember Weser commented that if a sample trail is considered then place it in the trustworthy location to prove that it performs in the harsh environment. He asked how long the sample will be considered.

Ms. Smith agreed and noted the area considered is on a slant. She noted the water backs up and goes down slowly. She responded that the sample will be conducted and then a full trail will be achieved until the amount of money is raised.

A motion for approval of a sample trail was made by Councilmember Rosenthal as long as it works. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

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City Manager Mark Browne referenced Consent Item # 7 and clarified the ordinance was solely for the ratification of amending the watering times to be aligned with SAWS.

Councilmember Rosenthal confirmed that his motion was for the watering times for SAWS. A motion was made by Councilmember Rosenthal to amend the watering times to be aligned with SAWS. The motion was seconded by Mayor Pro Tem Savage and passed by unanimous vote.

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Item # 13 Mayor Cooper read the following caption.

Discussion and possible action on construction of city hall facilities

City Manager made a PowerPoint presentation that included an update on the construction of city hall facilities.

Mr. Browne provided an update. On April 17th, the Fire Department moved in and continues to settle into the new Fire Station. He stated the contractor is completing work on touch up details, exterior finishes on the Fire Station. Next action item is to pour asphalt on Bluebonnet. He noted the issue is locating a place to put materials; however the back of the complex will be used to stage materials. Mr. Browne welcomed Council to tour the new fire station.

Mr. Browne reported not much activity with the Police Station; however noted the Police Station/City Hall is not behind schedule for a Mid-September move. He stated the priority now is removal of the temporary bay and prepare for the pouring of the foundation. Items in progress were the Public Works Department renovation, site grading and asphalt pour.

Mr. Browne displayed pictures of the new Fire Station to include shift office area, training room, kitchen, lockers, day room, and elevator. He displayed the demolition area of the bay area.

The budget construction was reviewed accompanied by a spreadsheet.

Mr. Browne thanked Fire Chief Buddy Kuhn for his leadership as the Fire Department personal had expressed content with the new facility. He also thanked other management team leaders Police Chief Rick Pruitt, Public Works Director Pat Sullivan and Information Services Manager Marian Vargas for preparing for the construction of their respective facility.

Councilmember Hassloch thanked Mr. Browne on a great job.

Mr. Browne thanked Council for their support and stated he is committed to the City.

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Citizens To Be Heard Concerning Non-Agenda Items

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

Kimberly Lubianski, resident, stated the Edwards Aquifer Authority (EAA) changed an additional hour regarding year round irrigation watering. She asked if the City of Alamo Heights's recent amendment included this recent change.

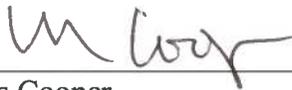
There was a brief discussion among Council regarding year round irrigation watering times. Council directed staff to bring consideration of year around irrigation watering hours.

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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 John Savage and passed by unanimous vote. Mayor Cooper adjourned the meeting at 7:05 p.m.



Jennifer Reyna
City Secretary



Louis Cooper
Mayor