

CITY OF ALAMO HEIGHTS
CITY COUNCIL
August 14, 2017

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, August 14, 2017.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Lawson Jessee
Councilmember Wes Sharples
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 Brenan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Human Resources Manager Lori Harris
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

Absent was:

Councilmember Lynda Billa Burke

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Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the July 17, 2017, Budget Work Session. A motion was made by Councilmember Fred Prassel to approve the minutes of July 17, 2017. The motion was seconded by Mayor Pro Tem Lawson Jessee and passed by unanimous vote.

Mayor Rosenthal asked City Council for any revisions to the minutes of the July 24, 2017, Council Meeting. A motion was made by MayorPro Tem Lawson Jessee to approve the minutes of July 24, 2017. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

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Item # 2 Announcements

a. 18th Annual Soler Sports Dam '09 Triathlon, August 19th

Community Development Services Department Director Jason Lutz invited residents to the 18th annual '09 triathlon hosted by Soler Sports on Saturday, August 19th, at 7:00 a.m. beginning and ending at the Alamo Heights Swimming Pool.

b. Warhouse Strength and Conditioning, August 26th

Mr. Lutz announced Warhouse Strength and Conditioning will host their 3rd annual event on Saturday, August 26, 2017 beginning at 8:00 a.m. until 4:00 p.m. at the Alamo Heights Swimming Pool, 250 Viesca. The event will benefit the One Hundred Club of San Antonio. This is the first year the event is hosted in Alamo Heights providing a series of competitive stations where contestants rotate between the different events.

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Item # 3 Citizens to be heard concerning items not on the agenda

There were no citizens that signed up to sign.

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Staff Report

Item # 4 Mayor Rosenthal read the following caption.

Notice of Intent to develop for a multi-family 4-unit apartment project located at 171 Barilla

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information, renderings, plot and floor plans and process.

Mr. Lutz identified the project location at N. New Braunfels and Barilla and stated the applicant desired to construct a two-story four-unit complex (multi-family). He stated eight parking spaces are provided and accessible off N. New Braunfels. Renderings, plot and floor plans were presented. Mr. Lutz stated a complete thorough review had not been completed. He stated compatibility review is required from the Architectural Review Board (ARB) and Council. The proposed project requires approval from the Planning and Zoning (P&Z) Commission and Council to replat the properties to combine the two existing lots.

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Items for Individual Consideration

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case # 678, consider a request of Williams-Hirsch Custom Builders, applicant, representing Alex and Deborah Loukas, owners, for the significance review of the existing main structure located at 372 Blue Bonnet under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure and all accessory buildings

Mr. Lutz made a PowerPoint presentation that included background information, existing site plan and photo.

Mr. Lutz identified the project and stated the applicant desired to demolish 100% of the existing structure and all accessory structures in order to construct a craftsman/cottage style home. The existing site plan and a photo were presented.

On July 18, 2017, ARB reviewed and approved the demolition request. Staff received four postcards in support of the demolition and none in opposition.

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

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case # 676F, consider a request of Jack Uptmore, Uptmore LLC, owner, for the compatibility review of the proposed main structure located at 640 Tuxedo under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with detached accessory structure

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

Mr. Lutz identified the project and stated the applicant desires to construct a two-story structure single-family residence with a detached accessory structure. He stated the western lot is expected to be developed as the replat was approved in March 2017 and created two lots. The demolition of the previous structure was approved by Council in March 2017. Mr. Lutz reviewed the existing and proposed Residential Design Standards (RDS). He stated the building materials include white siding, bronze windows, and a brown standing seam metal roof providing a South Carolina influence. He stated one heritage 16" Mountain Laurel tree along with 12 non-heritage trees will be removed. He

stated no mitigation is required based on the trees' sizes. A proposed site plan, elevations, and existing/proposed streetscapes were presented.

On July 18, 2017, ARB reviewed and approved the proposed replacement structure. Staff received no postcards in support or opposition of the project.

Mayor Rosenthal commented he was appreciative of a one-story structure.

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

Item # 7 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2080

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH FREESE AND NICHOLS, INC. FOR PROJECT MANAGEMENT AND ENGINEERING SERVICES

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

On June 8, 2015, Council approved an ordinance with Freese & Nichols to provide project management and engineering services for two years with an option to extend the contract. Since 2007, Freese & Nichols have provided services. Mr. Sullivan commented the fees have been reasonable relative to other cities with similar projects. He stated the proposed ordinance is to extend the contract for two years with an option for an additional two years.

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

Item # 8 Mayor Rosenthal read the following caption.

Resolution No. 2017R - 092

A Resolution approving a lease agreement with VIA Metropolitan Transit for the trolley stop located at 4900 Broadway and Patterson Avenue and authorizing the City Manager to execute the lease agreement

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

Mr. Galindo stated the proposed lease agreement is a one-year lease with automatic renewals with successive one-year terms. He stated once the agreement is executed, the City will be eligible to receive reimbursement at \$40,000 for the restoration of the historic trolley stop. Mr. Galindo stated the lease may be terminated by either the City or VIA with a 90-day written notice.

Councilmember Prassel asked if there any additional money exchanged in the future or is the reimbursement a one-time use.

Mr. Galindo responded the reimbursement is a one-time use on the condition of the executed lease agreement. He shared there are additional funds available through VIA on improving bus stop facilities and areas in other programs.

Mayor Rosenthal asked if lighting the bus stop area would be an option within the lease agreement.

Mr. Galindo explained that if there are any improvements, the City would be responsible. Jeffrey Bazan, VIA, was present to answer any questions.

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

Item # 9 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2081

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DR. MARK T. OGDEN, DO, PA TO PROVIDE MEDICAL DIRECTOR SERVICES FOR THE CITY AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR SUCH SERVICES

Fire Chief Buddy Kuhn made a PowerPoint presentation that included background information.

Fire Chief Kuhn stated the EMS Department has been content with the medical director services Dr. Mark Ogden has provided. The existing agreement will expire on September 30, 2017. The term of the proposed agreement is October 1, 2017 through September 30, 2020. He stated a medical director is mandated by the Department of State Health Services (DSHS). He added Dr. Michael Magoon serves as the backup medical director on Dr. Ogden's behalf. Fire Chief Kuhn stated Dr. Ogden is paid by the tri-city communities which includes an increase of \$3,000 per year for a total annual cost of \$32,000.

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

Item # 10 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2082

AN ORDINANCE APPROVING AN INTERLOCAL AGREEMENT FOR EMS SERVICES AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS, AND OLmos PARK AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN EMERGENCY MEDICAL SERVICE AGREEMENT WITH SAID CITIES

Fire Chief Kuhn made a PowerPoint presentation that included background information on the interlocal agreement.

Fire Chief Kuhn informed Council the City of Olmos Park approved the interlocal agreement and the City of Terrell Hills is considering the agreement today. He stated the current agreement expires September 30, 2017 and aligns with the medical director contract. He highlighted the quality emergency medical care that the tri-cities provide. He presented information on the cost share arrangement for the three-year term based on the call volume during the prior three years: January 1, 2014 - December 31, 2016.

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

Item # 11 Mayor Rosenthal read the following caption.

Presentation of Proposed FY 2017 – 2018 Operating Budget and scheduling public budget hearings

City Manager Mark Browne made a PowerPoint presentation that included background information on the budget.

Mr. Browne stated the proposed budget covers the operating expenditures and creates additional working capital of \$314,268 before any transfers. He stated there are no proposed changes to the Texas Municipal Retirement System (TMRS) as research is being conducted.

The FY 2017 proposed tax rate per \$100 valuation is 0.386439. He stated this is the effective tax rate, and if accepted, no public hearings are required. The proposed Maintenance and Operation (M&O) rate is 0.333439 to pay for operations. The proposed Interest and Sinking (I&S) rate is 0.053000. Net revenue over expenses at year end information was presented at the proposed tax rate. He stated once the proposed rate is selected the adopted rate may not be higher than the proposed rate.

Mr. Browne presented a summary chart of the proposed General Fund (unreserved fund balance) beginning October 1, 2017. It included operating revenues, departmental allocations, working capital, and proposed transfers to the Capital Replacement Fund and Comprehensive Plan. Budget information on other governmental plans: Comprehensive Plan, Street Maintenance, Capital Projects, and Capital Replacement were presented. He proposed \$30,000 in the Comprehensive Plan to utilize on tree planting and landscaping improvement in the City's Right-of-Way. He projected revenues in \$500,000 (due to increase in street maintenance sales tax) and expenditures of \$600,000 within the Street Maintenance Fund with an annual goal to execute \$800,000 in projects, funds permitting. He shared the cities of Olmos Park and Terrell Hills are anticipating to collaborate for street maintenance improvements to obtain a lower bid cost. In the Capital Projects Fund, beautification efforts for cleanup of Olmos Basin and City Hall Public Areas are projected for a total cost of \$50,000. Purchases within the Capital Replacement Fund include replacement of one Police Interceptor, lease payment of four heart monitors, lease payment for 10 Self-Contained Breathing Apparatuses, Lucas Cardiac Compression, and garbage truck rear packer.

Mr. Browne reviewed the proposed Utility Fund revenues/allocations for the upcoming budget. He noted proposed operating revenues, operating expenses, working capital, capital expenditures, bond payment and a transfer to the General Fund is proposed. He commented a balance of \$250,000 in the operating revenues scheduled to be used for capital improvements will not be utilized this year and rolled into next year's budget. The operating expenses for the Utility Fund includes \$400,000 for Harrigan Court contract sewer repair and the purchase of two well pumps budgeted for \$60,000.

The proposed Capital Projects Fund revenues/allocations include the Olmos Basin cleanup and improvements within City Hall public areas.

Mr. Browne stated next steps would be scheduling the budget hearings and adoption of the proposed budget and tax rate.

Joan Cunningham, resident, asked if it was worth considering the effective tax rate since it is a very small decrease.

Mr. Browne noted the effective tax rate does not make an impact on essential services and returns a small portion to the community. He recommended to maintain the tax rate at the effective tax rate. Mr. Browne welcomed Finance Director Robert Galindo to provide additional information on the tax rate and any upcoming public hearings.

Item # 12 Mayor Rosenthal read the following caption.

Discussion and possible action to set the proposed FY 2018 tax rate and scheduling public hearings

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

Mr. Galindo stated the tax rate is proposed to be lowered to 0.386439 per \$100 valuation. He stated the tax rate includes M&O and I&S rates. He stated the freeze adjusted taxable value is at \$1,298,870,087 as he explained the proposed tax rate and tax freeze revenue. He presented a chart to include proposed tax rate, taxable revenue and the tax free revenue and property tax revenue. He reviewed the effective and rollback tax rates and noted the proposed tax rate of \$0.386439 does not exceed the effective tax rate of \$0.386439 and therefore the City is not required to conduct public hearings; however, Bexar County Tax Assessor-Collector will publish notices pursuant to the Tax Truth-In Guidelines. Council will consider the adoption of the proposed tax rate on Monday, September 25, 2017. Mr. Galindo added if the effective rate is proposed that will be the maximum tax rate.

A motion was made by Mayor Pro Tem Jessee that the proposed 2017 tax rate be \$0.386439 per \$100 valuation composed of the M&O rate of \$0.333439 and I&S rate of \$0.053000 and set the adoption for the 2017 ad valorem tax rate for September 25, 2017. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

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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 Sharples and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:11 p.m.



Bobby Rosenthal
Mayor



Jennifer Reyna
City Secretary