

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 22, 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 4:30 p.m. on Monday, September 22, 2014.

Present and composing a quorum were:

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

Also attending were:

City Manager J. Mark Browne
City Attorney Mike Brennan
Finance Director Cynthia Barr
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

Absent was:

Community Development Services Department Interim Director David Harris

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Mayor Louis Cooper opened the meeting at 4:37 p.m.

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At 4:38 p.m., Mayor Cooper adjourned the regular City Council meeting to conduct a closed meeting as authorized by Section 551.071(2) of the Texas Government Code to consult with its attorney on a matter involving CPS Energy in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.

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Mayor Cooper reconvened the regular meeting at 5:34 p.m. There was no action taken during the closed session.

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Item # 2 Mayor Cooper read the following caption.

Discussion on installation of smart meters by CPS Energy

Mayor Cooper stated that based on feedback received from citizens, a letter will be sent to CPS Energy requesting a 12-month delay on the installation of smart meters allowing 30-day response.

The following citizens spoke at the meeting:

Russell Seal, Sierra Club member, shared his personal and professional experience and related this situation similar to the need of vaccinations. He applauded CPS Energy for this consideration of smart meters instead of building new power plants. He stated CPS Energy using smart meters is a very crucial component and requested Council not to delay in the implementation of smart meters. Sierra Club expressed support in the smart meter initiative.

Pruyn Hildebrand, resident, stated there are significant issues related to health, safety and privacy regarding smart meters. She expressed concern on the amount of smart meters located solely on a neighborhood block giving over 4,000 pulses on a daily basis. She shared that CPS Energy encouraged her to have a smart meter at her own risk. Ms. Hildebrand asked why CPS Energy is forcing residents to install smart meters; however, reminded Council that the City of Alamo Heights never opted in.

Susan Straus, resident, provided an overall activity within United States and Canada that have caused household fires. She added a recent household fire in Reno killed a 61-year old resident and the Attorney General is conducting an investigation. She stated Harvard Trained Doctors, Kaiser Permanente Senior Research Scientists, American Academy of Environmental Medicine (comprised of 29 doctors in 10 counties) agreed that radio frequency from smart meters are dangerous that cause biological effects such as cancer. She expressed concern on the constant electromagnetic frequencies from grids and other technology devices.

Debbi Nason, resident, Vice-President of the Alamo Heights Neighborhood Association, expressed concern on the health safety for the community. She asked why are residents obligated to pay a fee to opt out on this consideration. She expressed support in a 12-month moratorium to obtain substantial data. She referenced the current franchise agreement and asked why is paying an opt out fee for a smart meter safe, reliable and economical.

Mayor Cooper stated the resident shall receive a postcard and a phone call from CPS Energy informing them of the smart meter initiative. A packet shall be mailed to the property owner to opt out of smart meters. He stated as long as you opt out before

installation that \$175 is not charged. However, if you opt out after the smart meter is installed, then \$175 will be charged.

Elliot Weser, resident, stated smart meters are documented as radiation pulse meters and expressed concern with the electromagnetic fields. He shared that in September, two Nevada Fire Chiefs requested the Nevada Public Utility Commission conduct an investigation on the safety of residential pulse meters possibly responsible for household fires. Dr. Weser expressed concern with risks of biomedical effects from the radiation associated with electromagnetic fields generated from smart meters and their associated structure. He stated there is a relationship to bone marrow, solid tumor cancer, muscular disorders, cardiac arrhythmia, and pacemaker dysfunctions and more are of grave concerns. The Cities of Austin, Brady and Lubbock and in Canada had chosen to ban or remove radiation pulse meters and replace with analog meters issuing a moratorium on the installation of smart meters. He referenced the franchise agreement and stated CPS Energy will provide safe, reliable, and economical electric service. He expressed in his opinion, smart meters are not safe and the fee to opt out is not economical. Dr. Weser urged Council to ban and declare a 12-month moratorium for the public health, security and safety of our residents.

Sandy Matejka, property owner, stated she was part of a pilot program that her neighbors including herself were unaware of. She shared her experience with the plastic meters and the lack of communication from CPS Energy on the pilot program. Ms. Matejka stated she has not had a decent night of sleep and her daughter has intense headaches and commented it may be related to the radio frequency pulses. She stated gas meters will also be installed and is requesting safe meters on her property. She expressed concern on the possibility of hacking customers' information.

Sarah Reveley, resident, stated 175,000 were recalled in California and Canada. She attended a meeting with CPs Energy and she had not obtained answers. She shared that she filed a complaint with the Texas Attorney General on consumer protection and encouraged residents to do the same. She referenced CPS Energy's website regarding myths and commented that fire is classified as a myth.

Bobbie Mueller, resident, announced the home base website, www.coalitionforsafemeters.org, which provides facts to all residents. She stated CPS Energy is not warning residents of the health risks due to the signals that are constantly received and sent. She shared that Austin Energy is not requiring residents the installation for smart meters and is offering options to their residents. Ms. Mueller stated her personal goal is to share information with neighbors. She expressed in her opinion, that a moratorium be requested as an independent study is conducted.

Marcia Weser, resident, expressed concern on health consequences of smart meters. She stated governmental safe standards only measure thermal exposures that were set 17 years ago based on a 30-minute exposure to a 6 feet 2 inches tall man. She stated opting out is not an option. She shared she shows a card to Transportation Security Administration (TSA) when she flies so she is not subject to the electromagnetic scan that

would require her medical devices to be recalibrated. She commented her concern is personal; however, there is a communal concern due to the accumulative meters within the neighborhood. She stated we owe it to future generations to be thoughtful stewards. She thanked Council for their next action steps.

Nancy Woodard, property manager of Le Chateau Townhomes, shared that at a meeting with CPS Energy, they do not have the option to opt out on the smart meter because they are a residential complex. She noted the property is old and there is a concern due to existing old wiring. She supported a study prior to the installation of smart meters.

Sylvia Wong, resident, expressed opposition in the installation of smart meters. She shared that in November 2011, California removed their smart meters due to customer dissatisfaction, surveillance devices, fires, explosions and health issues. She inquired if residents had an option to opt out. She informed Council there is “free energy” considered elsewhere and may come in the future to residents.

Julian Hall, resident, shared his professional background experience in mechanical engineering. He stated there is unknown information regarding smart meters related to personal information, installation, training of employees installing smart meters, and billing process as he explained the general process of a smart meter. He referenced an EPA report and noted the information was not adequate as the report was based on one smart meter and commented that in reality, there is installation of new smart meters that are accumulative. Mr. Hall questioned electrical stresses. He shared that a resident located opposite of a smart meter had an increased electrical meter reading. He encouraged Council to ask at least for a 12-month moratorium and conduct an independent study. Mr. Hall offered his professional services to assist the City.

John Joseph, resident, stated he had been in contact with Engineer Curtis Bennett, an expert on electromagnetic fields who testified before the Texas Senate, and served on the Public Utility Commission investigating electromagnetic fields. Mr. Joseph shared Mr. Bennett’s comments warning smart meters and grids and that human health will be severely affected along with animals. Mr. Joseph stated Mr. Bennett is requesting documentation from independent professional engineers that blanket radiation that buildings are safe. Mr. Joseph shared that Council received information regarding testimony before the Public Utility Commission. Mr. Joseph requested an 18-month moratorium or a ban, no cost to opt out, and replace analog meters for which residents were never provided the option at no cost.

Betty Stone, resident, expressed her concerns on smart meters related to health, fire hazard, cost, privacy, and security as she had conducted individual research. She shared that smart meters may detect which appliances are in use as well as identify which television program is being watched. She asked Council to declare a moratorium for at least a year or longer. She thanked Council for allowing residents to express their concerns and for their hard work.

Dr. Weser, resident, asked Mayor Cooper to reiterate the proposal to CPS Energy. Dr. Weser expressed support in a moratorium. He expressed in his opinion, that the franchise agreement would allow the City to say no on this important issue.

Mayor Cooper stated that a letter will be sent to CPS Energy on behalf of the City of Alamo Heights requesting a 12-month delay of the installation of smart meters. This request would allow the City to further evaluate the situation. The letter would request a response from CPS Energy within a 30-day timeframe.

Ruth Medellin, resident, expressed appreciation on the initiative to CPS Energy personnel that were present; however, encouraged CPS Energy that residents needed a healthier world. She expressed concern on her husband's health and raising grandchildren in Alamo Heights.

Art Villarreal, resident, shared his experience as a San Antonio Fire Division Chief. He expressed concern that a large percentage of homes have wooden exteriors in Alamo Heights. He shared that he had a smart meter that produced a bill of \$1,200 in which he conducted his own research to resolve it. Mr. Villarreal encouraged an independent study. He commented that his electronic devices had not worked accurately and noted his utility bill is not accurate.

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Item # 3 Approval of the Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the September 8, 2014, Council Meeting. A motion was made by Mayor Pro Tem Bobby Rosenthal to approve the minutes of August 5, 2014. The motion was seconded by Councilmember Fred Prassel. The vote was as follows: Ayes: Mayor Pro Tem Bobby Rosenthal, Councilmembers Fred Prassel, Lynda Billa Burke, and John Savage; Nays: None; and Abstain: Councilmember Bobby Hasslocher. The motion passed.

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Item # 4 Announcements

Mayor Cooper read the following captions.

a. Síclovía, September 28, 2014

City Secretary Jennifer Reyna announced the annual Síclovía event scheduled for Sunday, September 28th, beginning at 10:00 a.m. to 3:00 p.m. She briefly highlighted the activities and displayed the map of the event. She referenced www.siclovía.org for additional information.

Mayor Cooper announced that Item # 9 would be considered next.

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Items for Individual Consideration

Item # 9 Mayor Cooper read the following caption.

Architectural Review Board Case No. 554F, request of Artisans at Work, applicant, representing Sybil Chenault, owner, for the significance and compatibility review of the proposed replacement structure at 123 Alta Avenue under Demolition Review Ordinance No. 1860 in order to demolish 47% of the street-facing front facade

City Manager Mark Browne made a PowerPoint presentation that included background information, elevations, and photos.

Mr. Browne identified the project and provided background information on the front porch replacement structure. Three variances were requested at the Board of Adjustment (BOA) meeting held on August 6, 2014 and were granted. Variances were: 1) a front yard setback of 22.08 feet instead of the minimum 25 feet requirement; 2) a side yard setback of 3.42 feet instead of the minimum 6 feet requirement; and 3) proposed porch does not meet height looming standards. On September 16, 2014, the Architectural Review Board (ARB) approved the following changes: the roof slope on the proposed entry/central porch gable be changed to match the slope of the existing house and that the plate lines be consistent between the porch, the front/central porch gable, and the existing structure. He reviewed the Residential Design Standards (RDS) statistics. Mr. Browne presented existing and proposed project photos and reviewed elevations. Staff received 1 postcard in support of the project and none in opposition.

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

Item # 10 Mayor Cooper read the following caption.

Architectural Review Board Case No. 555F, request of Don B. McDonald, Architect, applicant, for the significance review of the structure located at 210 Crescent Street under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

City Manager Mark Browne made a PowerPoint presentation that included background information, proposed site plan, and photos.

Mr. Browne identified the project and stated this was for demolition consideration. He reviewed the RDS statistics. He stated the proposal is going to impact two lots and presented photos of the house to be demolished. On September 16, 2014,

ARB reviewed and approved the demolition request. Staff received five postcards in support and none in opposition.

Don McDonald, architect and applicant, stated there are two major problems. He stated the structure is concrete and no engineer would sign off on renovations. Mr. McDonald stated he has tried every scenario to rationalize the expense. He stated the house would be demolished and provide a big park setting to the adjacent property.

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

Item # 11 Mayor Cooper read the following caption.

Architectural Review Board Case No. 557F, request of Professional Building Solutions, LLC, applicant, representing Dirago Properties, owner, for the significance review of the structure at 270 E. Elmview Place under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

Mr. Browne made a PowerPoint presentation that included background information and photos.

Mr. Browne identified the project. He reviewed the existing and proposed RDS statistics. Photos of the project's elevations were presented. He identified the concerns within the house and damage to the structure's exterior. On September 16, 2014, ARB approved to separate significance and compatibility review. They declared no significance and approved demolition with the continuance of the compatibility issue until revised plans are submitted and reviewed. Staff received one postcard in support and three in opposition. He stated opposition remarks were regarding the proposed structure.

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

Item # 12 Mayor Cooper read the following caption.

Architectural Review Board Case No. 556F, request of Malcolm Chesney, Architect, applicant, representing Frost Bank, owner, for the design review of the proposed addition to the existing structure at 110 Austin Highway

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

Mr. Browne identified the project. He reviewed the existing and proposed RDS statistics. He presented photos of the existing facility at different elevations. The

proposed addition was briefly presented along with surrounding area. On September 16, 2014, ARB reviewed and approved the project as presented. Staff received one postcard in support and none in opposition.

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

Mayor Cooper announced that Item # 4 - Announcements, would be continued.

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Item # 4 Announcements (cont'd)

Mayor Cooper read the following captions.

b. Olmos Basin Public Meeting, October 2, 2014

Public Works Director Pat Sullivan announced the Olmos Basin Public meeting to be held on Thursday, October 2, 2014, beginning at 6:30 p.m. to 8:00 p.m. at the University of the Incarnate Word International Conference Center. This meeting is to present the results of the Olmos Basin Trash and Floatables BMP Study. This was funded by a \$30,000 Grant offered by Mrs. Valerie Guenther and matched equally by the City of San Antonio, San Antonio River Authority (SARA), and the City of Alamo Heights.

Mayor Cooper requested staff to prepare a thank you letter to the Jack and Valerie Foundation from the City.

c. National Night Out, October 7, 2014

Information Services Manager Marian Vargas invited the community to celebrate the 5th Annual National Night Out on Tuesday, October 7th at the Judson Nature Trails. The event will start at 6:00 p.m. and end at 7:30 p.m. Free hot dogs, chips, and sodas will be served. She informed Council that the event's information will be on the City's website, displayed on the banner across Broadway in front of City Hall, an email blast through Connect-Cty, and distribution of informational flyers to Cambridge Elementary students. Sponsorship included from HEB Lincoln Heights, Central Market, and Generations Federal Credit Union, and Target.

d. Alamo Heights High School Mulepushers Howdy Parade, October 8, 2014

Ms. Vargas announced the upcoming annual Howdy parade. It will be held on Wednesday, October 8th beginning at 3:30 p.m. to 4:15 p.m. She displayed the parade route, queuing on Townsend to the Alamo Heights High School.

e. 9th Annual Breast Cancer Awareness Bike Ride – Bike World, October 12, 2014

Ms. Vargas announced the 9th Annual Breast Cancer Awareness Bike Ride to be held on Sunday, October 12, 2014. She displayed the route for the event which will begin and end at Bike World, 5911 Broadway. She stated information will be posted on the website to display route and inform residents of closed streets.

f. Alamo Heights Presbyterian Church Day School Fall Fling Event, October 17, 2014

Ms. Vargas invited the residents to the Alamo Heights Presbyterian Church Day School Fall Fling Event on Friday, October 17, 2014, beginning at 5:00 p.m. to 7:30 p.m. at 6201 Broadway. She presented a diagram of the set up that displayed booth, rides, and a moon bounce.

g. American Institute of Architecture (AIA) Tour, October 18, 2014

Ms. Vargas announced of the upcoming American Institute of Architecture (AIA) Tour on Saturday, October 18, 2014. The event will begin at Noon to 6:00 p.m. The tour will highlight homes to include three Alamo Heights residential homes.

h. ISO Audit of Community Development Services Department

City Manager Mark Browne stated there is an Insurance Services Office, Inc. (ISO) audit process for the Community Development Services Building Inspection conducted every five years. He stated inspection and permitting records are examined and briefly explained the Building Code Effectiveness Grading Schedule (BCEGS). He stated it required staff's assistance along with Fire Department and Administration. Mr. Browne thanked the staff that assisted in the audit: Finance Director Cynthia Barr, Building Inspector Bruce Bealor, Community Development Services Interim Director David Harris, Planning and Development Coordinator Lety Hernandez, Administrative Assistant Brenda Jimenez, Fire Chief Buddy Kuhn, and Fire Marshal Allen Ottmers.

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Citizens To Be Heard Concerning Non-Agenda Items

Item # 5 Citizens to be heard concerning items not on the agenda

There were no citizens that signed up to speak.

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Consent Item

Item # 6 Mayor Cooper read the following caption.

Request for permission to refund overpayment of property taxes to John McGrath, property owner, for the property at 140 Patterson in the amount of \$602.63

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

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Public Hearing

Item # 7 Mayor Cooper read the following caption.

Public Hearing on Proposed FY 2014-2015 Annual Operating Budget

At 7:19 p.m., Mayor Cooper opened the Public Hearing on the FY 2014-2015 annual operating budget. There being no public comment, Mayor Cooper closed the public hearing at 7:20 p.m.

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Items for Individual Consideration (cont'd)

Item # 8 Mayor Cooper read the following caption.

ORDINANCE NO. 2002

AN ORDINANCE TERMINATING THE RENEWAL WITH EMERGENCY PHYSICIANS AFFILIATES (EPA) AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH 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 briefly explained the recent renewal and termination of a professional services agreement with Emergency Physicians Affiliates. He informed Council of initiating a new contract with Dr. Mark Ogden for medical director services for a beginning term of October 1, 2014 through September 30, 2017. He highlighted the financial aspect with a savings of \$6,000 annually and the duties of a medical director working with the Alamo Heights EMS. He summarized the renewal of a three-year term to align with the EMS contract expiration.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Mayor Cooper announced that Item # 13 would be considered next.

Item # 13 Mayor Cooper read the following caption.

Budget and Tax Ordinances to be considered in the following order:

ORDINANCE NO. 2003

a. FY 2014-2015 Operating Budget

ORDINANCE NO. 2004

b. FY 2015 Ad Valorem Tax Rate

ORDINANCE NO. 2005

c. Ratifying the increase in Property Tax Revenue reflected in the FY 2014-2015 Budget

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

Ms. Barr reviewed the proposed FY 2015 tax rate information. She informed Council the proposed 2014 rate is \$0.390262 per \$100 valuation, which is the same rate as last year. The proposed Maintenance and Operation (M&O) rate is \$0.336486 to pay for operations. The proposed Interest and Sinking (I&S) rate is \$0.053776 to pay for debt service.

Ms. Barr summarized the financial health of the City. She reviewed the General Fund budget that included revenues, allocations, working capital, transfers, and an operating reserve. She briefly reviewed other governmental funds such as the Comprehensive Plan, Street Maintenance, Capital Projects and Capital Replacement. Ms. Barr noted the building expenses are earmarked in the Capital Project fund. She noted the capital replacement fund is used to plan purchase large capital items. She reviewed the Utility Fund budget to include balance, revenues, allocations, working capital, and respective transfers to the General Fund. She noted the beginning balance will be increased as there was intention to purchase water and had not been conducted. Ms. Barr reviewed the Capital Projects fund revenues/allocations. She noted that a vote is required for increase in property tax revenue as she explained the tax rate remained the same; however, the property value changes brings additional revenues due to residential improvements being made.

A motion for approval of the FY 2014-2015 operating budget was made by Mayor Pro Tem Bobby Rosenthal. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

A motion for approval of the 2015 property tax rate be increased by the adoption of a tax rate of \$0.390262, which is effectively a 4.685 percent increase in the tax rate was made by Councilmember Prassel. The motion was seconded by Councilmember Bobby Hasslocher and passed by unanimous vote.

A motion for approval to ratify the increase of the property tax revenue reflected in the FY 2014-2015 was made by Mayor Pro Tem Bobby Rosenthal. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 14 Mayor Cooper read the following caption.

Resolution No. 2014R-067

A Resolution authorizing the Alamo Heights Police Department to enter into an interlocal cooperation agreement for participation in the Alamo Area SWAT Team

Police Chief Richard Pruitt made a PowerPoint presentation that included background information.

Police Chief Pruitt provided brief history of the City of Alamo Heights participation in the Alamo Area Metro SWAT team dating back as far as 1999. He shared that participating agencies used their own means to provide assigned tactical operators and negotiators with all uniforms and personal equipment needed for their respective roles. He noted equipment is at a significant expense. The SWAT Team Oversight Committee is comprised of police chiefs from each participating agency who recognized the need to develop a funding process for tactical resources and training. The committee agreed that each participating agency would contribute funds annually which will be administered by the City of Live Oak.

Two items were purchased by individual cities as immediate needs to provide for the safe transport and placement of the SWAT team. The City of Selma purchased a Ballistic Armored Tactical Transport) BATT at their own expense and the City of Live Oak purchased Mine Resistant Ambush Protected (MRAP). Police Chief Pruitt informed Council the City of Selma would not pay annually in lieu of the purchase of the BATT. He displayed photos of the MRAP and BATT armored vehicles.

Mayor Cooper asked if the requested budgeted amount is adequate for our participation on the team.

Police Chief Pruitt responded yes and shared the SWAT Oversight Committee agreed on the amount to address the communities' needs.

Councilmember Hasslocher asked if equipment will still be purchased for the Police Department. He also asked why Bexar County couldn't supply a similar vehicle.

Police Chief Pruitt responded the officers have equipment; however, gas replacement masks will be purchased next year. He stated this agreement does not take away from the departmental standing needs. Police Chief Pruitt explained Bexar County could provide a similar vehicle and noted the delay as there are a limited number of authorized individuals to drive and activate Bexar County's SWAT team.

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

Item # 15 Mayor Cooper read the following caption.

Discussion and possible action to approve the competitive sealed proposal method for soliciting bids for health and vision for 2015

Human Resource Manager Lori Harris made a PowerPoint presentation that included background information.

Ms. Harris stated recent insurance rates received displayed an increase to health and vision. She requested Council's approval for the City to use the competitive sealed method for soliciting bids for health and vision benefits. Ms. Harris informed Council of the proposed increased insurance rate from Blue Cross Blue Shield and Humana are accepted; it would be an additional \$9,700 for health and vision insurance coverages.

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

Item # 16 Mayor Cooper read the following caption.

Consider approval of the City Manager's recommendation hiring and appointing Jason Lutz as the Director of Community Development Services

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

Mr. Browne shared information regarding the recruiting process spearheaded by Strategic Government Resources (SGR). He stated six candidates were interviewed which were later narrowed to three candidates. He recommended Jason Lutz be appointed as the Director of Community Development Services. He provided Mr. Lutz' professional background whom is currently the Senior Planner for the City of Kerrville. Mr. Browne informed Council that Mr. Lutz would begin October 20, 2014.

A motion for approval of the City Manager's hiring and appointing Jason Lutz as the Director of Community Development Services was made by Mayor Pro Tem Rosenthal. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 17 Mayor Cooper read the following caption.

Discussion and possible action on the acquisition of water rights

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

Mr. Browne informed Council of an opportunity to purchase a total of 120 acre feet of water rights. He stated this opportunity is an additional five acre feet since the City had already been pursuing the purchase of 115 acre feet of additional water rights. He informed Council of the cost of \$6,000 per acre foot and additional \$300 per acre foot for attorney fees. He stated the contract would be completed in 30 days and closing would occur later.

A motion for approval was made by Mayor Pro Tem Rosenthal to purchase a total of 120 acre feet of additional water rights. The motion was seconded by Councilmember Hasslocher and passed by unanimous vote.

Item # 18 Mayor Cooper read the following caption.

Discussion and possible action on the construction of city hall facilities

Mr. Browne made a PowerPoint presentation that included an update on the Fire Station, Police Station, and City Hall.

The stone arch is still in progress and the bluebonnet parking lot construction is complete were the updated information for the Fire Station.

The progress on the Police Station and City Hall are as follows. The framing and drywall is complete in the Police Station as well as the framing is nearly complete for the Council Chambers. Items in progress are the interior finishes for the Police Station and City Hall, exterior painting, stucco on exterior, and paint, wood trim, and ceiling grid. The carpet is to be installed soon. Mr. Browne stated the furniture for the Police Station and Administration will be delivered on October 13, 2014 and thereafter Council Chambers. He stated the move-in date is October 28th. He stated he will notify the public as the time approaches and most likely be closed for two days to get settled and that everything is operational.

Other updates include that the arcade is nearly complete and column framing is in progress; stucco to follow. Mr. Browne reported the site grading continues. He

concluded that furniture will be installed in the Public Works department, working punch list, remove and replace shower tile.

Photos were displayed highlighting progress of the arcade, Council Chambers, Police Station, and Administration Department. He displayed the finished look of the high ceilings within the Council Chambers. A photo of a trench for the Public Works Department to accommodate a water main was presented.

Mr. Browne displayed the budget worksheet that included recent financial activities.

Mayor Cooper asked about the timing of the construction.

Mr. Browne responded the construction period terminated on September 11, 2014 and the City is starting to pay them upon required written approval. He noted there are liquidated damages in the contract.

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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 8:15 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor