

CITY OF ALAMO HEIGHTS
CITY COUNCIL
October 8, 2018

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, October 8, 2018.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Lynda Billa Burke
Councilmember Lawson Jessee
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
Community Development Services Director Ken Roberts
Human Resources Manager Lori Harris
Finance Director Robert Galindo
City Secretary Jennifer Reyna
Police Chief Rick Pruitt
Public Works Director Pat Sullivan

Absent was:

Councilmember Wes Sharples

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Mayor Bobby Rosenthal opened the meeting at 5:30 p.m.

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Mayor Rosenthal recognized the presence of the Boy Scouts of America, Troop # 809 in the audience. He explained they were present to observe the Council meeting as a requirement for their Citizenship in the Community merit badge.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the September 18, 2018, Work Session. A motion was made by Mayor Pro Tem Lynda Billa Burke to approve the minutes of September 18, 2018. The motion was seconded by Councilmember Fred Passel and passed by unanimous vote.

Mayor Rosenthal asked City Council for any revisions to the minutes of the September 24, 2018, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of September 24, 2018. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

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Item # 2 *Announcements*

Mayor Rosenthal read the following captions.

a. Video of National Night Out

Assistant to the City Manager Marian Mendoza presented a video that highlighted the 9th Annual National Night Out hosted by the City of Alamo Heights.

b. National Prescription Drug Take Back Day, October 27, 2018

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken on Saturday, October 27, 2018 at City Hall beginning at 10:00 am. – 2:00 p.m. Police Officers will be present to take unwanted prescription drugs. Police Chief Pruitt stated syringes, intravenous solutions, or injectables will not be accepted due to blood borne pathogen threats. Police Chief Pruitt stated he will send information via email blast to remind the community of this opportunity. He stated this is a successful program to safely rid of unused prescription drugs.

c. Bexar County Election, November 6, 2018

City Secretary Jennifer Reyna announced City Hall will be the Election Day Polling Site for Bexar County's election for Alamo Heights residents in precincts 3025 and 3026. Residents in precinct 3020 will vote at Lion's Field on Election Day. Election Day hours are 7:00 a.m. – 7:00 p.m. Early voting will begin on Monday, October 22, 2018 through Friday, November 2, 2018 with three nearby sites being Lion's Field, Tobin Library at Oakwell, and Olmos Park City Hall.

City Manager Mark Browne explained that Bexar County decided to split up the reporting precincts for Alamo Heights due to a higher anticipated crowd of voters.

Assistant to the City Manager Marian Mendoza added information will be on the website, available in the City's newsletter, social media and an email blast will be sent to inform the voters.

d. Reschedule November 12, 2018 Council Meeting

Ms. Reyna stated Monday, November 12th is observed as a City holiday in observance of Veterans Day. The Council meeting scheduled for that day is rescheduled for Tuesday, November 13, 2018 beginning at 5:30 p.m.

e. Cancellation of November 26, 2018 and December 24, 2018 Council Meetings due to holidays

Ms. Reyna announced the cancellation of the November 26, 2018 and December 24, 2018 Council meetings due to the upcoming holidays.

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

Margaret Houston, resident, expressed concern regarding safety due to SAWS construction and school bus children crossing at Encino and Patterson. She explained workers were parking the wrong way on Patterson leaving the bus to park across the street affecting the safety of the children crossing the street. She asked staff to consider no parking on Patterson temporarily until the SAWS project is completed. She shared she will be coordinating holiday dinners with the Police and Fire Departments. Ms. Houston commented she enjoyed the newsletter including Council's articles.

Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Architectural Review Board Case # 723F, request of Billy and Wendy Atwell, owners, for the significance review of the existing main structure located at 203 Grant under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing single family residence with detached accessory structures

Community Development Services Department director made a PowerPoint presentation that included background information that included a plat and photo.

Mr. Ken Roberts identified the project and stated the applicant desires to demolish the existing single family residence with detached accessory structures. A plat and photo were presented.

The Architectural Review Board (ARB) reviewed and approved the demolition request on September 18, 2018. Postcards were mailed to property owners within a 200 foot radius of the property. Staff received four postcards in support, one neutral, and none in opposition.

Councilmember Lawson Jessee abstained as he explained the Atwell family are clients of his employer.

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

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Public Hearings

Item # 5 Mayor Rosenthal read the following caption.

Presentation by Dan Jackson, Willdan Financial Services concerning water and wastewater rates. A public hearing concerning increased water and wastewater rates will be held following the presentation.

Mayor Rosenthal stated the City had been working with Mr. Dan Jackson, consultant, Willdan Financial Services, regarding the City's current water and wastewater rates and options to consider.

Mr. Jackson made a PowerPoint presentation that included background information on Alamo Heights' water and wastewater rates explaining water is a valuable commodity.

Mr. Jackson explained why water and wastewater rates are increasing due to inflation, cost of doing business, environmental and other regulations, the need to repair and expand the capital improvement plan. He stated the cost consists of making water available to its customers as it is a product, a business.

Mr. Jackson presented a chart showing the City of Alamo Heights' water and wastewater rates were competitive in the San Antonio area based on consumption and size of meter. He stated the City's water and wastewater rates had not been increased since 2007. The current water rate and wastewater structure for residential, irrigation and commercial users, varying sizes of meters, were displayed in a chart. On a monthly basis, the average Alamo Heights customer consumes 12,000 gallons per month.

Mr. Jackson presented historical and forecast annual total water accounts consisting of water accounts and water billed consumption, Fiscal Year (FY) 2016 - FY2027. The City will have slightly more users with an annual projected amount of 67M cubic feet of consumption that will stay steady over the next few years justifying minimal growth. The five-year forecast included the following increases: personnel and operating expenses (2% per year), insurance/workers compensation/health care insurance, electricity, and SAWS wastewater rates.

Mr. Jackson reviewed capital outlays, future debt assumptions, and cost of service charts. He briefly identified the capital outlays that may be funded through the proposed rate plan. The proposed increase in water and wastewater rates will fund \$5.7M in capital projects over the next ten years. Currently, the City does not have all the funds needed and that a bond for \$2.5M should be considered for the utilities as part of Broadway reconstruction in the future. He presented a forecast chart related to cost of service of water and wastewater for FY 2018 - FY 2027.

Mr. Jackson proposed a rate plan consisting of a 5% increase in water rates and a 5% increase in wastewater plus SAWS rate adjustment. He presented a chart of the

proposed water rate plan displaying the financial impact it will be to average residential and commercial users. He stated rate adjustments are between 8-10% during the first year and at 8% during the following year for wastewater. Mr. Jackson shared he works for a few surrounding cities and commented those rates will be going up at significant increases.

Mr. Jackson summarized the proposed rate plan will benefit the City to maintain a financially healthy utility, allow the City to fund increasing SAWS and operating costs, enable investing \$5.7M in the future of Alamo Heights in capital investments. He noted the City's rates will continue to compare favorably to SAWS and other utilities within the SA area and encouraged Council to adopt the proposed rate.

Councilmember Prassel asked how much the City pays SAWS on an annual basis.

Finance Director Robert Galindo responded over \$1.3M, estimated over \$100K a month is paid to SAWS.

Mayor Rosenthal thanked Mr. Jackson for his presentation and asked if the information and presentation is available to the community.

Assistant to the City Manager Marian Mendoza responded the PowerPoint presentation was posted on social media and available on the City's website. She will prepare an email blast regarding the consideration of increase water and wastewater rates.

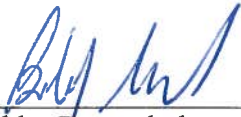
There was a discussion among Council regarding outreach to the community. Council decided to place consideration of adoption of the proposed water and wastewater rates on the next meeting. Mayor Rosenthal recommended a press release.

At 6:12 p.m., Mayor Rosenthal opened the Public Hearing. There being no public comments, Mayor Rosenthal closed the public hearing at 6:13 p.m.

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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 Jessee and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:16 p.m.


Jennifer Reyna
City Secretary



Bobby Rosenthal
Mayor