

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 12, 2019

A special 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 Tuesday, November 12, 2019.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Wes Sharples
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

Assistant to the City Manager Marian V. Mendoza
City Attorney Richard Lindner
Community Development Services Department Director Nina Shealey
Human Resources Manager Lori Harris
Police Chief Rick Pruitt
Public Works Director Pat Sullivan
Fire Chief Michael Gdovin
City Secretary Jennifer Reyna

Absent were:

City Manager Buddy Kuhn
Councilmember Lawson Jessee
Councilmember Fred Prassel

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Mayor Bobby Rosenthal opened the meeting at 5:33 p.m.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the October 28, 2019 Council Meeting. A motion was made by Mayor Pro Tem Wes Sharples to approve the minutes of October 28, 2019. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. 42nd Annual Alamo Heights Chamber of Commerce Holiday Parade on Broadway, November 23rd

Community Development Services Department Director Nina Shealey announced the 42nd Annual Alamo Heights Chamber of Commerce Holiday Parade on Broadway is scheduled for Saturday, November 23rd. It will begin at 5:00 p.m. until 6:30 p.m. She presented the new parade route which is to begin at Alamo Heights High School and end at Alamo Heights Blvd. and Argo.

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Item # 3 Citizens to be heard

There were no citizens that signed up to speak.

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Consent Agenda

Item # 4 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2147

AN ORDINANCE DESIGNATING THE SAN ANTONIO EXPRESS-NEWS AS THE OFFICIAL NEWSPAPER FOR THE CITY OF ALAMO HEIGHTS

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

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Items for Individual Consideration

Item # 5 Mayor Rosenthal read the following caption.

Resolution No. 2019R - 116

A Resolution authorizing the City Manager to negotiate and execute a contract with The Goodman Corporation to perform a parking study for an amount not to exceed \$40,000

Community Development Services Department Director Nina Shealey made a Powerpoint presentation that included background information and bid process.

Ms. Shealey stated the bid for the parking study to be conducted at the Alamo Heights High School and lower Broadway was issued on September 11th with a submittal deadline of October 11th. The City received six bids: Goodman Corporation, Walker Consultants, Wantman Group Inc., Kimley Horn, TJKM Trans Consultant, and Walter P Moore. The evaluation committee consisted of the City Manager, Police Chief, and the Community Development Services Department Director. The following criteria were used to evaluate the bid: experience, project scope, key staff, project timeline, and project cost. Interviews were conducted with The Goodman Corporation and Walker Consultants.

The evaluation committee recommended to award the parking study to The Goodman Corporation. Ms. Shealey highlighted The Goodman Corporation, scope of work and stated a timeline of three months to complete the parking study. She reviewed the cost and budgeted amount for this professional service.

Mayor Rosenthal asked if the Alamo Heights Independent School District (AHISD) will be engaged in the parking study specifically around the high school. He asked if the study at the lower Broadway is dependent on the renovation of the Broadway project.

Ms. Shealey stated AHISD will be consulted as a stakeholder during the scope of work. She stated the parking study around the lower Broadway will provide the engineering firm recommendations regarding on-street parking options to maintain for the renovation of Broadway.

Councilmember Billa Burke inquired a parking study around the Austin Highway area. She commented a small office park area up to Broadway, Austin Highway, New Braunfels area.

Ms. Shealey reported the study extends into the intersection of Austin Highway and Broadway to include the new addition, Magnolia Heights. She stated the scope can be expanded or conduct a subsequent study, if desired, further north of Austin Highway.

The following citizens spoke on this matter:

Donna Balin, resident, expressed concern on the lack of interaction with residents for the parking study and requested the community be engaged in the beginning of the process.

Andrew Scott, resident, asked if a traffic study will be conducted and if the contractor will explore if the proposed decrease number of lanes on Broadway will impact the community and emergency responders.

Ms. Shealey stated the residents will play a role, clarified the beginning of the process consists of data collection and then residents will be part of the process. She acknowledged the residents' concerns. Once recommendations are made, the goal is a

consensus from the community and Council. She confirmed a traffic study will be conducted.

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

Item # 6 Mayor Rosenthal read the following caption.

Acceptance of the lowest responsible bid and awarding a contract to Construe Texas LLC for the Harrigan Court Sewer Repair in the amount of \$408,171 to include a 12% contingency fee and authorizing the City Manager to negotiate and execute the contract

Public Works Director Pat Sullivan made a PowerPoint presentation that included background information, map, and the bid process.

Mr. Sullivan stated the bid was published in the *San Antonio Express-News* on October 2nd and October 9th. A pre-construction meeting was held on October 16th. Four bids were submitted on October 23rd. The following companies submitted bids: Construe Texas LLC, Pronto Sandblasting & Coating, Rockin Q Construction, and Wauters Engineering. An aerial map highlighted the area of where work will be conducted.

Freese & Nichols serve as the City's engineer and worked with City staff on the review of the bid submittals and recommended Construe Texas LLC as the lowest responsible bidder for the Harrigan Court Sewer Repair project. The City Manager and Attorney were consulted on this item.

Mr. Sullivan reviewed the fiscal information of the project to include engineering fees and 12% contingency fees for an amount not to exceed \$408,171. He explained the additional engineering fees, if applicable, is warranted for retaining wall stabilization and next to Mc Donald's.

A motion was made by Councilmember Savage. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2148

AN ORDINANCE APPROVING AND ACCEPTING THE RENEWAL CONTRACTS FOR BLUECROSS BLUESHIELD HELD FOR EMPLOYEE HEALTH INSURANCE, METLIFE FOR EMPLOYEE DENTAL INSURANCE AND DAVIS INSURANCE FOR EMPLOYEE VISION AND AUTHORIZING THE CITY MANAGER TO

**EXECUTE ALL NECESSARY AGREEMENTS FOR THE
PROVISION OF SUCH INSURANCE**

Human Resources Manager Lori Harris made a PowerPoint presentation that included background information on the health, dental, and vision insurance renewals.

Catto & Catto obtained renewals for medical, dental, and vision insurance. Ms. Harris stated the health insurance was subject to renewal and Blue Cross Blue Shield provided renewal insurance rates at a 6.96% increase with a 3.42% increase for the PPO medical buy-up. She recommended the City discontinue the PPO medical buy-up plan as she reported this year no one enrolled and last year, a handful of employees enrolled. MetLife PPO proposed a 3.63% increase for the DHMO plan and 3.62% increase for the PPO plan.

Ms. Harris reported there were no premium rate changes for the vision, life, and long-term disability insurance plans. She stated with the medical increase in premiums, there is \$39,040 annual savings in the budget. Ms. Harris stated the City will realize total savings in the amount of \$41,278 with the revised renewal insurance plans and falls within the budget.

Mayor Rosenthal complimented Catto & Catto for their work.

Benjamin Halbach, Partner and Managing Director, Catto & Catto, was present to answer any questions.

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

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Staff Reports

Item # 8 Mayor Rosenthal read the following caption.

**Presentation of Financial and Investment Report for the fourth
quarter ending September 30, 2019**

Finance Director Robert Galindo made a PowerPoint presentation that summarized the City's financial position. The Financial and Investment Report included General Fund Revenues/Expenditures, Utility Fund Revenues/Expenditures, Capital Projects Fund and an Investment Portfolio Update.

The general fund revenues were briefly reviewed. Revenues included property taxes, sales tax, permits, fees, intergovernmental, service charges, fine and forfeitures, investments and miscellaneous. He reported the sales tax came in 6% over budget which displays economy is good in Alamo Heights. He noted permit and fee revenues almost

doubled. He informed Council of the miscellaneous deposit that included the revenue from the Cities Joint Reclamation account that was recently closed. He summarized revenues were excellent.

Mr. Galindo presented a Budget to Actual graph for property tax collections for the Maintenance & Operations (M&O) and Interest and Sinking (I&S), year to date since 2014. A graph of the total sales tax revenues dated 2018-2019 was presented that included street maintenance tax collection that displayed the increased amount. The graph displayed the monthly sales tax collections.

General fund expenditures were categorized by departments and noted at 92% year to date which is within budget. A graph of general fund expenditures was displayed for actual and budget for the fiscal year. He stated all departments were within expenditures and applauded the department directors for administering their budgets. Utility fund revenues & expenditures were presented as well as the Capital Projects fund. He reminded Council a transfer was not made because the Harrigan Court Alley Sewer Repair project had not begun. He noted a \$350,000 transfer from the General Fund to the Capital Project Fund to assist with the swimming pool repair project.

An update was provided on the investment portfolio. Mr. Galindo noted \$11.2M for the investment report as of September 30, 2019. He reviewed the investment portfolio reporting two Certificate of Deposits (CD), a savings account at Jefferson Bank, and investment pools, with investment revenues the pools had an increase of \$426,062 over the prior year. He summarized the fourth quarter continues to remain strong and positive. He thanked Mr. Kuhn for assisting him with the budget.

Mayor Rosenthal asked about increased revenue in permit fees.

Mr. Galindo responded to Mayor Rosenthal, the increased revenue in permit fees included the Alamo Heights Independent School District (AHISD) bond project of the high school and a one-time revenue from the developer of the 5500 Broadway project contributed for pass-through fees for inspections and stated he did coordinate with the City Manager and Ms. Shealey if there was anything outstanding.

Mayor Rosenthal thanked Mr. Galindo and City staff for their efforts.

Item # 9 Mayor Rosenthal read the following caption.

Update on Judson Nature Trails Building Renovations

Assistant to the City Manager Marian Mendoza made a Powerpoint presentation that included an update on the Judson Nature Trails Building renovations and photos.

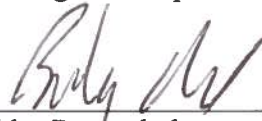
Ms. Mendoza reminded Council that the Judson Nature Trails Building renovations bid was awarded in July 2019 to Paloma Blanca Enterprises. In September 2019, Paloma Blanca Enterprises began renovations which included the replacement of

roof, soffits and decking; demolition of the existing restrooms and remodeled to be Americans with Disabilities Act (ADA) compliant, and update of existing electrical panel, plugs and fixtures. Renovation photos were presented to display progress. She reported the completion of grade and site for the parking lot is estimated to be complete within two weeks, to be conducted in-house by the Public Works Department. Once renovations are completed, Texas Department of Licensing and Regulation (TDLR) will conduct an inspection.

Council complimented Public Works Department for their work resulting in budget savings.

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There being no further business, a motion was made by Mayor Pro Tem Sharples to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:09 p.m.



Bobby Rosenthal
Mayor



Jennifer Reyna
City Secretary