

CITY OF ALAMO HEIGHTS
CITY COUNCIL
December 10, 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, December 10, 2018.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Lynda Billa Burke
Councilmember 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
Community Development Services Director Nina Shealey
Human Resources Manager Lori Harris
Finance Director Robert Galindo
Police Chief Rick Pruitt
Public Works Director Pat Sullivan

Absent were:

Councilmember Fred Prassel
City Secretary Jennifer Reyna

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

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Item # 1 Recognition of Mark Browne for his dedication of seven years to the City of Alamo Heights

Mayor Rosenthal expressed his appreciation to City Manager Mark Browne for his accomplishments and leadership, wishing him continued success. Mayor Rosenthal read and presented the proclamation to Mr. Browne. Council complimented him for his strong leadership, expressed appreciation in his guidance and hard work.

Mr. Browne thanked Council for the opportunity. He stated Alamo Heights is a great city. He recalled the project in constructing City Hall and excellent for the community. He thanked his wife, Cindi, for her support. He thanked City staff,

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

Police Chief Pruitt stated Bexar County Commission Court entered into a contract with Quality Forensic Toxicology to process blood specimen evidence related to intoxication assault and manslaughter cases for rapid processing. Bexar County prepared interlocal agreements (ILA) for municipalities to submit blood specimen evidence to their contract laboratory as well using same discounted rates. He stated the ILA would automatically renew on an annual basis unless terminated upon sixty days prior written notice by Bexar County or the City of Alamo Heights and there is no anticipated increase to the Police Department budget resulting from this ILA.

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

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Staff Reports

Item # 8 Mayor Rosenthal read the following caption.

Update on Circle and Paloma Blanca Restaurant parking and possible covered parking for Paloma Blanca takeout spaces

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

Police Chief Pruitt reported on the progress of the parking challenges on Circle Street. He reminded Council a staff report was provided on August 13, 2018. Since then, two important projects had been completed that has greatly reduced parking in front of residential lots on Circle Street. The construction of head-in parking spaces along the south and east curb line of Cambridge Plaza created 39 new parking spaces for employees. Fenimore is open to parallel parking along the east curb line between Circle Street and Ellwood. He reported occasional temporary overflow parking from Cambridge Plaza. Police Chief Pruitt presented a photo of the overall area identifying specific parking areas. He informed Council of no new reported incidents of non-resident parking in the rear parking area of Circle Street and its access roads as police officers continue to monitor. On-street parking continues in the 500 block of Circle Street by employees and guests of Uptown Alamo Heights strip center with four to six vehicles. He observed the vacant property formerly Chase Bank is heavily used with sixteen up to twenty-five vehicles parked in the parking lot. He noted once the vacant building becomes occupied there may be a significant increase in on-street parking in the area, possibly exceeding parking along curb lines. Photos were presented to provide visual of the parking situation.

Police Chief Pruitt concluded the newly constructed employee parking areas and reopening of Fenimore curb line parking had a positive impact toward reducing on-street parking. The Police Department will continue to monitor the rear parking area of Circle Street and access.

Mayor Pro Tem Billa Burke asked if the temporary no parking signs will stay erected in front of residents on Circle Street without city code. She commented the temporary signs are not needed.

Police Chief Pruitt responded the no parking signs will be removed and stated the rear area of Circle Street is protected by state law displayed by a red curb for no parking. He stated there are still a few abandoned no parking signs to be collected.

Mayor Rosenthal stated he met with Mr. Glenn Huddleston, property owner, to discuss the possibility of providing customers access in the rear of the shopping center. He expressed the desire for staff to continue exploring the idea of providing additional access as he explained the vacant Chase Bank building may be leased anytime.

Mr. Browne continued the staff report by informing Council of Paloma Blanca's request of a canopy covering the restaurant's five takeout parking spaces. He stated plans had been received to include a free standing awning with an orange cover. A formal presentation will be made in January 2019. Mr. Browne explained the options that may be considered. They are: 1) license agreement to include associated fees (administratively difficult to manage) and provide a 14-day notice to the public, 2) repeal language within Section 16-104 that requires associated fees, 3) pilot program where no changes are made to the ordinance, observe how it works, and modify ordinance if needed. He explained the last option is the pilot program may be changed by incoming Council. He asked Council for direction.

Councilmember Jessee stated a license agreement may be cumbersome for something simple. Mayor Rosenthal commented it is a benefit to the project and take the right steps and requested to view the design. Mayor Pro Tem Billa Burke commented the addition will add beautification to the rear of the building and expressed support in a pilot program with a defined time period. Councilmember Jessee asked why a time period was needed to construct a permanent structure.

There was a brief discussion among Council regarding the difference in consideration of a pilot program and license agreement utilizing the City's right-of-way. Mr. Browne provided different sections within the Code that are applicable on specific encroachments and explained the process. Mayor Rosenthal expressed support in a pilot program in which the applicant and property owner are both involved, request approval of design by Council and asked if there are fees that the City may incur that would like to recoup. Fire Chief Kuhn responded applicable engineer and inspection fees are fees that may be considered to recoup from applicant. Council agreed to conduct a pilot program Paloma Blanca Restaurant for a canopy to be installed over five takeout parking spaces.

Item # 9 Mayor Rosenthal read the following caption.

Notice of Intent to demolish an existing one-story commercial structure and construct a new 30,502 sq. ft. four-story commercial building at 200 Austin Highway

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

Fire Chief Kuhn stated the applicant desires to demolish the existing commercial structure and construct a new four-story commercial building. He identified the project location and stated variances are anticipated for the commercial project's parking. He shared parking will be underneath the building and around the property. Currently, the property is being leased by for the construction of Broadway Ellwood project.

A complete thorough review had not been completed by City staff and the Fire Department. Fire Chief Kuhn stated further evaluation of the proposed project is required to determine if the project meets the current zoning regulations. He noted the project would require a floodplain development permit.

Trebes Sasser, property owner, introduced himself and explained the need for a high end office development in Alamo Heights to serve the neighborhood, activating the commercial corridors. He introduced representatives from Studio8 Architects: Milton Hime, Principal/Architect; Richard Garrod, Architect; and Ed Mullins, Project Control.

Mr. Hime began his PowerPoint presentation describing the proposed commercial structure project. It is proposed as a four-story podium type building with parking available underneath at grade level. The three upper stories are leasable multi-tenant commercial space. The current grading of the site is to be reworked to adjust floodplain setback. The project site is 1.020 acres zoned in B-2. The building occupancy is 268 persons based on building net square footage. The building gross square footage is 30,502.

Mr. Richard Garrod described the project as a building with underground covered parking garage facing the west facing façade in which vertical fins are for sun shading. A wood product siding will be used. Large windows and transparent glazing will be on the street frontage.

Mr. Hime state the building materials are still being considered to produce a warm building. He briefly reviewed the site plan and elevations. He stated the suites are designed for entrepreneurs and neighbor users that provide a large space.

Mayor Rosenthal reminded Mr. Sasser of the sensitivity to flooding. He requested to include the residents of Cleveland Court and Austin Highway as part of the process.

Councilmember Jessee thanked Mr. Sasser for utilizing wood siding to soften the appeal of the commercial building.

Mr. Browne stated the next steps are the applicant submit plans, presentation to the Architectural Review Board (ARB) and Council. A floodplain study will be conducted. Public Works Director Pat Sullivan added to explore the capacity of the existing sewer lines and water demand as he explained there is a dead end main located on the street that provides water in one direction. Mr. Browne asked Mr. Sasser to meet with the Community Development Services Department to answer all of his questions.

Item # 10 Mayor Rosenthal read the following caption.

Presentation of Financial and Investment Report for the fourth quarter ending September 30, 2018

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 from property taxes, sales taxes, permits, fees, intergovernmental, service charges, fine and forfeitures, investments and miscellaneous.

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 2013. A graph of the total sales revenues dated 2017-2018 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. Utility fund revenues & expenditures were presented as well as the Capital Projects fund. He noted the expenditures of Harrigan Court will be forthcoming.

An update was provided on the investment portfolio. Mr. Galindo noted \$10.5M for the investment report as of September 30, 2018. He reviewed the investment portfolio and noted there was an increase of \$2.3M over the prior year. He explained the city is investing in investment pools with higher interest rates. He summarized the fourth quarter continues to remain strong and positive. He thanked Mr. Browne for assisting him with the budget.

Mr. Browne reminded Council of the expenditures of Harrigan Court (sewer) that will be charged against the Enterprise Fund.

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

Item # 11 Mayor Rosenthal read the following caption.

Update on Broadway Road Construction Project

Mr. Browne introduced Ms. Nina Shealey, Community Development Services Department Director, who will begin on December 31, 2018.

Mr. Browne began his PowerPoint presentation that included an update on the Broadway Road construction project.

Mr. Browne informed Council of the plan to reconstruct Broadway from Austin Highway to Burr Road in the next three to five years using federal funds as part of the Metropolitan Planning Organization Transportation Improvement Plan. In the past two years, the City has been in discussions with the Texas Department of Transportation (TxDOT) and the City of San Antonio (COSA) regarding the possibility of rebuilding Broadway. He shared COSA has a similar project for their section under their recent bond program. TxDOT consultants proposed a schematic design of the project after conducting two workshops with the Alamo Heights business community. Mr. Browne stated TxDOT applied for federal funding with the Metropolitan Planning Organization (MPO) as part of the 2019-2022 Transportation Improvement Plan and the project was accepted in April 2018 for funding in the amount of \$10M.

A cost breakdown was provided for the \$34.4M project. Roadway construction is at \$12.6M, Floodway and drainage at \$13.7M, landscaping \$945K, and utility work/relocation is \$7.2M. Mr. Browne stated the City is working on an initiative to obtain funding for the \$13.7M drainage portion from Bexar County flood mitigation resources. The remaining \$8M for landscaping and utility work would be the City's responsibility. He noted SAWS has a sanitary sewer line and CPS Energy has a gas line that must be relocated with a value of \$1.7M and need to consider obtaining their assistance.

Next steps include secure funding for drainage, TxDOT will conduct an environmental study and prepare the bid package, once fully funded. The construction is estimated to begin 2021-2022 with the project managed by TxDOT; however, the project may be extended to be completed in 2024. Once the construction is complete, Broadway and Austin Highway will "turnback" to the City.

Mr. Browne briefly presented the proposed schematic plan. He highlighted Broadway will be a four-lane street and considered to be "complete". Broadway will be landscaped to include edges possibly the medians. Angled parking will be available and

possible. A few left turns will be removed; however, traffic lights are not but may still be considered. There will be construction on Austin Highway but not as extensive on Broadway. This plan will be similar to COSA's bond project. He explained the drainage is expensive in order to remove property from the floodway, estimated 39 acres. He stated to remove all property will not be possible due to financial burdens. He commented funding may also be removed from MPO if the organization believes it has not made progress. He commented it is in the early stages to secure remaining funding and opportunity to discuss the design.

There was a brief discussion among Council regarding Bexar County property tax increase, number of acres, the process in removing the properties from the floodway. Mayor Rosenthal recalled a meeting with all stakeholders and to maintain communication with Bexar County. Councilmember Jessee commented this is a transformational project and design is important for public realm. Mr. Browne stated lane reduction provides flexibility to make improvements. He added there is money earmarked to hire an architect for design, obtaining professional input. Mr. Sullivan shared the utilities are in need of being replacement as he explained the pips are at least 50 years old.


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Closed Session

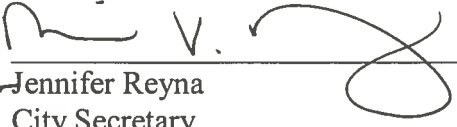
Mayor Rosenthal stated Council will not be going into closed session.

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There being no further business, a motion was made by Councilmember Sharples to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 7:08 p.m.



Bobby Rosenthal
Mayor



for Jennifer Reyna
City Secretary