

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
February 10, 2020

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, February 10, 2020.

Present and composing a quorum were:

Mayor Bobby Rosenthal  
Mayor Pro Tempore Wes Sharples  
Councilmember Lawson Jessee  
Councilmember Fred Prassel  
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn  
City Attorney Frank Garza  
Community Development Services Department Director Nina Shealey  
Human Resources Manager Lori Harris  
Public Works Director Pat Sullivan  
Police Chief Rick Pruitt  
Fire Chief Michael Gdovin  
City Secretary Jennifer Reyna

Absent was:

Councilmember Lynda Billa Burke

\* \* \*

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

\* \* \*

*Item # 1      Approval of Minutes*

Mayor Rosenthal asked City Council for any revisions to the minutes of the January 27, 2020 Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of December 9, 2019. The motion was seconded by Mayor Pro Tem Wes Sharples and passed by unanimous vote.

\* \* \*

*Item # 2      Announcements*

Mayor Rosenthal read the following caption.

**a. 3<sup>rd</sup> Texas Law Enforcement Best Practices Recognition Award**

Police Chief A.J. Sandoval of the Bexar County Hospital District Police Department presented the Alamo Heights Police Department with its 3<sup>rd</sup> Texas Law Enforcement Best Practices Recognition Award on behalf of the Texas Police Chief's Association. He shared the importance of best practices and how Alamo Heights Police Department has done an exceptional job.

Police Chief Rick Pruitt thanked Police Chief Sandoval and shared how Lieutenant Cindy Pruitt has excelled in leading the Police Department in achievement of earning the prestigious recognition.

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*Item # 3      Citizens to be heard*

John Joseph, resident, expressed concern on the back horn noise of commercial vehicles during the early mornings. Suggested to pull apart barriers on Broadway to allow commercial vehicles to pass through and eliminate back horn noises.

\* \* \*

Mayor Rosenthal announced Item # 9 will be considered first.

*Staff Report*

*Item # 9*      Mayor Rosenthal read the following caption.

**Update on Animal Care Services Department**

Lieutenant (Lt.) Cindy Pruitt made a PowerPoint presentation that included an update.

Lt. Pruitt stated Alamo Heights Kennel Club (AHKC) provided notice of closing with the official closing date on December 21, 2019. On January 13, 2020, Council requested research and alternatives for AHACS kennel options.

Lt. Pruitt stated two kennel options are being utilized. They are Pup, Pup and Away and Acres North Animal Hospital. Four dogs are currently boarded at Pup, Pup and Away and one dog at Acres North Animal Hospital. Six dogs and four cats are in eight different foster homes. She highlighted the cost difference for each kennel facility, including AAA Kennels, and the services they provide.

A part-time staff member is being considered to assist in the AHACS program and flexibility to the department's needs. Lt. Pruitt stated AHACS continues to operate as a neighborhood program and cultivate relationships that are critical for a small rescue operation.

Lt. Pruitt referenced the February newsletter that provided information on adoptable dogs.

Mr. Kuhn stated the best options are being considered to include fundraising, vehicle for a part-time assistant to use, consider microchipping. He stated progress have been made and another update will be presented at a future Council meeting.

Councilmember Jessee expressed interest in the microchip program.

City Attorney Frank Garza shared that in the City of Olmos Park part of the release of an animal is the requirement of microchipping the animal. He stated property owners that are looking for their dog usually agree in microchipping their pet.

The following citizen spoke on this matter:

Deborah Brodigan, resident, stated she used to board her dogs at North Park Kennels. She shared the boarding was reasonable and exercises for animals were available. She noted students from the Alamo Heights Independent School District are in programs with the Animal Defense League and may be an option for the City to consider.

Item # 4 was considered next.

\* \* \*

Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 791F, request of Troy Jessee Construction, applicant, representing Luci Leykum, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 235 Westover under Demolition Review Ordinance No. 1860**

Community Development Services Department Director Nina Shealey made a PowerPoint presentation that included background information, existing site plan, street elevation and photos.

Councilmember Jessee stated he would abstain in voting on this project.

Ms. Shealey identified the project and stated it is a demolition of the existing main structure. She stated in 2018, a remodel building permit was obtained but not completed. An existing site plan, a street elevation, and current exterior photos were presented.

On January 21, 2020, the Architectural Review Board reviewed and approved the applicant's request. Postcards to property owners that lived within a 200-foot radius. Staff received four postcards in support and none in opposition.

A motion for approval was made by Councilmember Fred Prassel. The motion was seconded by Councilmember John Savage. The following voted ayes: Mayor Pro Tem Wes Sharples and Councilmembers Fred Prassel, John Savage; Nays: None, and Councilmember Lawson Jessee abstained. The motion passed.

*Item # 5* Mayor Rosenthal read the following caption.

**Presentation and discussion of a May special bond election for the Austin Highway/lower Broadway Improvement Project**

City Manager Buddy Kuhn made a PowerPoint presentation that included background information. Financial Advisor Anne Entekin-Burger, Hilltop Securities and Bond Counsel Tom Spurgeon were present.

Mr. Kuhn began his presentation with photos of the significant 1998 flood event that impacted Alamo Heights to include properties at Patterson and lower Broadway in which over 40 inches of rain were received. He also presented a video that captured the 2018 flooding of a business on Broadway. He emphasized the significant flooding that occurs in Alamo Heights. He reminded Council the Texas Department of Transportation (TxDOT) owns Broadway, from Austin Highway to Burr. There are aging water and sewer lines within the City along with deteriorated sidewalks, curbs and drainage inlets.

A slide was presented that outlined the progress of the Austin Highway/lower Broadway Improvement Project and all the entities of their financial commitments as of 2017. Mr. Kuhn identified the lower Broadway from Austin Highway to Burr for a total of .7 of a mile and total amount of project to include Broadway and Austin Highway is 1.13 miles. TxDOT would also return Austin Highway/Broadway area to the City of Alamo Heights. He noted improvements will be made. The improvement project includes streets, sidewalks, bike lanes, storm water drainage, underground utilities (water/sewer) and landscaping. LJA Engineers are working on the design of the project, on behalf of TxDOT. Mr. Steve Nivin with SABER Institute conducted an economic impact study. A parking study was just recently concluded for lower Broadway and school areas. Overland Partners are the City's landscaping architects. The City of Alamo Heights, TxDOT and LJA Engineers meet on a monthly basis. Two workshops for Council were conducted in late 2019 and on February 4, 2020.

Street improvements include reduction of six lanes to four lanes, new traffic/crosswalk signals which is funded 100% by TxDOT. Sidewalk improvements include widening of streetwalks, increase pedestrian mobility, bike lanes, and extend into the City of San Antonio's Broadway Project primarily funded by the Alamo Area Metropolitan Planning Organization (MPO). Storm water improvements are to improve the 25-year flood plain, remove 29 plus or more acres from flood plain (15% increase in

property tax value), addresses regional storm water issues to be funded by the General Obligation Bonds. He shared a wide-spread study was conducted with regional partnerships for a 100 year flood plain in the amount of \$385M and is not doable. The City has again infrastructure with anticipation of improvement to water and sewer lines funded by the City's Utilities Fund Certificates of Obligation. Mr. Kuhn explained the duct bank allows utility relocation for future development and stated it is unfunded. He stated it will be a design alternative if funding is secured. The San Antonio River Authority (SARA) has committed to fund low impact development landscaping, irrigation and minimal plantings for the project because it will improve stormwater quality of run-off at San Antonio River headquarters. Renderings were presented of proposed project that displayed burial of utilities lines and no burial of utility lines.

Mr. Kuhn stated he continues to meet with TxDOT. An environmental study is expected to be conducted as well as a constructability assessment. Anticipation of project construction is estimated to begin a minimum of two years. Design documents and construction phasing would be part of the process if the bond election passes.

Mr. Kuhn reviewed financial commitments for the Austin Highway/lower Broadway Improvement project. MPO and TxDOT will address streets and sidewalks. SARA will address low impact development and is earmarked in their FY 21 budget. The City of Alamo Heights will issue general obligation bonds in the amount of \$13.25M to address storm water drainage, water/sewer lines, infrastructure and minimal plantings. The estimated total project cost is \$31,628,951. The Utility Fund Certificates of Obligation, funded by water/sewer rates, will fund \$2.1M of the project. He identified the funding gaps. He added \$978,000 is the estimated project contingency costs that is earmarked in the General Fund balance for FYs 21-25.

Mr. Kuhn introduced Financial Advisor Anne Entrekin-Burger. Mr. Entrekin-Burger began her presentation with an overview of the municipal market. She presented a graph that displayed bond buyer's index of 20-year municipal bonds and one specifically as of last year, 2019. She explained the Municipal Market Data (MMD) that display's the municipal's bond rating. Projected for an increase, the Interest and Sinking (I&S) tax rate impact for a \$13.25M bond was presented in a chart that consisted of assumptions, two cent increase in debt service. Ms. Entrekin-Burger explained her calculations included current and past tax evaluations, debt service, calculations were based on "AAA" interest rates as of December 2019 plus 80 basis point, and tax collection rate. She noted in 2033, the fund capacity for the City will increase. She provided a sample of a project tax increase for different home values after exemptions at monthly and annual rates. Mr. Kuhn summarized the I&S increase rate by \$.02 as he noted the current I&S rate is \$.05 and a debt amount of \$6,435,572 will retire in 2033. The bond will be a 25-year note with a 3.5% interest rate. He noted Alamo Heights' property tax will still be lower than other entities with a proposed tax increase. There is no impact for property owners over 65 years of age that have a homestead and over 65 tax exemptions.

Next steps include ordering a special bond election due to current market with favorable interest rates and community education.

Mayor Rosenthal acknowledged the construction will impact the business owners along Broadway and the City will consider a Public Improvement District (PID). He shared he had not received a financial commitment from Bexar County but possibly after their budget cycle. He stated the need to educate the community of the bond election.

The following citizens spoke on this matter:

Deborah Brodigan, resident, shared her background as a resident within the City. She stated cost of services have increased and expressed concern on additional taxes. Ms. Brodigan shared residents are in support for single family development and encouraged Council to keep costs low. Ms. Brodigan expressed in her opinion Bexar County needs to step up to address flood control.

John Joseph, resident, asked the amount of property owners that have over 65 tax freeze exemption. He expressed concern of the financial obligation to the residents on improvements in which primarily benefits the business property owners. He asked additional information of a PID. He expressed disappointment in Bexar County's lack of financial commitment.

Mayor Rosenthal shared the City had been working with Bexar County since Louis Cooper served as Mayor and when Mark Browne was City Manager. Mayor Rosenthal stated he remains optimistic of receiving funding from Bexar County and confirmed no written commitment had been provided by Bexar County.

Councilmember Jessee shared information on a PID to include benefits, and what is allowed by law. He noted the creation of a PID is property owner driven.

Mr. Kuhn stated Bexar County had not funded a flood control project outside of San Antonio; however, Bexar County is considering to contribute funding due to the amount of funding leveraged with different organizations.

*Item # 6* Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2153**

**AN ORDINANCE ORDERING A SPECIAL ELECTION IN THE CITY OF ALAMO HEIGHTS, TEXAS, TO BE HELD ON MAY 2, 2020 FOR THE ISSUANCE OF BONDS IN THE AMOUNT OF \$13.25M FOR THE AUSTIN HIGHWAY/LOWER BROADWAY IMPROVEMENT PROJECT**

City Secretary Jennifer Reyna made a PowerPoint presentation that included background information.

Ms. Reyna stated ordering a special bond election is for the issuance of bonds in the amount of \$13.25M for the Austin Highway/lower Broadway Improvement Project. She identified the entities that have made financial commitments which include MPO, SARA, TxDOT and the City of Alamo Heights to address different scopes of the project.

Participating in a joint election with Bexar County, the City will appoint Jacquelyn Callanen, Bexar County Elections Administrator, as the Election Administrator. Ms. Reyna informed Council that early voting is on April 20<sup>th</sup> through April 28<sup>th</sup>, 2020, with Lion's Field Community Center, Tobin Library at Oakwell, and Olmos Park City Hall being the closest early voting polling sites. Election day is May 2, 2020 with Alamo Heights City Hall as an Election Day polling site beginning at 7:00 a.m. – 7:00 p.m.

Ms. Reyna informed Council the Texas Secretary of State's Office declares Bexar County as an official Voter Center. Ms. Reyna explained the Voter Center allows a Bexar County voter vote at any designated Bexar County polling site, as practiced during Early Voting period.

Information of the special bond election will be available on the City's website, kiosk, March/April City newsletter, and published in the *San Antonio Express-News* on April 19<sup>th</sup> and May 1<sup>st</sup> and in *La Prensa* on April 19<sup>th</sup> and April 26<sup>th</sup>.

With Councilmember Lynda Billa Burke's absence, Ms. Reyna informed Council she sent an email requesting to be read at the Council meeting. Ms. Reyna read the email that expressed support in the bond package to control floodwaters on Broadway for the residents of Alamo Heights.

A motion for approval was made by Councilmember John Savage to order a Special Election to be held on May 2, 2020, for the issuance of General Obligation Bonds in the amount of \$13.25 million to fund the Austin Highway/lower Broadway Improvement Project. A motion was seconded by Mayor Pro Tem Wes Sharples and passed by unanimous vote.

*Item # 7* Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2154**

**AN ORDINANCE ORDERING A GENERAL ELECTION IN THE CITY OF ALAMO HEIGHTS, TEXAS, TO BE HELD ON MAY 2, 2020 FOR THE ELECTION OF THREE COUNCIL MEMBERS FOR PLACES THREE (3), FOUR (4), AND FIVE (5); PROVIDING THE DETAILS THEREFOR AND PROVIDING FOR A PROCLAMATION AND NOTICE**

**OF SUCH GENERAL ELECTION; AND DESIGNATING  
JACQUELYN F. CALLANEN, BEXAR COUNTY  
ELECTIONS ADMINISTRATOR, AS THE ELECTION  
ADMINISTRATOR TO CONDUCT SUCH ELECTION**

Ms. Reyna made a PowerPoint presentation that included background information.

Ms. Reyna stated the City would contract with Bexar County to conduct general election and appoint Jacquelyn Callanen as Elections Administrator. Early Voting period will begin on April 20<sup>th</sup> through April 28<sup>th</sup>, 2020, with Lion's Field Community Center, Tobin Library at Oakwell, and Olmos Park City Hall being the closest early voting polling sites. Alamo Heights City Hall is an Election Day polling site on Saturday, May 2, 2020 with polling hours of 7:00 a.m. – 7:00 p.m. She explained the general election is to elect three Councilmembers, Places 3, 4, and 5 to serve two-year terms. Packets are available and a \$100 filing fee is due when submitting application to City Secretary.

The Texas Secretary of State's Office declared Bexar County as an official Voter Center that allows a Bexar County voter vote at any designated Bexar County polling site, as practiced during Early Voting period.

Information of the general election will be available on the City's website, kiosk, March/April City newsletter, and published in the *San Antonio Express-News* on April 19<sup>th</sup> and May 1<sup>st</sup> and in *La Prensa* on April 19<sup>th</sup> and April 26<sup>th</sup>.

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

*Item # 8* Mayor Rosenthal read the following caption.

**Authorizing the purchase of two 2020 Ford Inceptor SUVs for the replacement of two police vehicles**

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

Police Chief Pruitt stated the purchase of two 2020 Ford Inceptor SUVs will be for the replacement of two Police vehicles. City Council approved to earmark the funds for the purchase during the FY 19-20 budget process.

Caldwell Country Ford was selected from BuyBoard which is allowed by the City of Alamo Heights Purchase Policy and Texas law in lieu of a competitive bid process. Equipment and accessories will be purchased from BuyBoard providers.

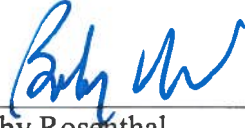
The cost for two 2020 Ford Inceptor SUVs is \$69,916 and in the Capital Replacement Fund for the purchase.



A motion was made by Councilmember Savage. The motion was seconded by Councilmember Savage 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 Mayor Pro Tem Sharples and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:46 p.m.



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Bobby Rosenthal  
Mayor



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Jennifer Reyna  
City Secretary