

CITY OF ALAMO HEIGHTS
CITY COUNCIL
February 24, 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 24, 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
Assistant City Manager/Community Dev. Services Dept. Director Nina Shealey
Assistant to City Manager/City Secretary Jennifer Reyna
City Attorney Richard Lindner
Human Resources Manager Lori Harris
Finance Director Robert Galindo
Police Chief Rick Pruitt
Fire Chief Michael Gdovin
Public Works Director Pat Sullivan

Absent was:

Councilmember Lynda Billa Burke

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

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the February 4, 2020 Council Meeting. A motion was made by Mayor Pro Tem Wes Sharples to approve the minutes of February 4, 2020 Workshop. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

Mayor Rosenthal asked City Council for any revisions to the minutes of the February 10, 2020 Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of February 10, 2020. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following captions.

a. Election Day Polling Site for March 3, 2020 Primary Election

City Secretary Jennifer Reyna announced Bexar County will be conducting the primary election on Tuesday, March 3, 2020. Alamo Heights City Hall, Council Chambers, will be a polling site on Election Day. Election hours are 7:00 a.m. – 7:00 p.m.

b. Community Educational Meetings on Special Bond Election

Community Development Services Department Director invited the community to the educational meetings for the special bond election scheduled for Saturday, May 2, 2020. All presentations will be the same; however, different locations for the community. All meetings will begin at 5:30 p.m. The community meetings will be at Alamo Heights City Hall, Council Chambers, on Wednesday, March 18th, Wednesday, March 25th, and Monday, March 30th. A meeting will be at Cambridge Elementary School Auditorium located at 1001 Townsend on Tuesday, April 7th and on Tuesday, April 14th at the Alamo Heights High School Auditorium located at 6900 Broadway. Information of the bond election will be located on the City’s website.

c. AH5K Fun Run, April 4, 2020

Human Resources Manager Lori Harris announced the City of Alamo Heights will host their 4th annual AH '09 5K Fun Run on Saturday, April 4, 2020. She reported 59 registrations and additional information is available at www.alamoheightstx.gov.

d. Administrative Promotions

City Manager Buddy Kuhn announced of promotions within the work organization. He stated City Secretary Jennifer Reyna had been promoted as Assistant to City Manager and will be working dual positions until the City Secretary is filled. He shared Community Development Services Department Director Nina Shealey had been promoted as Assistant City Manager. Their professional experiences were highlighted and how they will continue to be an asset to the City.

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Item # 3 Citizens to be heard

There were no one that signed up to speak.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Resolution No. 2020R - 119

A Resolution granting certain City Officials signatory authority for financial transactions

Finance Director Robert Galindo made a PowerPoint presentation that included background information.

Mr. Galindo explained Ms. Reyna and Ms. Shealey will be added to the list of City Officials signatory for financial transactions with Frost Bank and other financial institutions. He briefly stated the process and requirements for the financial processes.

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

Item # 5 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2155

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2020 GENERAL ELECTION, ELECTED TO OFFICE; CANCELLING THE GENERAL ELECTION; AND PROVIDING AN EFFECTIVE DATE

Assistant to City Manager/City Secretary Jennifer Reyna made a PowerPoint presentation that included background information.

Ms. Reyna stated the candidate filing period was January 15, 2020 through February 15, 2020. She stated candidates respectively filed for Councilmember Places 3, 4 and 5. She declared the candidates unopposed and certified there are no other candidates; however, a special election for the issuance of General Obligation Bonds is still scheduled for May 2, 2020. She declared elected: Blake Bonner – Councilmember, Place 3; Lynda Billa Burke – Councilmember, Place 4; and John Savage, Councilmember, Place 5. They will serve a two-year term beginning May 11, 2020.

A motion was made by Councilmember Fred Prassel. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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Staff Reports

Item # 6 Mayor Rosenthal read the following caption.

Briefing on the results of the 2020 Parking Study conducted by The Goodman Corporation on lower Broadway and Alamo Heights High School areas

Assistant City Manager/Community Development Services Department Director Nina Shealey made a PowerPoint presentation that included the results of the 2020 parking study conducted by The Goodman Corporation. She thanked Mr. Robert Haney, Parking Consultant, The Goodman Corporation, who was present.

Ms. Shealey explained the purposes of the study were to evaluate the parking demands after the proposed reconstruction of Broadway and examine strategies to eliminate the parking challenges experienced due to overflow of student parking at the Alamo Heights High School. She identified the parking demand methodology and stated Mr. Haney counted all off-street parking spaces for the study.

Ms. Shealey began the study results with the Broadway area as she identified the area boundaries. The parking non-residential peak period is on Friday for a parking demand of 1,900 parking spaces with a non-residential parking supply of 2,165 that are available. She reviewed the recommendations to include off-street parking. If on-street parking is incorporated onto lower Broadway, there will be 150 parking spaces during the peak Friday evening. She summarized there is ample parking and noted a few areas that does not provide sufficient parking at particular sites such as the Stewart Center. The Goodman Corporation recommended to redesign the parking area at the Stewart Center. She noted the current code allows one parking space for each 300 square feet of gross floor area in the building and is appropriate. The parking study suggested one parking space for each 380 square feet of gross floor area in the building for general retail and one parking space for office for each 400 square feet of gross floor area in the building. Other recommendations included shared use of a building or a public structure and wayfinding. Ms. Shealey reviewed three scenarios to meet the parking supply/demand challenges.

Areas for further discussion highlighted by the study were the redesign of the Stewart Center. She stated the parking area at the Stewart Center proposed 73 parking spaces and the potential of a structured parking is currently owned by the Alamo Heights Center LTD.

The study results of the Alamo Heights High School area were presented. Ms. Shealey identified the study area boundaries. The parking demand is 700 parking spaces and the supply is 150 parking spaces. Study survey and discussion provided estimation of 25% sophomores, 40% juniors, 75% seniors, and 90% staff are drivers to Alamo Heights High School (industry standards). There is a public need to protect residential areas. This study validated the 2012 findings adding parking spaces at Vanderhoeven and the widening of Castano to allow angled parking. There is a need to explore parking shortage and consider to expand current parking policies. Recommendations included

continue to restrict parking, enforce in areas that experience the greatest number of conflicts, implement the previous recommendation as the curb cut median at Vanderhoeven parking to increase parking area by three parking spaces, and convert parallel parking on the southside of East Castano to angled parking for an increase of 33 parking spaces.

City Manager Buddy Kuhn stated expanding parking on Fair Oaks Avenue is an option to gain 35 parking spaces. He reminded Council of the parking spaces that will open up as contractors parking. He stated he is working with Public Works Director Pat Sullivan since currently the department is working on street maintenance. The Alamo Heights Independent School District (AHISD) is interested in cost sharing to gain parking spaces.

Councilmember Jesse suggested consideration to paint curbs rather than erecting "No Parking" signs. He suggested erecting signs as similar to speed limit signs posted within the City unless posted.

Mr. Kuhn stated painting is a maintenance issue and commented residents do not desire curbs to be painted. He shared Councilmember Billa Burke reviewed results and in agreement all 2012 findings were accurate from this study.

Mr. Haney suggested to create uniform signage throughout the City. He concluded it is a problem. He stated creative artistic ideas are encouraged but confirmed it will be a maintenance issue and residents do not want their curbs to be painted.

There was a brief discussion regarding wayfinding, shared parking, and zoning. Ms. Shealey stated there are different categories of zoning and recommended to adjust the scale to tailor its specific use. Mr. Haney stated there are different parking requirements for retail vs. restaurants and Cities of El Paso, Austin, and Houston are cities that do provide flexibility in their parking policies and commented how involved the City wants to get. Ms. Shealey added a variance would be requested if there is not sufficient parking.

Mr. Kuhn stated the study was initiated to evaluate parking situation and how the Austin Highway/lower Broadway Improvement project would impact parking. He concluded parallel parking would be fine. Mr. Haney added parallel parking would fit nicely as a parking solution on Broadway. Ms. Shealey stated a block by block parking evaluation on lower Broadway will be conducted to explore the compatibility of parallel parking and the Texas Department of Transportation (TxDOT) has agreed.

Item # 7 Mayor Rosenthal read the following caption.

Presentation of Financial and Investment Report for the first quarter ending December 31, 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.

Mr. Galindo presented a Budget to Actual graph for property tax collections for Maintenance & Operations (M&O) and Interest and Sinking (I&S), year to date since 2015. He stated majority of the property taxes are collected during the first quarter of the budget cycle. A graph of the total sales revenues dated 2019-2020 included the General fund and street maintenance tax collection. He commented the general fund and street maintenance tax collection remains strong.

General fund revenues and expenditures were reviewed. General Fund Revenues were at 43% which included property taxes, sales tax, permits/fees, fines and forfeitures, charges for services, intergovernmental, investment and other financing sources. General Fund expenditures were categorized by departments and are 21% year to date which is within budget. A graph of general fund expenditures was displayed for actual and budget for the fiscal year.

Utility fund revenues & expenditures were presented. Water and sewer revenues are at 22% and expenditures are at 12% of budget for the first quarter.

Mr. Galindo reviewed the capital projects fund balance of \$1,004,000. He stated city projects are earmarked. He noted expenditures such as swimming pool repairs in the amount of \$47,300 and for the Nature Trails building.

Mr. Galindo provided an investment portfolio update with a beginning value as of October 1, 2019. He noted four investment pools the City has which make up 89% of the investment portfolio. An operating account with Frost Bank accounts for 7% and two certificate of deposit (CDs) with Generations Federal Credit Union and Jefferson Bank make up 3%. He stated the CD with Generations FCU ended January 6, 2020 and the CD with Jefferson Bank will end on March 28, 2020. Both CDs will be rolled over for another year. He reported the city remains strong highlighting the general and enterprise funds. In the financial summary, he explained the negative of the Enterprise fund due to the transfer from the Utility Equity Balance to the General Fund on projects. He reported financial savings with the awarding of the contract of Harrigan Court sewer replacement. He summarized the city's financial position as strong and positive.

Item # 8 Mayor Rosenthal read the following caption.

Briefing on the 2019 Racial Profiling Annual Report prepared in compliance to the Texas Racial Profiling Law

Police Chief Rick Pruitt made a PowerPoint presentation on the 2019 Racial Profiling Annual Report.

Police Chief Pruitt informed Council the annual report contained information relevant to the policies of the Alamo Heights Police Department to include: prohibiting the practice of racial profiling by officers, providing for a system to address citizen complaints regarding racial profiling, addressing training and education mandates for officers regarding racial profiling, and requiring the use of video and voice recording on all officer initiated vehicle and pedestrian stops to include warnings. Senate Bill 1849 (Sandra Bland Act) was passed during the 85th Legislature in May 2017 and created new data collection requirements to include data collection to contacts resulting in warning citations and/or arrests and requires collection of new data: gender, reason for the contact, description of contraband discovered, offense description, roadway information, physical force resulting in bodily injury during the contact or arrest. He commented ticket writers has been helpful and stated the program requires the Police Officers to complete all fields on the citation. He stated the data compared statistical data to the 2010 U.S. Census concerning population demographics of the City of Alamo Heights and noted the demographics among City of San Antonio and Bexar County. He noted it is important to include San Antonio and Bexar County's demographics due to the amount of percentage of commuters that pass through Alamo Heights.


Police Chief Pruitt stated the report affirms the Alamo Heights Police Department's commitment to unbiased policing, reinforcement of procedures and to protect officers from unwarranted accusations of misconduct. He reported no formal citizen complaint regarding racial profiling or biased treatment by officers received during the reporting period, January 1, 2019 through December 31, 2019.

Police Chief Pruitt stated this report had been accepted by the state and will be available on the City's website. He stated the findings in the 2019 Police Contact Tier 1 Data Annual Report verified the Alamo Heights Police Department had complied with all the requirements set forth in the Texas Racial Profiling Law. He stated he is proud of the Police Department that focuses on necessary action rather than profiling.

Mayor Rosenthal congratulated Police Chief Pruitt and the Police Department.

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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 Rosenthal adjourned the meeting at 6:48 p.m.



Jennifer Reyna
City Secretary



Bobby Rosenthal
Mayor