

CITY OF ALAMO HEIGHTS
CITY COUNCIL
March 12, 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, March 12, 2018.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Councilmember Wes Sharples
Councilmember Fred Prassel
Councilmember Lynda Billa Burke
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 Brennan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Human Resources Manager Lori Harris
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

Absent was:

Mayor Pro Tem Lawson Jessee

* *

Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

* * *

Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the February 26, 2018, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of February 26, 2018. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

* * *

Item # 2 Announcements

a. Winchester's St. Patrick's Day Festival, March 17, 2018

Community Development Services Department Director Jason Lutz announced Winchester's Restaurant located at 5148 Broadway will be celebrating St. Patrick's Day by hosting a festival on Friday, March 17, 2018. It will begin at 11:00 a.m. through 10:00 p.m.

b. 29th Annual Cambridge Elementary Balloon Fest, March 23, 2018

Mr. Lutz welcomed the public to the 29th annual Cambridge Elementary Balloon Fest scheduled for Saturday, March 23rd. The event is scheduled to begin at 3:45 p.m. until 6:00 p.m.

c. 2nd Annual Alamo Heights Unified Champions Schools 5K Run, April 7, 2018

Mr. Lutz announced on Saturday, April 7, 2018, the Alamo Heights Unified Champions Schools will host their 2nd annual 5K Run. The event will begin at 8:00 a.m. until 11:00 a.m. The run will begin at the Alamo Heights Swimming Pool as the route was presented.

d. 2nd Annual AH'09 5K Fun Run, April 21, 2018

Assistant to the City Manager Marian V. Mendoza announced the City of Alamo Heights will host their 2nd annual AH '09 5K Fun Run on Saturday, April 21, 2018. Registration has started and reported 75 participants have already registered for the event. She stated the advertising banner will be re-installed in front of City Hall. She stated additional information is available at www.alamoheightstx.gov.

* * *

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

There were no citizens that signed up to speak.

* * *

Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Presentation of Comprehensive Annual Financial Report for the fiscal year ended September 30, 2017 by Mike Del Toro, Audit Partner for ABIP for acceptance by City Council

Finance Director Robert Galindo explained Audit Partner Mike Del Toro could not be present due to a travelling conflict. He introduced Mr. Jeremy Barbatto, Audit Manager.

Mr. Barbatto began his PowerPoint presentation of the Comprehensive Annual Financial Report (CAFR).

Mr. Barbatto presented the CAFR and briefly explained the independent auditor's report, management discussion & analysis, government-wide financial statements, fund financial statements, notes to the financial statements, required supplemental information, supplemental combining and individual financial statements and schedules, and statistical tables. He said the statements were presented in accordance with Generally Accepted Accounting Principals (GAAP). Auditors issued an "unmodified opinion" on the CAFR which is the best opinion that can be given for an independent audit.

Mr. Barbatto highlighted financial information. Assets of the City exceeded its liabilities (net position) by \$15.2M (Million) at September 30, 2017. He stated tax revenues increased over 5% due to the increase in property values. The net position increased by \$950,000 from 2016. He briefly reviewed the governmental/business-type activities' net positions. Mr. Barbatto also highlighted the fund financial statements. At the end of FY2017, the General Fund's balance was \$3.9M, an increase of \$284,000 from 2016. He stated governmental funds overall fund balance increased by \$538,000 from 2016. He stated there are approximately five months in the operating budget fund reserve. Mr. Barbatto briefly highlighted the Proprietary Fund to include water fund revenue, net position and unrestricted net position. He summarized the City has a working capital of \$1.3M for the utility operations which is an increase by \$170,000 from prior year's working capital ratio.

Mr. Barbatto briefly explained the letter on conduct of audit to include accounting policies, accounting estimates, difficulties, misstatements, disagreements, management representations, consultations with other independent accountants, and compliance with the Public Funds Investment Act. He stated there are no deficiencies or disagreements. He noted there were misstatements for a prior year adjustment for the current year for the prior year related to sales tax revenue in the amount of \$104,000. He explained the accounting policy was changed. He stated the accrual time period was November - October and now the new timeframe is December through November, a modified accrual statement. He commented modifying to the new timeframe will allow the City be aligned with other entities.

Mayor Rosenthal thanked Mr. Barbatto and Mr. Galindo for their efforts and congratulated Mr. Galindo on the achievement of receiving a positive audit. City Manager Mark Browne commented it is a team effort as every department director vigilantly monitors their respective budget.

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 700F, request of American Roofing & Metal Co. Inc., applicant, representing Alamo Heights Presbyterian Church, owner, for the final design review of the proposed roof replacement located at 6201 Broadway under Chapter 2 Administration for Architectural Review

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information and a photo.

Mr. Lutz identified the project and stated the applicant is seeking to change the existing shingle roof to a metal roof, with two portions having a white Thermoplastic Polyolefin (TPO) roof. The church's roof sustained hail damage and there is a need to repair the roof. Due to budget constraints and fundraising limitations, the roof will be done in two phases. He stated the rear portions of the church will have the new metal roof and the rear (flat) portions of the roof will be changed to the white TPO roof. The remainder of the roof (front) will be changed to metal, in the future, once funds have been raised. A photo was presented to identify the new metal roofs. He reminded Council this item was presented at the February 26, 2018 meeting and reconsidered tonight to allow discussion with the Alamo Heights Presbyterian Church due to concerns of color, brightness, heat reflectivity, and cost of changing color of metal.

Prior coordination included ARB's approval of the replacement roof on February 20, 2018 with a recommendation: the silver galvanized roof be changed to another color that closely matches the existing roof color, if budget allows and church is agreeable. Staff received one post card in support and one neutral response. No additional postcards had been received since the presentation made to Council on February 26, 2018.

Mr. Lutz stated since the presentation to Council on February 26th, the Alamo Heights Presbyterian Church selected medium bronze for their metal roof color.

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

Item # 6 Mayor Rosenthal read the following caption.

Consideration and possible action to replace existing roof(s) at the Alamo Heights swimming pool due to storm damage

Fire Chief/Assistant City Manager Buddy Kuhn made a PowerPoint presentation that included background information.

Fire Chief Buddy Kuhn stated three out of four Alamo Heights Swimming Pool facilities' roofs were damaged due to the hail storm that occurred on April 12, 2016. Alamo Heights Swimming Pool Manager Rick Shaw informed the City there were roof

leaks in mid-2017. The City contacted the Texas Municipal League (TML) for an evaluation of all structures.

TML determined the leaks were sustained due to hail damage. In February 2018, TML informed the City of the timeframe to address damages which is two years from the date of the event/loss of April 2016; however, an extension may be requested. Fire Chief Kuhn stated TML expressed to work with the contractor regarding monetary responsibility and timeframe.

A plan was proposed that included staff obtaining bids to fix the roof and repairs conducted around summer events. If not addressed in a timely manner, repairs may be considered to begin until September 2018. The City of Alamo Heights was considering certain repairs at the swimming pool and currently, there are no plans to remove existing swimming pool structures. Fire Chief Kuhn commented re-roofing would be ideal.

TML adjuster estimated total damages at \$23,851.57. On September 17, 2017, TML issued the City a check for \$12,712.01 minus \$2,500 deductible (net \$10,212.01). The depreciated value remaining of \$11,139.56 if repairs are made. If repairs not made, the City would lose depreciated amount (\$11,139.56) but retain initial \$10,212.01.

Councilmember Billa Burke asked if there is a possibility that the existing structure may endure any damages since the repairs are being addressed from the top rather than the bottom.

Fire Chief Kuhn responded it is unknown and may be unforeseen. He shared the walls are concrete. Fire Chief Kuhn reiterated the TML adjuster will work with the contractor.

Mayor Rosenthal asked about the bid process.

City Manager Mark Browne responded to Mayor Rosenthal since the repairs are under \$50,000, staff may conduct work without seeking a bid proposal.

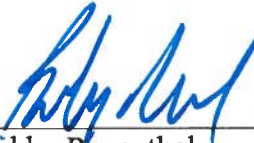
Council agreed to move forward as the deductible had been paid for.

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

* * *

There being no further business, a motion was made by Councilmember Prassel to adjourn the meeting. The motion was seconded by Councilmember Sharples and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 5:55 p.m.


Jennifer Reyna
City Secretary



Bobby Rosenthal
Mayor