

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 5, 2018

A special meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 8:30 a.m. on Tuesday, June 5, 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
Community Development Services Director Jason Lutz
Finance Director Robert Galindo
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

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Mayor Bobby Rosenthal opened the meeting at 8:31 a.m.

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Item #1 Mayor Rosenthal read the following caption.

Consideration and action regarding a request of Richard McCaleb, applicant, representing Cambridge Shopping Center, LTD, owner, to reserve for private use, 39 parking spaces located in public rights-of-way along Circle Street and Fenimore Avenue

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

Mr. Lutz identified the subject area and stated the applicant is seeking an agreement to reserve for private use, multiple parking spaces located in public rights-of-way along Circle Street and Fenimore Avenue. He stated Council approved Ordinance No. 2099 on March 26, 2018 that allowed businesses to request parking spaces located in

public rights-of-ways be reserved for the private use of the businesses. Council can place conditions on any request for parking spaces.

Mr. Lutz stated that the developer for the Broadway/Ellwood project recently constructed spaces along Circle Street and Fenimore Avenue, adjacent to Cambridge Shopping Center and would like the parking spaces be considered for private use of the Cambridge Shopping Center. He identified the newly constructed spaces. There are 14 spaces along Circle Street, 16 spaces along Fenimore Avenue (South of Paloma Blanca Restaurant parking entrance) as part of the approved Specific-Use Permit (SUP for 5500 Broadway) providing Fire access. There are 9 parking spaces located behind Paloma Blanca Restaurant that were provided by the land owner at their own expense and not part of the SUP.

The City's sign ordinance does not require permits for informational/directional signage as long as the sign is less than one square foot. Staff recommends providing a limit, as a condition of approval, on the number of "No Parking", "Reserved" or other similar signs that may be installed for the spaces. Staff recommends one sign within each group of parking spaces located at Circle, upper and lower Fenimore or allow "Reserved", "Paloma Parking", "Cambridge Shopping" or similar language to be painted on the parking spaces, asphalt. Staff also recommends the Architectural Review Board (ARB) review any proposed language or signage for the parking spaces as long as it meets the limits set out by Council regarding size or number of signs.

Mr. Lutz listed possible condition conditions that could be placed on the request. The following are conditions: 1) spaces be maintained and the use privately enforced by the land owner; 2) pedestrian lights being installed have their power supplied from the shopping center; 3) all costs associated with the power and maintenance of the lights be the applicant's responsibility to allow power to the lights without having to install another utility pole along Circle or Fenimore; 4) signs be regulated by Council in regards to number and process including ARB approval related to look, placement, and other pertinent information; and 5) the applicant indemnify the City.

Mayor Pro Tem Lynda Billa Burke suggested this request as a pilot program in working with businesses to resolve parking issues within the City. She also suggested a time limit to observe the progress of the parking challenges. She noted the City did not invest any monies in the improvements and the applicant did. She observed parking behind the homes located on Circle Street and asked if the alleys belonged to the homeowner or the City.

Mr. Lutz responded to Mayor Pro Tem Billa Burke the driveways leading to the center on Circle Street are public rights-of-way.

Dick McCaleb, applicant, stated he is one of the four partners that own and manage the property. He acknowledged the shortage of parking spaces and the impact the multi-family unit may have to the community. He stated the cost of improvements were expenses by the applicant and commented the parking spaces were for the use of

Cambridge Shopping Center to mitigate the parking problems. He stated he has lease property that has been on the market for over a year and tenants that have expressed to him there is not an adequate amount of parking.

The following citizens spoke on this matter:

Sylvia Wong, resident, expressed opposition in granting a lease for private parking with Cambridge Shopping Center. She shared her understanding was the developers paid for public improvements to subsidize the costs the City paid for installing new utility lines for the Ellwood Broadway project. She expressed in her opinion that parking spaces were created and need to be utilized by the public.

Mr. Lutz informed Ms. Wong the City had not incurred any costs. He stated the developer paid for the gas replacement along Ellwood and rerouting of water mains.

Sharon Moynihan, resident, informed Council of the importance in accessing her home. She stated the front access to her home provides a flat access. She shared of past experiences when she was in a wheelchair. She expressed concern the congested parking may hinder access.

Cindy Voss, resident, states she lives across from Paloma Blanca Restaurant and shared the current parking conditions. Challenges included parking in her driveway and employees parked in front of her house the majority of the day. She stated there is littering in her front yard and observed the dumpster is located in front of her yard and requested to be relocated or covered. Ms. Voss informed Council of the inconvenience when someone picks up the youngest child that occurs in the middle of Circle Street due to lack of parking spaces. She asked if the additional parking spaces be designated for Paloma Blanca Restaurant employees. She recommended Council consider designated parking for residents only. She suggested a parking garage at the restaurant's parking lot.

Mr. McCaleb responded their goal is to designate additional parking spaces for employees. He briefly shared with her there is an extensive landscaping plan and noted the contract is with the Argyle Company who have control of the construction process.

Daniel Snyder, resident, expressed concern of the employee parking. He agreed with Ms. Voss' comments of the same complaints related to trash in their yard, employees parking in front of their houses and in their driveways forcing their guests or family members to park elsewhere. He commented on the noise nuisance when an employee finishes their shift at 2:00 a.m. and their vehicle does not have a muffler, waking up residents. He suggested a designated green residential parking space.

Mayor Pro Tem Billa Burke asked if Mr. Snyder was able to detect which customers were parking along Circle Street and if he had spoken to business owners regarding parking congestion. She commented Bird Bakery may consider purchase of vacant Chase Bank building to provide additional parking for their customers.

Mr. Snyder agreed it was all businesses clients that are parked along Circle Street. He stated when parking congestion occurs the Police Department is contacted and they respond within minutes. He stated he had spoken to business owners and the parking congestion had not been addressed.

Robert Harris, resident, stated his primary concern with employee parking within the neighborhood and agreed with residents' expressed comments. He shared with Council of what he observed to include congested parking, employees parking in front of their home for their shifts, obstacles created when employees park there and the resident or a delivery courier cannot access the home, and employees throwing trash in the neighborhood's yards.

Mayor Pro Tem Billa Burke asked Mr. Harris where he would prefer to see a sign designated employee parking versus on the street.

Mr. Harris stated he complained to management of Paloma Blanca Restaurant numerous times and only received a response once. He stated management said there is a policy that employees park at the facility which he noted is contradictory to why additional spaces are needed if employees are not parking there. He speculated that employees are asked to park furthest away from restaurant. He observed employees are Paloma Blanca Restaurant employees and inquired how many parking spaces the restaurant needs specifically for employees. He expressed support in a designated green residential parking spaces for residents only.

Councilmember Lawson Jessee asked if he noticed a parking improvement.

Mr. Harris stated he only observed how the employee parking worsens versus customer parking at the restaurant. He noted how the restaurant's parking lot may be empty to include the new head-in parking spaces. He commented he had photos he'd like to share with Council.

Mayor Rosenthal stated he observed "No Parking" signs located at the north side of Circle and East side of Fenimore and asked how long will they be erected.

Mr. Lutz stated the temporary no parking signs were installed during the construction process and explained once parking spaces are completed then the signs will be removed.

Bryan Gray, resident, commented the developer doesn't understand the challenges the residents experience. He stated it begins at 6 a.m. when delivery trucks stop by and is constant with parking issues. He stated other cities have designated parking spaces for two hours. He stated there will be a bigger issue when the multi-family complex is completed. Mr. Gray recommended to revisit zoning and ask Council to take the time to re-evaluate as commercial and residential property owners have made investments. He observed a heritage oak tree that had been without water and roots were cut. He expressed the need to protect heritage oak trees and create walking trails.

Mayor Rosenthal asked Mr. Gray of the parking accommodations for residents at Brighton Condominiums. He asked if two hour parking on the east side of Fenimore would assist residents. .

Mr. Gray responded there is no relief for residents. He stated there is two parking spaces per unit for residents. If you have older children or guests, there is no additional parking space. He requested additional parking relief for Brighton Condominium. He observed the lack of screening for dumpsters, trash is observed and drainage is evident. He encouraged Council to consider a global solution.

Wes Brunch, resident, observed employee parking within the neighborhood and head-in spaces are empty at the restaurant parking lot. He agreed with Mr. Harris' comments. He expressed support in residential only parking in the rear to serve a sole functional parking area for residents.

Mayor Pro Tem Billa Burke asked if he would mind signs designating on each corner of the street to identify rear parking for residents.

Mr. Brunch responded to Mayor Billa Burke that he would support the idea.

City Manager Mark Browne stated he would like to explore the idea of designating the rear parking for residential parking only.

Mayor Pro Tem Billa Burke asked Mr. McCaleb if he would consider providing additional parking at the corner of Circle turning onto Broadway. She commented perhaps a sidewalk may be considered.

Mr. McCaleb agreed to provide additional parking spaces.

Mr. Lutz estimated six angled or head-in parking spaces would be ideal and was uncertain if a sidewalk would be feasible.

Mayor Rosenthal thanked citizens for their comments. He expressed support in additional head-in parking spaces at Cambridge Shopping Center and exploring designated residential parking in the rear of Circle. He would like to observe how parking is when the temporary no parking construction signs are removed. He encouraged discussion from Council.

City Attorney Mike Brenan asked if the 2AM - 5AM parking ordinance would be enforced in public rights-of-way. He noted the designated parking ordinance may be terminated by Council at any time since this request may be considered as a pilot program.

There was a brief discussion among Council regarding the right-of-way along Circle and what the City may consider. Council agreed to further explore consideration

of what may be done with the center green space on Circle Street which may be allowed. Mr. Brennan stated a plan may be created but reminded it was not on the agenda.

Councilmember Fred Prassel recommended to table since there are many factors to consider. He expressed support in the additional parking spaces from Broadway up to Circle Street that Mayor Pro Tem Billa Burke suggested.

Mayor Pro Tem Billa Burke recommended this as a pilot program and consider parking spaces in the rear and spray paint for employees only. She suggested Cambridge Shopping Center for employee parking only and provide Paloma Restaurant three parking spaces for take-out with signage. She stated the need for access for Fire and EMS trucks to go through. She recommended consideration of a specific time-period for employee parking spaces or that Cambridge Shopping Center would allow residents after business hours and their guests to park at the shopping center. She encouraged a collaboration between business and residential owners. City Attorney Mike Brennan summarized Circle Street residents need protection and it's up to the Cambridge Shopping Center to designate employee parking of the new additional parking spaces. He stated the primary goal is to avoid employees parking on Circle Street. There was further discussion among Council regarding employee parking, enforcement, surrounding businesses, and designation of employee parking. Mayor Rosenthal stated if it is city-owned space to designate the parking in the rear, study Circle Street from Police and Fire perspectives and return to Council, explore the additional parking spaces that Mr. McCaleb agreed to provide located at Broadway Street up to Circle in conjunction with AHISD to ensure pedestrian safety issues. Councilmember Jessee stated City may incentivize businesses to create parking spaces.

A motion for approval was made by Mayor Pro Tem Billa Burke to designate this as a pilot program, designate Cambridge Shopping Center employee parking in the rear with signage, designate three parking spaces, located behind Paloma Blanca, for take-out parking, new additional parking spots would not have signage and dedicated to Cambridge Shopping Center, and include electrical agreement. There was further discussion and no second.

Council briefly discussed signage. Councilmember Jessee encouraged spray painting rather than signage. Mayor Pro Tem Billa Burke commented a need for signage to direct people and this would be evaluated until end of summer.

Councilmember Wes Sharples commented the need to address residential implications. He stated he was opposed to the business parking designation because it impacts residents as well. He recommended the City measure the proximity vehicles may park near the driveway.

Councilmember John Savage thanked Mr. McCaleb for providing additional parking space. He shared he always goes through Circle Street to go home and had observed parking constraints. He asked if there is a landscaping plan for the head-in spaces and wall.

Mr. McCaleb stated he was not able to share too much details as he explained Rampart Construction is conducting the work. He stated the landscaping plan was presented and approved by the Architectural Review Board (ARB). He shared an engineer had been hired for the scope of the dumpster area. He responded to Mayor Rosenthal's question regarding means of enforcement for parking are 1) provisions in lease agreement and 2) employees will be satisfied there are designated parking spaces. He noted if there is two or three-hour parking, employees will not park there. He concluded The Argyle paid for the parking improvements.

Councilmember Jessee commented he'd like to visit with residents on Circle regarding signage. He stated he'd like to meet in July to see how the parking arrangement worked out with Police officers monitoring parking. Mayor Pro Tem Billa Burke suggested to meet in September to include students returning to school. She commented bringing in Bird Bakery representatives to see how they may alleviate the parking as well.

A motion for approval was made by Mayor Pro Tem Billa Burke to serve this as a pilot project, designate Cambridge Shopping Center employee parking with signage, designate three parking spaces for "take-out", and address the lighting issues and utilities in the electrical agreement. The motion was seconded by Councilmember Savage and there was further discussion.

Mayor Pro Tem Billa Burke amended her motion to serve as a pilot project, designate all 39 parking spaces as Cambridge Shopping Center employee parking with temporary signage minus three parking spaces, located behind Paloma Blanca, be designated for "take-out" for Paloma Blanca Restaurant, and authorize the City Manager to sign lighting and electrical agreement, effective when the sidewalks are completed and the "no parking" signs are removed off Circle and Fenimore Streets. This will be revisited by December 1, 2018. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Council agreed for this item to be returned as research is conducted to monitor the residential two-hour time parking along Circle Street, green parking for residents and the consideration of designating the rear of Circle Street as residential parking if city-owned.

Mr. Lutz summarized that the motion designates all 39 parking spaces as employee parking with the exception of 3 parking spaces reserved for "take away services" for Paloma Blanca Restaurant. This is effective when the sidewalks are completed and the removal of temporary no parking signs located on Circle Street and Fenimore.

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Mayor Rosenthal announced a break at 10:15 a.m. He reconvened the meeting at 10.32 a.m.

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Item #2 Mayor Rosenthal read the following caption.

Discuss the Strategic Action Plan

Department directors summarized FY 2017/2018 Strategic Action Plan (SAP) accomplishments, and identified FY 2018/2019 initiatives, and priorities.

Finance Director Robert Galindo reported FY 2017/2018 accomplishments for the Administration Department. The following were reported accomplished: Automatic External Defibrillators (AED) were installed at City Hall, Werling conducted comprehensive salary surveys, online employment application process, Texas Municipal Retirement System (TMRS) contribution ratio at 7%, revamped the City seal, redesigned newsletter and website, created a logo for community events, archiving solution for social media, and a five-year financial forecast for General Fund and Utility Fund. Mr. Galindo stated ongoing initiatives include tuition reimbursement, scanning of Council meeting minutes, furniture and artwork purchases for City Hall public areas. He stated the following were ongoing: a rate study for the Utility Fund to review financial condition, review water and sewer rates, costs of providing services, capital and infrastructure replacement and a 10-year forecast for Utility Fund. The following are FY 2018/2019 initiatives: continue to work with Texas Department of Transportation (TxDOT), Alamo Area Metropolitan Planning Organization (MPO), and Bexar County on the Broadway Road Project with a consideration of a possible bond project. Another department's initiative was a 2% Cost of Living Allowance (COLA) for all employees.

Assistant to the City Manager, Marian Mendoza continued to identify the FY 2018/2019 initiatives for the Administration Department. She stated the cleanup of the Olmos Basin area identified as the Olmos Basin creek area along Jones Maltsberger and the area owned by the City will be conducted on an as needed basis. As new initiatives, she spoke briefly about Cyber Security and Pen test as best protection for IT infrastructure and security. She informed Council three surrounding cities were hacked into their system within the past three weeks noting two paid ransoms. E911 is a Tyler Public Safety Module to allow dispatch to interact with OpenFox criminal history system and provide an automatic download of criminal history to dispatch call sheets and RMS police reports. Ms. Mendoza stated the telephone system is 13 years old and needs to be replaced to include server and all hardware at no monthly maintenance cost with a cost for installation/setup and providing a two-year warranty. The City would like to host a recycling event in March 2019 to recycle or dispose of any electronics, provide a shredding station, location for hazard waste disposal and cell phone donation. Ms. Mendoza identified intranet use and the continuation to develop online and mobile application for internal and external users as five-year priorities.

Mr. Galindo briefly summarized Administration Department's five-year priorities to include annual funding of the street maintenance plan at least \$800,000 from the sales tax and transfer in from General Fund, maintain low property tax rate, maintain S&P

AAA Bond rating, continue increased funding for the Capital Replacement Fund for future capital needs, and Centennial celebration in 2022. He commented that a recession is possible and explained it occurs about every 10 years and he noted interest rates are rising.

City Manager Mark Browne reported on the Broadway construction project. He informed Council of the financial aspect of the project. He stated MPO funded the Broadway construction project for \$10 Million. The funding is slated for 2020 to 2022 and may be extended until 2024. TxDOT provided a verbal commitment for an additional \$4M. The total project cost is \$34.4M and the City will request drainage funding from Bexar County at \$13.7M. Utilities remain the City's responsibility at \$7M, and we would consider asking CPS Energy or San Antonio Water System (SAWS) for cost contribution. He briefly reviewed the next steps.

Mr. Browne presented an update to the Nature Trails building. He stated Architect John Grable met with staff to consider plans for renovation and cost efficient solutions to accommodate ADA. Mr. Browne commented proposed renovation costs seem to be increasing. He stated the plans for the building trails will be presented later. A rendering of the proposed renovation to include ADA accommodations was presented with anticipation of a bid packet to be released in the future.

There was a brief discussion among Council regarding the renovation of the Nature Trails building and Broadway construction project. Councilmember Jessee agreed to meet with Mr. Grable to consider additional options for the renovation of the Nature Trails building. Councilmember Jessee emphasized control of the design on Broadway is highly important. He stated not to lose time and at some point there is a need to employ architects. He commented it is a one-time opportunity for reconstruction of Broadway and emphasized to invest in a qualified architect to implement a design on Broadway. He concluded anything related to public street, the City needs to have control of. He stated perhaps to consider public input for a conceptual design within the early stages. Mr. Browne suggested \$50,000 as a line item for the architect. Mr. Galindo agreed in creating a line item and noted it may be listed in the capital projects budget. Councilmember Jessee emphasized again the importance of having the line item for a qualified architect for the Broadway construction project. The Request for Proposal (RFP) for the Broadway construction project was briefly discussed.

Fire Chief Buddy Kuhn presented Fire Department's information. He began with the department's accomplishments. He stated tree trimming within 10% of city street areas were completed, new AEDs were placed in City Hall, Offices of Public Works, Terrell Hills police vehicles and training was provided to utilize AEDs. The third cardiac "thumper" device, Lucas Device, was purchased. The tri-cities made an emergency purchase of new Self-Contained Breathing Apparatus (SCBA) compressor. FY 2018/2019 initiatives are to continue training Alamo Heights Independent School District (AHISD) students and residents for CPR, tree trimming in right-of-way, working with Code Enforcement Officer for ongoing tree trimming, collaborate with the City of San Antonio (COSA) to continue the cleanup of Jones Maltsberger watershed,

implementation of Texas Fire Chiefs Association Best Practices recognition program, and the purchase of ballistic vests and helmets for active shooter threats. He reported staff received active shooting training through COSA.

Fire Chief Kuhn identified five-year priorities to include the evaluation of Capital Replacement funding for fire apparatus acquisition in 2024, replacements of SBCA in FY2020, replace 2007 support truck in 2020, anticipated ambulance replacement scheduled for 2021 has been moved up to 2019, replacement of 26 portable radios and 5 mobile units in 2021, replace 5 mobile truck radios in FY 21. Fire Chief Kuhn stated the replacement of SCBA fit tester is a tri-city joint purchase and all grant options are being explored.

Fire Chief Kuhn provided an update on the swimming pool renovations. He reported the execution of a renewal lease with COSA. He stated resident and swimming pool consultant John Hans assisted in identifying maintenance issues and phases for each priority at no cost to the City. Immediate priorities for the City are to buy equipment and re-roof four pool structures. Equipment for the swimming pool include purchase of a holding tank, dechlor system, two ADA lifts and a staircase. Fire Chief Kuhn commented Alamo Heights Swimming Pool Manager Rick Shaw will provide installation costs and ongoing maintenance including chemical supplies. Fire Chief Kuhn reported an extension was granted by the Texas Municipal League (TML) for work on the roof to be completed in September 2018. He noted additional funds may be requested for the increase in material costs. He reviewed the ongoing/upcoming maintenance that had unknown cost: resurfacing of pool surfaces, excavation/pressure testing of main drain for leaks, replacement of pool gutter, replacement of pool filter system, and ADA issues in bathrooms and changing areas. He stated the City is studying options of phasing to conduct work for the swimming pool and will continue to work with Mr. Hans.

Mayor Rosenthal asked Fire Chief Kuhn to consider additional increase for the tree trimming budget to encompass necessary tree trimming. Mayor Rosenthal expressed support in purchasing equipment for the swimming pool as soon as possible. Council agreed that the purchase of the swimming pool equipment is simple and cost is minimal to gradually improve the swimming pool.

Councilmember Jessee asked the City's obligations for renovating the swimming pool.

Fire Chief Kuhn explained ADA lifts are to be in compliance with the ADA. He stated maintenance is an issue and bids are necessary to conduct renovations. He shared Mr. Shaw desired to change from gas chlorization to tablet chlorization for safety reasons. There was a brief discussion among Council to separate expenses as a designated line item.

Police Chief Rick Pruitt presented information on the Police Department. Accomplishments for the department are the successful initiative of a law enforcement internship in cooperation with the University of the Incarnate Word Criminal Justice

Program, transition from the Uniform Crime Reporting system to the Texas Incident Based Reporting system, worked with Alamo Heights Independent School District (AHISD) regarding campus security concerns, bond project renovations, and identified impacts on neighborhoods to include traffic self re-routing and increased neighborhood street parking, developed and proposed a new dispatch service agreement with Police Chiefs representing the Cities of Olmos Park and Terrell Hills, replaced seven mobile data computers in the marked police vehicles, purchased a mobile video and interrogation room camera systems due to accelerated deterioration of the system.

FY 2018/2019 initiatives were identified as the department works with the Fire Department and AHISD. Coordinate with the Fire Department to evaluate overnight on-street parking for streets primarily consisting of multi-family structures and roadways in the commercial district having restricted and time limited street parking for future discussion. Evaluate the joint purchase with the Fire Department of an unoccupied aerial vehicle (UAV/drone). He provided examples when the drone may be used. Continue to work with AHISD's architect on the progress of the bond construction project in order to project community impacts caused by displaced student parking at the high school campus. He shared AHISD Superintendent Dr. Kevin Brown requested consideration of a cost share agreement to place a school resource officer at the high school campus.

The Police Department's five-year priorities included to continue working with the Fire Department on neighborhood on-street parking study, create a neighborhood watch initiative utilizing mobile technology devices and a community traffic enforcement initiative to address dangerous driving behaviors.

Mayor Rosenthal recommended staff ask new superintendent in consideration of a bond project for a parking garage. He suggested consideration of the tri-cities cost for a school resource officer. He asked if the tri-cities still had parking restrictions during 2AM – 5AM.

Police Chief Pruitt stated he meets the new superintendent tomorrow. He informed Mayor Rosenthal the City of Terrell Hills does not have overnight parking restrictions.

Police Chief Pruitt responded to Council's questions regarding the purchase of a drone. He responded it is a tool that removes danger from the Police and Fire Departments at a cost estimate of \$25,000 and the drone has different capabilities such as infrared. Consideration of splitting the costs with the City of Terrell Hills may be an option. Fire Chief Kuhn added how a drone may be helpful in a flood situation and viewing fire from an aerial view.

Public Works Director Pat Sullivan continued the PowerPoint presentation focused on the Public Works Department. He began his presentation with the department's accomplishments. He stated the Street Maintenance Program (SMP) is ongoing; however, he identified streets that had been completed as well that were ahead of the SMP schedule. He noted Abiso at Imlay and Oakview at N. New Braunfels were

completed earlier than anticipated. The department purchased a new rear packer for garbage truck # 23. Traffic signals at Grove Place, Wilshire and Arcadia at N. New Braunfels were updated. The Utility Department completed the installation of yard piping as part of the 4X2 issue at Retama from Vanderhoeven to New Braunfels and Halcyon from Vanderhoeven to N. New Braunfels. FY 2017/2018 initiatives for the Utility Department that are in progress are: replacement of the sewer main along south alley of Harrigan Court, Well # 7 is being upgraded to a soft start system, and the unplanned replacement of pump, motor and four section of well casing for Well # 7.

Mr. Sullivan identified FY 2018/2019 initiatives: a security system for the Public Works yard and city hall parking located on Blue Bonnet, installation of two emergency water supply back up motors for Well #'s 4 and 6. Photos of Well # 4 & 6 were presented. Initiatives for the Utility Department are water main improvements at Alta between Columbine and Arbutus and Corona between Columbine and Imlay. He stated the mains will be located deeper in the ground. He provided a photo of the location. He reviewed the SMP and identified the streets to be paved: Corona from Broadway to Alamo Heights Blvd., Alta from Broadway to Greely, E. Oakview from Broadway to N. New Braunfels, Tuxedo from Nacogdoches to dead end. He also identified alleys to be paved: 300 block of Oakview alley south and 100 block of Harrigan Court following sewer replacement contract; both unfunded projects. He stated the alley may be paved with a contractor and work conducted in-house. He stated financial savings are realized when work is conducted in-house. A photo identified the location of proposed work. The last initiative is the traffic signal updates on Broadway at the intersections of E. Fair Oaks, Tuxedo, and Castano. Mr. Sullivan explained the traffic sign upgrades will link the intersection with one "fish eye" camera system which reads all traffic multi-lanes.

Five-year plan priorities for the Public Works Department are the capital purchases of two garbage truck chassis to replace two trucks manufactured in 2000, replacement of the 2008 pothole patch truck, and the purchase of a F-150 super cab pickup for the Public Works Department. The Utilities Department plans the purchase of an F-150 Extended Cab pickup and a new backhoe to replace the 2008 CAT. The capital purchases for the Utility Department are the purchase of a ½ ton pickup to replace the 2008 Ford pickup and a vactor truck. He concluded his presentation identifying the maintenance priorities. They are providing more extensive alley repairs as needed and incorporation of alternative street application to the current Hot Mix Asphalt Overlay (considering an ONYX surface treatment or chip seal). He presented a map that revealed current street maintenance conditions. The Utility Department's priorities include the continuation to resolve TCEQs 4X2 non-compliance issues and conduct water main replacement as needed ahead of the SMP contracts along with yard piping.

Mayor Rosenthal expressed appreciation to Mr. Sullivan in conducting work in-house to save the City money. He liked the traffic light upgrades at the Broadway intersection. He asked if the AHISD's construction work going to impact Public Works.

Mr. Sullivan responded there are no implications with the department's work and AHISD construction project.

Community Development Services Department Director Jason Lutz began the department's presentation with a summary of accomplishments. He stated the GIS database creation for an interactive web map is completed and will be open to the public by the end of June. He reported the department working with TxDOT in the Broadway re-design that includes reduction number of lanes, widening sidewalks, add onstreet parking, planting strips, street trees, address drainage and bury utilities. He stated the project was submitted to MPO and was approved for funding. The review of sign code regulations are ongoing to update sign regulations, provide a provision for "re-facing", allowed some window signage, and gave more direct sizes, dimensions, and guidelines for citizens to follow.

Mr. Lutz briefly presented the FY 2018/2019 initiatives. Reviewing commercial district amendments and residential design standards are initiatives. He stated commercial code revisions are focused on Chapter 17 (Subdivisions) and Chapter 5 (Building & Drainage). Other initiatives are to review/modify existing permitting process and applications to make more "user friendly".

The department's five-year priorities included beautify gateway areas into the City, Broadway re-design, and strategic economic development plan/marketing. He stated the comprehensive plan funds are to address entrances to the City, plant new trees and tree removal of unwanted species (lower Broadway or other areas to be determined). He identified areas for beautification. He stated staff will continue to provide support with TxDOT, engineers, City staff, and others in order to help achieve funding and the implementation of goals. Consideration of a branding/marketing campaign to create brochures, handouts, and aggressively market the City. He stated the city's new GIS capabilities would be utilized to compile demographics, statistics, vacant lots and utility infrastructure to help market the City to prospective businesses.

Mayor Rosenthal commented the marketing package is ideal. He noted that businesses with commercial business signage must be identified and staff work with them to do what needs to be done to bring them into compliance.

Mr. Lutz stated a timeline such as 30/60/90 days is proposed to bring commercial businesses into compliance. He stated he would visit the business and identify which ones are more of a priority.

Councilmember Prassel expressed concern on the need to pay royalties for the City's previous logo.

Ms. Mendoza responded no royalties would be paid.

Councilmember Jessee commented on the long time period it takes for oak trees to grow. He recommended the City consider guidelines specifically on public realm beautification, a five-year priority. He commented multi-family structures are out of code of compliance with overgrown yards, multi-patched roof, and broken windows to

name a few examples. He asked Mr. Lutz to look into multi-family code regulations and consider strengthening the code or meet one-on-one with property owners.

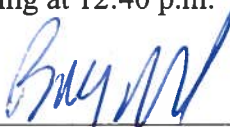
Mr. Browne stated in the future a presentation of the multi-family code may be made to view what the City may enforce. Fire Chief Kuhn stated lack of maintenance in a multi-family units are everywhere as he commented state law protects landlords. Mr. Lutz stated he would see what he can apply from the code for enforcement.

Mayor Rosenthal thanked Council for discussion and thanked staff for presentations of their departments' work and efforts. He expressed appreciation to staff in working as a team.

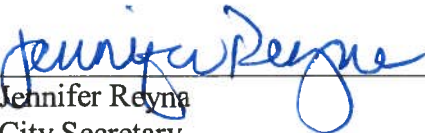
Mr. Browne thanked staff for thinking long-term and making their presentations.

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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 Jessee and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 12:40 p.m.



Bobby Rosenthal
Mayor



Jennifer Reyna
City Secretary