

CITY OF ALAMO HEIGHTS
CITY COUNCIL
August 12, 2019

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, August 12, 2019.

Present and composing a quorum were:

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

Also attending were:

City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Austin Beck
Finance Director Robert Galindo
Community Development Services Department Director Nina Shealey
Human Resources Manager Lori Harris
Police Chief Rick Pruitt
Public Works Director Pat Sullivan
Fire Chief Michael Gdovin
City Secretary Jennifer Reyna

Absent were:

Councilmember Lynda Billa Burke
Councilmember John Savage

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

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Item # 1 Presentation of dedication plaque in memory of Bill Kiel

Mayor Rosenthal presented a proclamation to Mrs. Pamela Kiel in memory of former City Councilmember Bill Kiel, who served Alamo Heights in different capacities. Mayor Rosenthal directed Council, staff and guests to the foyer of City Hall to unveil the dedication plaque in memory of his services to include the crafting and donation of a 2015 library and arts table that was made with Ms. Hallie Marcott.

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Item # 2 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the July 8, 2019, Council Meeting; July 16, 2019 Budget Work Session; July 24, 2019 Special Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of July 8, 2019, July 16, 2019 and July 24, 2019. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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Item # 3 Announcements

Mayor Rosenthal read the following caption.

a. 20th Annual Soler Sports Dam '09 Triathlon, August 24, 2019

Community Development Services Department Director Nina Shealey announced Soler Sports Dam will host their 20th annual '09 triathlon on Saturday, August 24, 2019. She presented the route and stated the event will begin at 7:30 a.m. at Alamo Heights Swimming Pool.

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Item # 4 Citizens to be heard concerning items not on the agenda

There were no citizens that signed up to speak.

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Items for Individual Consideration

Item # 5 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2139

**AN ORDINANCE APPOINTING MEMBERS AND THE
CHAIR AND VICE CHAIR OF THE CITY OF ALAMO
HEIGHTS ARCHITECTURAL REVIEW BOARD, BOARD
OF ADJUSTMENT, AND PLANNING AND ZONING
COMMISSION**

Community Development Services Department Director Nina Shealey made a PowerPoint presentation that included background information on the nomination and selection process of boards and commission appointments.

Ms. Shealey reminded Council of the process for boards and commission appointments to be appointed by the Mayor with the consensus of Council for a term of two years. She stated everyone on the Architectural Review Board (ARB), Board of

Adjustment (BOA), and Planning and Zoning (P&Z) Commission are reappointed and new appointments to P&Z included Interior Designer Carlos Platero and Architect Kris Feldmann. A list of all appointed members was presented respectively based on boards and commission.

Mr. Carlos Platero and Mr. Kris Feldmann introduced themselves.

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 # 6 Mayor Rosenthal read the following caption.

Consideration of an amendment to the Memorandum of Understanding with the Alamo Heights Independent School District related to the fence at 1202 Townsend on City property

Ms. Shealey made a PowerPoint presentation that included background information and a map.

In July 2008, a Memorandum of Understanding (MOU) with Alamo Heights Independent School District (AHISD) was executed to allow AHISD to replace the chain link fence on City right-of-way adjacent to Ogden Lane. With recent improvements to Cambridge Elementary campus, the playground located at 1214 Townsend will now be 1202 Townsend and AHISD requests to replace the chain link fence to a decorative fence. The amendment to the MOU includes a decorative fence and reflect a change of address to 1202 Townsend. The MOU releases and indemnifies the City from any claims.

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

Item # 7 Mayor Rosenthal read the following caption.

Presentation of Proposed FY 2019-2020 Operating Budget and scheduling public budget hearings

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

Mr. Galindo stated the proposed budget covers the operating expenditures and creates additional working capital of \$325,971, after transfers, which can be returned to the fund balance or designated to fund capital assets or projects.

Mr. Galindo stated the proposed budget includes the tax rate, general fund budget, Comprehensive Fund, Capital Projects, Street Maintenance Fund, Capital Replacement Fund, Utility Fund revenues and allocations, and Capital Projects Fund.

The FY 2019 proposed tax rate per \$100 valuation is 0.386439. Mr. Galindo stated the proposed rate is slightly higher than the effective tax rate and two public hearings are required before adoption of the budget. The proposed Maintenance and Operation (M&O) rate is 0.336439 to pay for operations. The proposed Interest and Sinking (I&S) rate is 0.050000. Net revenue over expenses at year end information was presented at the proposed tax rate.

Mr. Galindo presented information on the proposed General Fund and proposed Utility Fund Revenues/Allocation. A summary chart of the proposed General Fund (unreserved fund balance) beginning October 1, 2019 included operating revenues, departmental allocations, working capital from operations. A summary chart on the proposed Utility Fund revenues/allocations included revenues, operating expenses, working capital, capital expenditures, bond payment, and transfers to the General Fund. He further explained the revenues included a transfer from the reserves of \$635,000 and an 8% SAWS pass through rate increase on March 1, 2019. Operating expenses also included an 8% SAWS sewer pass through.

Budget information on other governmental plans: Comprehensive Plan, Street Maintenance, Capital Projects, and Capital Replacement were presented. Mr. Galindo proposed \$57,000 in the Comprehensive Plan for lighting at La Jara and improvements at the Pocket Park. He projected revenues of \$601,945 (due to ½ cent sales tax) in the Street Maintenance Fund with \$1.2M in expenditures. In the Capital Projects Fund, beautification efforts for cleanup of Olmos Basin in the amount of \$25,000, swimming pool improvement for a budget of \$700,000, and \$18,000 are earmarked for improvements at City Hall public areas. Purchases within the Capital Replacement Fund include a transfer from the General Fund, purchase of two Police Interceptors, Police Department voice logger, EMS ambulance, lease payment of four heart monitors and 10 Self-Contained Breathing Apparatuses (SCBAs), stretcher payment, and \$50,000 for a Fire Saber pump and \$50,000 reserved for EMS equipment.

Mr. Galindo stated next steps would be scheduling the budget hearings and adoption of the proposed budget and tax rate. Consideration of proposed Budget FY 2019-2020 is on Monday, September 9, 2019.

Mayor Rosenthal commented the swimming pool is contracted to an operator; however, noted it is the City's asset for the proposed improvements.

The following citizen spoke on this matter:

John Joseph, resident, asked the amount of income the swimming pool produces and the expiration of the lease agreement.

Mr. Galindo reported \$30,000 per year and the lease agreement expires in 2022.

Mr. Jessee stated the operation of the swimming pool is not profitable but revenues are sustained to maintain it to be operable. He noted every 30 years the swimming pool will need to be maintained.

Mayor Rosenthal asked if improvements will be made through after the season ends.

Mr. Kuhn stated the swimming pool improvements will be presented to Council at a future meeting.

A motion for approval was made by Councilmember Fred Prassel to hold a public hearing for the consideration of the proposed Budget FY 2019-20 on Monday, September 9, 2019. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

Item # 8 Mayor Rosenthal read the following caption.

Discussion and possible action to set the proposed 2019 tax rate and scheduling public hearings

Mr. Galindo made a PowerPoint presentation that included background information.

Mr. Galindo stated the tax rate is proposed to remain the same, 0.386439 per \$100 valuation. He stated the tax rate includes M&O and I&S rates. He stated the freeze adjusted taxable value is at \$1,368,727,412 as he explained the proposed tax rate and tax freeze revenue. He presented a chart to include proposed tax rate, taxable revenue and the tax freeze revenue and property tax revenue. He reviewed the effective and rollback tax rates and noted the proposed tax rate of \$0.386439 exceeds the effective tax rate of \$0.385661 and therefore the City is required to conduct public hearings. Bexar County Tax Assessor-Collector will publish notices pursuant to the Truth-In Taxation Guidelines. Council will consider the adoption of the proposed tax rate on Monday, September 23, 2019. Mr. Galindo reminded Council of the recent legislation and stated the effective rate is the maximum tax rate possible.

Mr. Galindo presented the schedule of the respective budget and tax rate.

A motion was made by Mayor Pro Tem Sharples that the proposed 2019 tax rate be \$0.386439 per \$100 valuation composed of the M&O rate of \$0.336439 and I&S rate of \$0.050000. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

A motion was made by Mayor Pro Tem Sharples to schedule two public hearings for future consideration of the 2019 proposed tax rate on August 26, 2019 and September 9, 2019. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

Item # 9 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2140

AN ORDINANCE AUTHORIZING A BUDGET AMENDMENT FOR THE FISCAL YEAR 2018-2019 TO THE STREET MAINTENANCE FUND OPERATING BUDGET FOR AN ADDITIONAL \$144,000

Mr. Galindo made a PowerPoint presentation that included background information of the proposed amendment to FY 2018-2019 to the Street Maintenance Fund Operating Budget.

Mr. Galindo explained funds are available to take advantage of competitive bidding for the Street Maintenance Program (SMP) 2019 to maximize number of streets to be paved and to add the paving of the swimming pool parking lot.

Mayor Rosenthal commented the contractor had done an excellent job as the SMP has progressed and recommended the contractors to stage on Circle when appropriate.

Mayor Pro Tem Sharples asked how many streets will be conducted in SMP.

Public Works Director Pat Sullivan responded to Mayor Pro Tem Sharples there are 15 streets within the SMP to include improvements at Ogden.

A motion was made by Councilmember Prassel to amend the FY 2018-2019 budget to include \$144,000 to the Street Maintenance Program. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

Item # 10 Mayor Rosenthal read the following caption.

Approval to extend 2019 Street Maintenance Program (SMP) cost to include re-paving Alamo Heights Swimming Pool Parking Lot

Public Works Pat Sullivan made a PowerPoint presentation that included background information and a photo.

Mr. Sullivan informed Council on June 24, 2019, the SMP bid was awarded to Texas Materials, Inc. for an approved cost not to exceed \$1,063,211.64 that included 5% contingency amount of \$47,959.36 and engineering fees of \$56,065.00.

At the July 16, 2019 budget work session, Council directed staff to include repaving the Alamo Heights swimming pool parking lot within the 2019 SMP. Mr. Sullivan stated the swimming pool will close on September 5, 2019. A photo was presented to display the area of the swimming pool parking lot that will be under

construction. He noted the contract cost of \$80,060.91 includes a \$5,000 remobilization cost for a total cost of the SMP is \$1,143,272.55

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

Item # 11 Mayor Rosenthal read the following caption.

Resolution No. 2019R - 110

A Resolution granting a one year agreement between the City and 4DogSakes Rescue for canine sheltering

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

Police Chief Pruitt reported since 2010 the City of Alamo Heights engaged business with 4DogSakes Rescue (4DSR) formerly Alamo Heights Kennel Club. This agreement is a one year extension of the current agreement to include a termination clause.

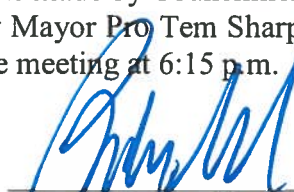
Mayor Rosenthal asked if the Police Department had explored options in preparation when 4DSR desires not to renew or terminate the agreement.

Police Chief Pruitt stated options are always considered and noted the fee structure had not been changed with this renewal.

A motion was made by Councilmember Prassel. The motion was seconded by Mayor Pro Tem Sharples 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 6:15 p.m.



Bobby Rosenthal
Mayor



Jennifer Reyna
City Secretary