

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 26, 2016

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, September 26, 2016.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Fred Prassel
Councilmember Lawson Jessee
Councilmember Lynda Billa Burke

Also attending were:

Fire Chief/Assistant City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Mike Brenan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Chief Police Rick Pruitt
City Secretary Jennifer Reyna
Public Works Director Pat Sullivan

Absent were:

Councilmember Bobby Rosenthal
Councilmember John Savage
City Manager J. Mark Browne
Human Resource Manager Lori Harris

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Mayor Louis Cooper opened the meeting at 5:32 p.m.

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Mayor Cooper recognized the presence of Boy Scouts of America, Troop #809 in the audience. Each boy scout present introduced themselves. They were present to observe the Council meeting as a requirement for their Citizenship in the Community merit badge.

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Item # 1 Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the September 12, 2016, City Council Meeting. A motion was made by Mayor Pro Tem Fred to approve the minutes of September 26, 2016. The motion was seconded by Councilmember Lawson Jessee.

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Item # 2 Announcements

Mayor Cooper read the following captions.

a. National Night Out, October 4, 2016

Assistant to the City Manager Marian V. Mendoza invited the community to celebrate the 7th Annual National Night Out on Tuesday, October 4th at City Hall. The event will start at 6:00 p.m. and end at 7:30 p.m. Free hot dogs, chips, popcorn, cotton candy, and sodas will be served. Face painters, balloon artists will be present. She informed Council that the event's information will be on the City's website, displayed on the banner across Broadway in front of City Hall, an email blast, twitter, and distribution of informational flyers to Cambridge Elementary students. Sponsorship included from HEB Lincoln Heights, Central Market, Jefferson Bank, Frost Bank, and Randolph Brooks Federal Credit Union.

b. Howdy Parade, October 12, 2016

Community Development Services Department Director Jason Lutz announced the upcoming annual Howdy parade. It will be held on Wednesday, October 12th beginning at 4:00 p.m. to 5:15 p.m. He displayed the parade route, queuing on Alamo Heights Boulevard to the Alamo Heights High School.

c. Cancellation of November 28, 2016 and December 26, 2016 Council Meetings due to holidays

City Secretary Jennifer Reyna announced the cancellation of the November 28, 2016 and December 26, 2016 Council meetings due to the upcoming holidays. She stated a meeting may be held if necessary to conduct business. Council agreed to cancel respective meetings.

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Item # 3 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 # 4 Mayor Cooper read the following caption.

ORDINANCE NO. 2057

AN ORDINANCE APPROVING THE RENEWAL OF THE CONTRACT WITH METLIFE FOR DENTAL, AND ACCEPTING THE PROPOSALS FROM 5 STAR FOR LIFE AND AD&D, SYMETRA FOR LONG TERM DISABILITY AND DAVIS VISION FOR VISION INSURANCE

Assistant to the City Manager Marian V. Mendoza made a PowerPoint presentation that included background information.

Ms. Mendoza stated on September 9, 2016, the City received renewal rates for dental, vision, basic life, AD&D, and long-term disability insurance coverages from various insurance carriers. She reviewed the increased rates and savings per respective carriers. Financial Benefits Services (FBS) conducted a comprehensive study of each bid to identify the most favorable insurance plan for the City.

Ms. Mendoza explained that the health insurance will be considered in the future as the City is preparing an internal website for the employees to use as enrollment for insurance benefits.

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

Item # 5 Mayor Cooper read the following caption.

Architectural Review Board Case No. 641F, request of Omar David Land, owner, for the significance review of the existing structure(s) located at 220 Place under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main and accessory structures

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

Mr. Lutz informed Council of the current status of the applicant's process. Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main and accessory structures in order to construct four single-family attached units. He stated there are four Pecan trees that will be removed from the property and mitigation is not required since they are 19", 20", 22", and 23". He stated there is a 29" heritage Pecan tree that requires mitigation and final review by ARB. Photos of the current structure were presented.

On August 16, 2016, ARB reviewed and approved the demolition request. Staff received two postcards in support, one neutral postcard, and one postcard in opposition of the demolition request.

A motion for approval was made by Mayor Pro Tem Fred Prassel. The motion was seconded by Councilmember Lynda Bille Burke and passed by unanimous vote.

Item # 6 Mayor Cooper read the following caption.

Planning and Zoning Commission Case No. 384, public hearing, consideration, and action regarding a request to replat properties currently known as 220 Grove Place, identified as CB 4050, BLK 9, LOTS 8 & 9

Mr. Lutz made a PowerPoint presentation that included background information, map, plat, current/proposed plats, proposed site plan, and utilities diagram.

Mr. Lutz identified the project and stated the applicant is seeking to subdivide two lots and establish four new lots (lots 34, 35, 36, 37), Block 9, Madeleine Terrace Addition subdivision, for the construction of four single-family attached homes. The current and proposed plats were presented. SAWS and CPS Energy approved the proposed plat. Mr. Lutz reviewed the specific acres and frontage information within the proposed lots (lots 34, 35, 36, and 37).

Mr. Lutz noted this presentation is different from the packet Council originally received. He stated code requirements and conditions had been met related to traditional “townhomes or row houses” that are usually constructed side by side. He noted the lots are adjacent and behind each other with a zero lot line. The proposed site plan and utilities diagrams were presented. Mr. Lutz stated the following had to be satisfied prior to the recording of the plat. They were: 1) note that lot 37 is 2,395.80 sq. ft. and is considered a non-confirming lot as it does not meet the required 2,500 sq. ft. per the city’s zoning code; 2) modify the zero lot line symbol and change locations; 3) Easement A – add a “public access easement” for the sidewalk along the eastern portion of lots 35 & 36; 4) Easement A (cont’d) – add a “private water and sewer service access and maintenance easement” for the utilities that will be located along the eastern portion of lots 35 & 36; 5) Easement B – add an “access easement” to allow access to lot 37 across lot 36; 6) Easement C – add a “private water and sewer service access and maintenance easement” for the utilities that will be located along the eastern portion of lots 34 and 37. Mr. Lutz summarized that all conditions had been addressed.

On September 6, 2016, the Planning & Zoning (P&Z) Commission, reviewed and recommended approval of the replat request. Staff received two postcards in support, one neutral postcard, and one in opposition.

Councilmember Billa Burke asked the reason for opposition.

Mr. Lutz responded the opposition was the lack of accessing the plans on the website. He explained there were website issues while the item was being considered and noted the issue had been addressed.

Councilmember Jessee asked about the overall impervious coverage percentage per lot and access for the Fire Department.

Mr. Lutz responded as per regulations, there is a maximum of 85% per lot - individually. He stated there is an easement functioning as a fire lane. Fire Chief Buddy Kuhn stated there was coordination with the Fire Department since the beginning of the process.

Council expressed appreciation to the applicant regarding the density of the proposed project.

Mayor Cooper opened the public hearing at 5:55 p.m. No one signed up to speak. Mayor Cooper closed the public hearing at 5:56 p.m.

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

Item # 7 Mayor Cooper read the following caption.

ORDINANCE NO. 2058

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2015-16 ADOPTED ANNUAL BUDGET AND APPROVING THE TRANSFERS IN THE AMOUNT OF \$571,099 FROM THE GENERAL FUND TO STREETS MAINTENANCE FUND, CAPITAL REPLACEMENT FUND, CAPITAL PROJECTS FUND AND SPECIAL REVENUE FUND AND TO EXECUTE ALL NECESSARY BUDGET DOCUMENTS AND ACCOUNTS NECESSARY TO COMPLETE THE BUDGET AMENDMENT

Finance Director Robert Galindo made a PowerPoint presentation that included background information on the proposed budget amendment for FY 2015-2016.

Mr. Galindo reviewed the total revenue projections and projected total expenses for the current fiscal year and adopted budget. A recommendation of the projected positive balance for a budget amendment. He displayed a chart regarding proposed transfers to the Streets Maintenance Fund, Capital Replacement Fund, Capital Projects Fund, and Special Revenue TNR Fund for a total of \$571,099. He explained the purpose for each transfer.

Councilmember Jessee asked the necessity of the transfers and if the Broadway Corridor project will be earmarked within the Capital Project Fund.

Mr. Galindo explained the transfer is additional revenue. Mr. Lutz stated it is difficult to tell regarding the Broadway Corridor; however, provided confirmation that the committee is waiting to ask for financial assistance until all information is obtained.

A motion for approval of a budget transfer in the amount of \$571,099 to Streets Maintenance Fund, Capital Replacement Fund, Capital Projects Fund and Special Revenue Fund was made by Councilmember Jessee. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 8 Mayor Cooper read the following caption.

Budget and Tax Ordinances to be considered in the following order:

ORDINANCE NO. 2059

- a. **FY 2016-2017 Operating Budget**

ORDINANCE NO. 2060

- b. **2016 Ad Valorem Tax Rate**

ORDINANCE NO. 2061

- c. **Ratifying the increase in property tax revenue reflected in the FY 2016-2017 Budget**

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

Mr. Galindo reviewed the proposed FY 2016 tax rate information. He informed Council the proposed 2016 rate is \$0.389900 per \$100 valuation, which is lower than last year by \$0.000362. The proposed Maintenance and Operation (M&O) rate is \$0.332900 to pay for operations. The proposed Interest and Sinking (I&S) rate is \$0.057000 to pay for debt service.

Mr. Galindo summarized the financial health of the City. He reviewed the General Fund budget that included revenues, allocations, working capital, transfers, and an operating reserve. He briefly reviewed other governmental funds such as the Comprehensive Plan, Street Maintenance, Capital Projects and Capital Replacement. Mr. Galindo highlighted the expenses earmarked in the governmental funds. He reviewed the Utility Fund budget to include projected beginning balance, expenses, revenues, working capital, and respective transfers to the General Fund. Mr. Galindo reviewed the Capital Projects fund revenues/allocations to include the capital expenditure of the City's

branding plan and restoration of the trolley stop. He noted that a vote is required for increase in property tax revenue as he explained the tax revenue will be increased.

A motion for approval of the FY 2015-2016 operating budget was made by Mayor Pro Tem Fred Prassel. The motion was seconded by Councilmember Lynda Billa Burke. A roll call was conducted: Ayes: Mayor Pro Tem Fred Prassel and Councilmembers Lawson Jessee and Lynda Billa Burke; Nays: none and the motion passed by unanimous vote.

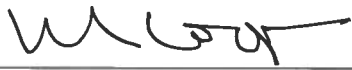
A motion for approval of the 2016 property tax rate be increased by the adoption of a tax rate of \$0.389900, which is effectively a 3.21 percent increase in the tax rate was made by Mayor Pro Tem Fred Prassel. The motion was seconded by Councilmember Lynda Billa Burke. A roll call was conducted: Ayes: Mayor Pro Tem Fred Prassel and Councilmembers Lawson Jessee and Lynda Billa Burke; Nays: none and the motion passed by unanimous vote.

A motion for approval to ratify the increase of the property tax revenue in the amount of \$212,425 reflected in the FY 2016-2017 budget was made by Councilmember Jessee. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

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There being no further business, a motion was made by Mayor Pro Tem Prassel to adjourn the meeting. The motion was seconded by Councilmember Jessee and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:17 p.m.


Jennifer Reyna
City Secretary



Louis Cooper
Mayor