

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 9, 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, September 9, 2019.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Wes Sharples
Councilmember Lawson Jessee
Councilmember Fred Prassel
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Frank Garza
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
Deputy Fire Chief Allen Ottmers
City Secretary Jennifer Reyna

Absent:

Fire Chief Michael Gdovin

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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 August 26, 2019 Council Meeting. A motion was made by Councilmember Lawson Jessee to approve the minutes of August 26, 2019. The motion was seconded by Mayor Pro Tem Wes Sharples and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following captions.

a. 30th Annual AHHS Mulepushers Howdy Parade, September 18, 2019

Community Development Services Department Director Nina Shealey announced the 30th Annual Alamo Heights High School (AHHS) Mulepushers Howdy Parade. It is scheduled for Wednesday, September 18th beginning at the Bark Park and ending at AHHS. The event will begin at 4:30 p.m. and end at 7:30 p.m. A map route was presented.

b. 10th Annual National Night Out, October 1, 2019

Assistant to the City Manager Marian Mendoza invited residents to celebrate the 10th Annual National Night Out on Tuesday, October 1st at City Hall. The event will start at 6:00 p.m. and end at 7:30 p.m. Free hot dogs, chips, and sodas will be provided. Volunteers from the Alamo Heights Rotary Club and University of the Incarnate Word will be present. Ms. Mendoza thanked Jefferson Bank, Central Market, Target, Boards and Brush for being co-sponsors of the event. She informed Council the event's information will be available on the City's website, reported the banner is displayed across Broadway in front of City Hall, an email blast will be sent, and informational flyers will be distributed to Cambridge Elementary students.

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Item # 3 Citizens to be heard

Sarah Reveley, resident, distributed researched information on skunks to Council. She stated skunks have recently been on her property and shared how costly it is to trap and hire pest control.

Lacey Naylor, Manager, Barry's Framing, introduced herself, briefly mentioned her clients and shared of the many positive comments and complements the business receives. She referenced the recent amended ordinance restricting large murals that residents and clients had expressed they miss. She distributed a petition of 30 signatures that are supportive in continuing murals for the business.

Amanda Rogers, Artist, Barry's Framing, shared her professional experience and described the new proposed design that would cover 30% of the front windows, if Barry's Framing would be permitted to continue murals on the windows of the building. She described the new mural and requested an exception to allow Barry's Framing create murals that provide a positive business atmosphere that clients and residents of the community appreciate and look forward to.

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Public Hearings

Item # 4 Mayor Rosenthal read the following caption.

Public Hearing on Proposed FY 2019-2020 Annual Operating Budget

At 5:42 p.m., Mayor Rosenthal opened the Public Hearing on the FY 2019-2020 annual operating budget. There being no public comment, Mayor Rosenthal closed the public hearing at 5:43 p.m.

Item # 5 Mayor Rosenthal read the following caption.

Public Hearing on 2019 Proposed Ad Valorem Tax Rate

At 5:43 p.m., Mayor Rosenthal opened the Public Hearing on the 2019 proposed ad valorem tax rate.

Mayor Rosenthal closed the public hearing at 5:44 p.m.

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Mayor Rosenthal stated Item # 15 to be considered next.

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Staff Report

Item # 15 Mayor Rosenthal read the following caption.

Update on the JFK Monument at the corner of Ogden and Broadway Street

Community Development Services Department Director Nina Shealey made a PowerPoint presentation that included an update.

Ms. Shealey informed Council, Mr. Jim Berg, applicant, requested to erect a monument at the corner of Ogden and Broadway Street displaying a photo of President John F. Kennedy passed through Alamo Heights on November 21, 1963. The Architectural Review Board (ARB) approved the monument design on May 21, 2019 and Council was briefed on the project on May 28, 2019.

Ms. Shealey informed Council that a stakeholder group incorporated ARB's comments and proposed a new monument design. On August 20, 2019, ARB reviewed and approved the new monument design. Photos of the original and revised new monument design were presented.

Mr. Jim Berg, applicant, explained why the monument design was changed to allow the monument to be artistic and educational. He acknowledged Mr. Tim Blonkvist on the new monument design and the donation of his expertise. He invited Council to be part of the unveiling of the JFK monument on November 21st.

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Items for Individual Consideration

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 762F, Significance review of 602 Alamo Heights Boulevard in order to demolish 100% of the existing main structure and accessory structures under Demolition Review Ordinance No. 1860

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

Ms. Shealey identified the project and stated the applicant requested to demolish 100% of the existing main structure.

On August 20, 2019, ARB reviewed and approved the demolition request. Notices to property owners within a 200-foot radius were mailed. Staff received four postcards in support, one postcard in opposition and one neutral postcard. She stated there are no plans for a new structure.

A motion for approval was made by Councilmember Fred Prassel. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 763F, Compatibility review of 320 Alta in order to request a revision to previously approved exterior finish materials under Demolition Review Ordinance No. 1860

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

Ms. Shealey identified the project and stated the applicant requested to revise their previously approved exterior materials.

In June 2017, ARB reviewed and approved the compatibility request. In July 2017, Council approved the request. The exterior materials approved consisted of stucco, metal beams and columns, and a standing seam roof metal. The revised materials consist of masonry siding, wood header and columns, and a dimensional shingle roof.

On August 20, 2019, ARB reviewed and approved the revised exterior finish materials. Notices to property owners within a 200-foot radius were mailed. Staff received three postcards in support and one postcard in opposition.

Councilmember Lynda Billa Burke requested the columns be proportioned and Mr. Jason Harmon, Onsite Manager, Diamonte Custom Homes, agreed.

Councilmember Fred Prassel asked what materials were utilized or changed.

Mr. Harmon responded instead of a white stucco it will be white hardie siding and a shingle roof instead of a standing seam metal roof.

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

Councilmember Jessee requested the process be changed regarding revisions of materials or other items previously approved by respective Boards and Commission.

City Attorney Frank Garza reminded Council due to recent legislation the municipality may not dictate what kind of materials may not be used if materials are on a national model code.

Item # 8 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 764F, Significance and compatibility review of 173 E. Oakview in order to demolish 100% of the existing main structure and accessory structures and construct a new single family residence under Demolition Review Ordinance No. 1860

Ms. Shealey made a PowerPoint presentation that included background information, map, site plans, photos, and existing/proposed streetscapes.

Ms. Shealey identified the project and stated the applicant requests to demolish 100% of the existing main structure to construct a new single family residence. She presented proposed site plans, a photo of the existing structure, and renderings of existing and proposed streetscapes. She reminded Council the compatibility plans will return to Council for consideration.

On August 20, 2019, the Architectural Review Board (ARB) reviewed and approved the request. Notices to property owners within a 200-foot radius were mailed. Staff did not receive any postcards.

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

Item # 9 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 765F, Significance review of the existing main structure in order to demolish the existing roof and a

portion of the street-facing façade located at 247 E. Edgewood under Demolition Review Ordinance No. 1860

Ms. Shealey made a PowerPoint presentation that included background information, map, site plans, and existing and proposed streetscapes.

Ms. Shealey identified the project and stated the applicant requests to demolish the existing roof and a portion of the street-facing façade. She presented site plans, and existing and proposed streetscapes. She stated the item will be returned to Council on compatibility and explained why the item is being returned because there was not a quorum for ARB meeting scheduled for July.

On August 20, 2019, the Architectural Review Board (ARB) reviewed and approved the request. Notices to property owners within a 200-foot radius were mailed. Staff did not receive any postcards.

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

Item # 10 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 766F, Compatibility review of the proposed main structure located at 212 Alamo Heights Boulevard under Demolition Review Ordinance No. 1860

Ms. Shealey made a PowerPoint presentation that included background information, map, proposed site plan, and elevations.

Ms. Shealey stated the applicant is constructing a structure at the vacant lot located at 212 Alamo Heights Boulevard. A proposed site plan and elevations were presented. She reviewed the Residential Design Standards (RDS) highlighting bonuses. Building materials include stucco, stone veneer, and composition shingles. The project received two variances: 20 feet looming on the second story (south side) and the attached garage's lot width is 57.8 feet wide. The proposed structure is 23' as measured from an average grade.

On August 20, 2019, the Architectural Review Board (ARB) reviewed and approved the request with conditions: the driveway approach is to protect the heritage tree, window consistency within the structure, and address the topography with entryway. Notices to property owners within a 200-mile radius were mailed. Staff did not receive any postcards.

A motion for approval was made by Councilmember Prassel with ARB conditions. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Mr. Kuhn reviewed the financial aspect of the project for a total cost of \$95,000. Services covered are professional services to develop concept and schematic designs; design development, construction documents and specification; preliminary studies and conceptual cost estimates; construction administration services, and overall project management for Phase 2. He provided a brief update on what had been presented, budget information and stated the next step to issue a Request for Proposals (RFP) with a goal to reopen the swimming pool in April 2020.

Mayor Rosenthal acknowledged the need to repair the swimming pool. He shared Alamo Heights Swimming Pool Manager Rick Shaw has been pleased with Rosin Group and Public Works Department for their guidance and assistance.

There was a brief discussion among Council regarding consideration of increasing revenue and possible agreement changes for partnership with Mr. Shaw. Mr. Kuhn reported the Americans with Disabilities Act (ADA) lift and ladder had been added.

Mr. Kuhn responded to Councilmember Jessee regarding the electrical system that may be upgraded dependent on the approved scope of work.

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

Item # 13 Mayor Rosenthal read the following caption.

Resolution No. 2019R - 112

A Resolution approving the City Manager to negotiate a contract with Interpool Inc. for leak repair at the Alamo Heights Swimming Pool not to exceed \$50,000

City Manager Buddy Kuhn made a PowerPoint presentation that included background information.

A leak was detected and repair is needed for the Alamo Heights Swimming Pool. Interpool Inc. was recommended by Rosin Group to identify the leak repair. Mr. Kuhn stated Interpool Inc. provided an estimate; however, noted full scope and cost of repair may not be determined until the leak detection is completed. The resolution approves a contract with Interpool Inc. for leak repair in the amount not to exceed \$50,000.

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

Item # 14 Mayor Rosenthal read the following caption.

Resolution No. 2019R - 113

A Resolution adopting the City of Alamo Heights Investment Policy as required by Texas Public Funds Investment Act as revised June 24, 2019 and setting an effective date

Finance Director Robert Galindo made a PowerPoint presentation that included background information and proposed amendments to the investment policy.

Mr. Galindo briefly explained the Public Funds Investment Act (PFIA) which establishes requirements for local governments for managing investments. He stated two policy revisions were made related to House Bill 2706 and coordination of the investment policy review. He further explained a legislative change, House Bill 2706, commercial paper maturity can be up to 365 days. He noted commercial papers are managed by the investment pools. The other proposed revision includes the annual investment policy review to consist of the Finance Director, City Manager, and a Councilmember appointed by the Mayor in lieu of a Council Committee. Mayor Rosenthal nominated Councilmember John Savage to be part of the investment policy review. Mr. Savage agreed. He suggested the maximum investment amount of a certificate of deposits (CDs) be amended to two years instead of one year dependent on market conditions. Mr. Galindo suggested the investment length will be changed for two years for CDs.

All proposed amendments are in compliant with the PFIA and subject to annual review. He stated City Manager Buddy Kuhn and himself serve as the public investment officers. Mr. Galindo explained the investment policy included strategies to provide safety of principal, minimize risk to the City's portfolio, put money to work, and add yield but not risk to the portfolio.

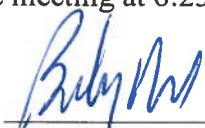
A motion for approval was made by Councilmember Savage to include amending the maximum length of investment for CDs be two years dependent on market conditions. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

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There being no further business, a motion was made by Councilmember Prassel to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:23 p.m.



Jennifer Reyna
City Secretary



Bobby Rosenthal
Mayor