

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
January 10, 2022

A regular 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 5:30 p.m. on Monday, January 10, 2022. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chambers.

Composing a quorum were:  
Mayor Bobby Rosenthal  
Mayor Pro Tempore Lynda Billa Burke  
Councilmember Lawson Jessee  
Councilmember Wes Sharples  
Councilmember Blake M. Bonner  
Councilmember John Savage

Also attending were:  
City Manager Buddy Kuhn  
Assistant City Manager Phil Laney  
Community Development Services Director Lety Hernandez  
City Attorney Frank J. Garza  
City Secretary Elsa T. Robles  
Director of Finance Robert Galindo – Via Zoom  
Police Chief Rick Pruitt  
Human Resources Manager Brenda Jimenez – Via Zoom  
Fire Chief Michael Gdovin – Via Zoom  
Deputy Police Chief Cindy Pruitt  
Public Works Director Pat Sullivan – Via Zoom

Absent was:  
Assistant to City Manager Jennifer Reyna

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Mayor Bobby Rosenthal opened the meeting at 5:32 p.m.

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*Item # 1      Approval of Minutes*

Mayor Bobby Rosenthal asked City Council for a motion to approve the December 13, 2021 City Council Meeting minutes. Councilmember Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

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*Item # 2      Announcements*

Mayor Rosenthal read the following caption.

**a. Candidate Filing Period**

City Secretary Elsa T. Robles announced the candidate filing period for the May 7, 2022 General Election. It starts on Wednesday, January 19, 2022 – February 18, 2022. Interested candidates can apply to serve a two-year term for Councilmember Place 3, Councilmember Place 4, and Councilmember Place 5. To qualify, the candidate should be a resident of the City of Alamo Heights for at least one year and be a registered voter. She stated applications, along with a \$100.00 filing fee should be turned in by 5:00 p.m. on February 18, 2022. Additional information is available on the City’s website and kiosk. Candidate packets are available at City Hall and on the website.

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*Item # 3      Citizens to be heard*

Mr. James Loyd, resident, shared he filed an appeal to the Board of Adjustment’s decision. He disagreed with City staff regarding code requirements for the number of units and parking allowed in a development. Mr. Loyd stated this project was a “test” project for future developments in the City and how City Council will decide.

Ms. Joan Cunningham, resident, stated the City failed to practice due diligence by not listening to the residents’ concerns and giving them the same weight as the developer in reviewing the plans for the proposed multi-family residence. She stated the lack of an engineering review will set the stage for substantial nuisances and damages for surrounding neighbors.

Mr. John Feitshans, resident, shared his concerns on drainage issues with the proposed development. He stated water will flow directly under his home and cause damage during rain events. He asked the City to review the proposed drainage closely to prevent damage to neighboring homes.

Ms. Deb Bolner Prost, resident, addressed parking for the proposed multi-family development. She stated surrounding residents are against the City allowing the developer to use City right-of-way for parking, stormwater run-off, or other issues. She requested City Council help resolve Code of Ordinance conflicts that have been identified.

Mr. Ray Romano, resident, stated this case was similar to a past proposed multi-family development where Council asked the City of San Antonio not to grant an increase from 25 units to 33 because it would be detrimental to Alamo Heights residents.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2183**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ALAMO HEIGHTS BIKE PARK, INC. TO CREATE THE ALAMO HEIGHTS BIKE PARK AT 230 JONES MALTSBERGER**

Assistant to the City Manager Phil Laney stated the proposed ordinance was to authorize the City Manager to execute a Memorandum of Understanding (MOU) with Alamo Heights Bike Park, Inc. The MOU will create a Bike Park at 230 Jones Maltsberger to provide a permanent location for bike riders to use.

Mr. Laney stated the pandemic brought more bike activity to Hondondo Creek trails and complaints were received regarding bicycles on walking trails and the installation of jumps in the area. On December 14, 2020, City Council approved a temporary location for a bike park in the parking lot north of Bark Park. This permission expired on March 31, 2021. City Council directed staff to identify a permanent location within the City.

Last February 8, 2021, City Council selected 1 of 3 possible permanent locations. The location selected was between the Bark Park and the baseball field. A 1.28-acre site owned by City of San Antonio and leased to City of Alamo Heights until 2058. On September 20, 2021, the City of San Antonio granted permission to construct a Bike Park.

Mr. Laney stated the proposed Bike Park would have natural surface trails for bike uses. There would be designated paths for different skills. The trails would not have jumps, ramps, or other constructed features and would be fenced in the future. The project would be done in three phases and would include placement of trails, creation of natural surface trails, development and improvement of additional trails, and features or possible expansion into adjacent land.

The MOU outlines the responsibilities of the Alamo Heights Bike Park, Inc. (AHBP) and the City of Alamo Heights. The AHBP is responsible for the design and maintenance of all projects and general premises, utility service, and establishing operating rules. The City of Alamo Heights is responsible for clearing the brush for the initial trails and regular solid waste pickup.

Mr. Laney advised the MOU is consistent with the City's efforts to provide quality recreational services to the citizens of Alamo Heights and the City of San Antonio and is consistent with the City's lease agreement.

Additionally, the MOU was coordinated with the City Attorney and City Manager. The Bike Park does not have any fiscal impact.

Representative for the AHBP Chris Feldman thanked members of the Bike Park organization for their hard work. He also thanked City Council and staff for providing the space for kids of all ages to have an area where they can ride their bikes.

City Manager Buddy Kuhn thanked the AHBP for being patient and spoke briefly regarding the City's efforts on brush removal and surveying the land. He stated there were additional steps to get the project started.

Mayor Pro Tem Lynda Billa Burke congratulated the young members of the AHBP and their efforts in coming to speak before Council on this initiative.

Mr. Laney informed Council it would take about two months to clear the land for the Bike Park. Mr. Feldman added, after the land is cleared, they will have a better idea of how the trails will be mapped out.

Councilmember Jessee moved to approve Ordinance No. 2183 as presented. Motion was seconded by Councilmember Blake M. Bonner and passed by unanimous vote.

*Item # 5* Mayor Rosenthal read the following caption.

**Discussion and consideration for a contract with the CE group to prepare for the City of Alamo Heights 100th Anniversary Celebration**

City Manager Buddy Kuhn stated the City retained the CE Group in June 2021 to assist with planning Phase I of the 100-year anniversary of the incorporation of Alamo Heights. This is now complete. At this time, staff asks City Council to consider contracting CE Group for planning Phase II of the event.

Phase II planning services include: strategic design and consulting, event and production logistics services for an open streets event, currently planned for Sunday, October 2, 2022. Additionally, event and production logistics services is needed to plan a culminating event, currently scheduled for Saturday, October 8, 2022.

Mr. Kuhn stated CE Group was selected to develop, strategize scheduling and marketing of the activities and events with City leaders, the community, and City staff. He indicated costs are estimated and depend on finalized events. Mr. Kuhn reminded Council they had approved a budget amendment last December to increase the celebration budget. This will help with continued work on planning, coordination, and marketing of the centennial community event.

CE Group has extensive experience in local and national event planning. They helped plan local events such as, Siclovía, Luminaria, Central Library opening, Doseum, Convention Center, and the Men's and Women's Final Four.

Mr. Kuhn mentioned preliminary planning includes: kick-off with a City sponsored 5K during Fiesta, photo exhibits at City Hall during the month of June, further promotion at the July 4th parade, and weeklong activities in October. Other ideas are: a street event in October, National Night Out, a tour of homes, carriage rides, and a culminating event with possible

fireworks show. He noted street banners are already in place advertising the event. Staff will partner with CE Group to study other promotional opportunities to market the celebration and will work to gather the support of sponsors for some of the events.

Mr. Kuhn stated the event is consistent with the Strategic Action Plan to celebrate and commemorate Alamo Heights' 100-year anniversary with available funds in the current budget. He added the City hired a planner for the 50-year anniversary in 1972 and had a successful celebration.

In terms of fiscal impact, City Council budgeted \$20,000 in FY22. In December, City Council approved a budget amendment of \$80,000 and requested any proposed CE Group fees be considered separately at a future Council meeting. With the amendment, the total planning budget is currently \$100,000. At this time, staff requests Council to consider approval of CE Group's proposal for Phase II of \$39,500.

CE Group President Janet Holliday addressed the Council. She stated this celebration was an opportunity to bring the community together and commemorate an important event. In Phase I, CE Group focused on identifying cost, length of celebration, opportunities to tie in local events, and plan a commemorative week ending with a culminating event by the baseball fields to possibly include a fireworks display.

Ms. Holliday stated the plan is to close Broadway from Central Market to Austin Hwy to accommodate day events, but understood the importance not to disrupt stakeholders and instead involve them in the celebration. Mayor Rosenthal added this event would probably take place on a Sunday to avoid impacting the businesses.

Councilmember Bonner inquired how many people had to participate to consider the event a success. Ms. Holliday stated she did not have a definite answer, but hoped the event will be as inclusive as possible for the citizens of Alamo Heights and surrounding communities.

Ms. Holliday stated CE Group will provide a dedicated team to work with City staff on this event and explained the \$39,500 fee is inclusive for all the planning.

Councilmember Bonner asked what the City's financial responsibility would be if no sponsors were attained. Mr. Kuhn stated identifying that cost was part of Phase II, including a fireworks display, which may bring in several sponsors.

Councilmember Bonner, shared he was in favor of the celebration; however, was skeptical about spending large sums of money and not knowing if there will be community participation.

Mayor Pro Tem Lynda Billa Burke asked if there was a "Plan B" considering COVID may still be an issue in October. Mr. Kuhn stated it had been discussed, but the plans were still preliminary and offered to report back to Council in March with an update.

After some discussion, Councilmember Jessee moved to approve a contract with the CE group not to exceed \$100,000 to prepare for the City of Alamo Heights 100th Anniversary Celebration. Motion was seconded by Councilmember Sharples and passed by unanimous vote.

*Item # 6* Mayor Rosenthal read the following caption.

**Discussion and possible action for a one (1) year extension to the existing agreement between the City and Pup Pup & Away for canine sheltering**

Police Chief Rick Pruitt stated staff was seeking approval for a one-year extension to the existing agreement between the City of Alamo Heights (COAH) and Pup Pup & Away for canine sheltering. The City is very happy with their services.

Chief Pruitt explained the City first entered into an agreement with Pup Pup & Away (PP&A) on April 13, 2020. PP&A agreed to a 2nd one-year extension for the boarding of COAH canine rescues. He noted the agreement does include a 60-day termination clause for either party. Staff will revisit with PP&A in six months to identify any issues.

PP&A provides excellent care and socializing efforts for the canines. The canines have frequent/extended open space recreation and are well mannered, adaptable, and adoptable. The PP&A staff are well trained to handle and care for canines arriving in different conditions.

Chief Pruitt stated the proposed action is consistent with the City's efforts to safely hold stray or abandoned canines in a safe and humane environment. Fiscally, the City pays a \$20.00 per night/per canine sheltering fee and all required immunizations or quarantines. The City also provides food, training items, and blankets. All costs are paid for from the Police Department budget, grants, donations, and fundraisers. Chief Pruitt added the proposed agreement was reviewed by the City Attorney.

Councilmember Bonner moved to approve a 1-year extension to the existing agreement with PP&A for canine sheltering. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

*Item # 7* Mayor Rosenthal read the following caption.

**Discussion and take action to approve the City Manager Contract renewal**

Mayor Rosenthal stated there was no presentation for this item and asked Council for a motion to approve and renew the City Manager contract.

Councilmember Sharples moved to approved and renew the City Manager Contract for 5-years starting January 28, 2022 and ending January 27, 2027. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

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*Staff Reports*

*Item # 8* Mayor Rosenthal read the following caption.

**Notice of Intent to remodel and add to the existing main structure located at 934 Patterson, also known as The Argyle**

Community Development Services Department Director Lety Hernandez stated this item was to inform Council of the upcoming proposed addition to the side and rear of the Argyle building. The proposed remodel is scheduled for a preliminary hearing at the Architectural Review Board (ARB) January 18, 2022 meeting. Ms. Hernandez stated official paperwork had not been submitted; therefore, a full review was not conducted. She did identify a possible request for a rear-seatback variance.

Councilmember Jessee shared his concern regarding parking for events at the Argyle. Mayor Rosenthal agreed it could be problematic for the neighbors. Councilmember Jessee added the Argyle was currently non-conforming and possibly had to apply for a Specific Use Permit (SUP) if they wanted to proceed with the project. Ms. Hernandez stated a SUP for their requested use is not currently allowed in a Single Family - A (SF-A) district and it could not be spot zoned.

Councilmember Savage stated owner Jeff Rochelle mentioned they had a long-standing SUP from the 1950's. Councilmember Jessee shared some history on the property and suggested staff educate the owner on the current situation with their property in reference to the City's zoning ordinance. City Attorney Frank Garza agreed and stated the property owner could not expand a non-conforming structure. Mr. Kuhn clarified that the owner was aware the SUP they currently have is for parking only and not for the structure.

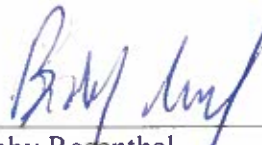
After further discussion, City Council asked staff to contact Mr. Rochelle to discuss the next steps for this project and report back to Council at a future meeting.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 7:10 p.m. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

**PASSED AND APPROVED THIS 24<sup>th</sup> DAY OF JANUARY, 2022.**

  
Elsa T. Robles, TRMC  
City Secretary

  
Bobby Rosenthal  
Mayor

