

CITY OF ALAMO HEIGHTS
CITY COUNCIL
March 22, 2021

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, March 22, 2021. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chambers entering City Hall via one entrance (rear of City Hall), answering health questions, health screening, wearing a mask and practicing social distancing.

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

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager/Community Development Services Director Nina Shealey
City Attorney Richard Lindner
Assistant to City Manager Jennifer Reyna
Director of Finance Robert Galindo
Human Resources Manager Lori Harris
Police Chief Rick Pruitt
Fire Chief Michael Gdovin – Via Zoom
Public Works Director Pat Sullivan – Via Zoom
Deputy Police Chief Cindy Pruitt

Absent was:
City Secretary Elsa T. Robles

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Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for a motion to approve the March 8, 2021 Council Meeting minutes. Councilmember Wes Sharples moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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Item # 4 Mayor Rosenthal read the following caption.

Resolution No. 2021R – 129

A Resolution adopting a policy and establishing guidelines and criteria for authorizing public improvement districts

Ms. Shealey shared some background on this item by stating voters had approved a \$13.25m bond project in November 2020 to re-develop Broadway Avenue in conjunction with TxDOT, Metropolitan Planning Organization (MPO), and San Antonio River Authority (SARA).

The project includes a road diet, wider sidewalks, dedicated bike lanes, and low impact development. Streetscape improvements were also included in an effort to enhance Broadway Ave. after re-development.

Ms. Shealey stated the proposed improvements will create a sense of place by adding lush landscaping, street furniture, and pedestrian lighting; however, all of these components are currently unfunded.

The community expressed interested in using a Public Improvement District (PID) to fund these improvements. A PID is an economic development tool authorized by the Texas Local Government Code, Chapter 372. The purpose of a PID is to fund special public improvement projects, promote the interest of community, it is a defined area, and it captures funding through special assessment. Properties within the PID who benefit from improvements have an additional tax assessment, while properties outside the PID do not.

Ms. Shealey provided some examples of authorized PID improvements which included landscaping, fountains, distinctive lighting and signs, pedestrian malls, installation of public art, off street parking, water, wastewater or drainage systems, and expenses of establishment, administration and operation of PID.

PIDs are initiated when property owners within the PID area submit a petition to the City. The petition requires signatures of at least 50% of the value and owner's of at least 50% of land area or 50% of all recorded owners. The petition must include the PID boundary, proposed improvements, estimated costs, feasibility report, and proposed assessment that will be levied on property owners within the PID. The petition is reviewed by City staff. If all criteria are met, a public hearing is held and Council considers approving a resolution to create the PID.

Ms. Shealey stated staff was proposing to create a PID policy for the COAH. The policy will provide guidelines for property owners interested in creating a PID. It will outline the petition requirements, qualified projects and cost, financing criteria, property owner disclosures, annual plans, budgets and assessments, and priority public improvements. She noted the proposed policy was reviewed by the City Attorney who verified it did not conflict with Texas Local Government Code (TLGC) Chapter 372 and consisted with the City's Comprehensive Plan goals.

In closing, Ms. Shealey stated PIDs do not create fiscal impact on the City. PIDs must be financially self-sufficient.

Councilmember Jessee stated he had spoken with several property owners regarding establishing a PID, many who were in favor of the assessment. The property owners were interested in investing money back into Broadway Avenue. He stated the goal was to start implementing the assessment fee before the construction begins in order to build a savings. Councilmember Jessee provided an example. If a .0015 tax rate was collected for three years from the PID formation, the amount would add up to approximately \$450,000 depending on the PID boundaries. The funds could be used for landscaping, etc. in year one.


Ms. Shealey noted the proposed PID policy being presented, will not set the boundaries or assessment fees for future PIDs. It is a policy with guidelines for the City to assist as PID petitions are received. Mr. Kuhn agreed and added that the procedures to initiate a PID are clearly defined in the policy. A notice of intent must be received 120 days before the City can consider the request.

City Attorney Richard Lindner stated there are required notice procedures and opportunities for property owners to voice their concerns if they are not in agreement with establishing a PID.

After some discussion, Councilmember Jessee moved to approve adoption of Resolution No. 2021R – 129 establishing a PID policy for the City of Alamo Heights as presented. The motion was seconded by Mayor Pro Tem John Savage and passed by unanimous vote.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 5:52 p.m. The motion was seconded by Councilmember Jessee and passed by unanimous vote.



Elsa T. Robles, TRMC
City Secretary



Bobby Rosenthal
Mayor

