

CITY OF ALAMO HEIGHTS
CITY COUNCIL
March 23, 2026

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chamber, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, March 23, 2026. Staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:
Mayor Albert Honigblum
Mayor Pro Tem Trey Jacobson
Councilmember Lawson Jessee
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorney Jessie Lopez
City Secretary Elsa T. Robles
Assistant to City Manager Jennifer Reyna
Finance Director Kristine Horton
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Deputy Police Chief Cindy Pruitt
Deputy Fire Chief Justin Herbert
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez
Community Development Services Senior Planner Tyler Brewer

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Mayor Albert Honigblum opened the meeting at 5:31 p.m.

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Item # 1 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the March 09, 2026 City Council meeting minutes. Councilmember Blake M. Bonner moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by a 5-0 vote.

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Item # 2 Announcements

Mayor Honigblum read the following caption.

- a. **8th Annual AH09 5K Fun Run & Pet Adoption, April 11, 2026**

Assistant to City Manager Jennifer Reyna announced the upcoming 8th Annual Alamo Heights 5K Fun Run and Pet Adoption scheduled for Saturday, April 11, 2026 at 8:00 a.m. Ms. Reyna stated the proceeds go to support the Alamo Heights Animal Care Service Department. Registration fee is \$25 until March 31st and \$30 beginning on April 1st. She thanked the event sponsors: Next Level, Central Market H.E.B, Personal Pediatrics, and Astound.

b. 36th Annual Cambridge Elementary Balloonfest, March 27, 2026

Community Development Services Department Director Lety Hernandez announced the 36th Annual Cambridge Elementary Balloonfest is scheduled for Friday, March 27th. There will be some street closures and food vendors on site. Setup will begin at 9:00 AM and the event will end at 6:30 PM.

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Item # 3 Citizens to be Heard

Mr. John Hertz, resident, distributed a list of 2025 Board of Adjustment (BOA) cases and stated he had concerns with several BOA and cases that had been approved.

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Consent Agenda

Item # 4 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1022F, a request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed improvements located at 6801 Broadway St, 6815 Broadway St, 6823 Broadway St, and 116 Tuxedo Ave.

Councilmember Billa Burke moved to approve ARB Case No. 1022F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 5 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1023F, a request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed Alamo Heights District Community Center located at 7001 Broadway St.

Councilmember Billa Burke moved to approve ARB Case No. 1023F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

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Items for Individual Consideration

Item # 6 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 456. A request by Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 4557sq ft (0.1046 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 1, EXCEPT NW 3FT, also known as 401 Harrison Ave, of the City of Alamo Heights, Texas.

Director of Community Development Services Lety Hernandez stated this was a request to purchase a portion of the ROW. The Single Family-A (SF-A) property is located at 401 Harrison Ave on the western side of Allen St, north of Harrison Ave.

Ms. Hernandez reviewed the existing conditions and request area to be purchased. She reviewed the original request and revised request showing a 15-foot width. She noted the current structure located at 401 Harrison Ave encroaches in ROW and the area is limited to repairs only. A replacement or increase in size would not be allowed.

Public Works and Fire Departments opposed the original request due to the impact on ability to provide sanitation and emergency services due to the reduction in street width from 30ft to 18ft (approx.); however, they do not oppose the revised request. The revised proposal maintains existing conditions by not further decreasing the existing street width.

Ms. Hernandez reviewed the Section 16-101: General Provisions (g) Fair market value – Option to rely on an average price per square foot per BCAD market values or require an independent professional appraisal by a jointly selected appraiser. Price per square foot per BCAD market values option based on the revised 15ft width. 401 Harrison: 2205 sq ft at \$46.57 per sq ft = \$102,686.85.

The Planning and Zoning Commission (P&Z) considered the request at their regularly scheduled meeting on March 02, 2026. The motion to recommend approval to close, abandon, and sell a portion of public right-of-way conditioned on a 10ft width by 147ft depth (1470sq ft) instead of the amended request of 15ft width by 147ft depth (2205sq ft) failed with 5 in favor and 6 opposed vote per Section 2-46(a) of the City's Code of Ordinances.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. A legal notice was published in the *San Antonio Express-News*. Staff received four responses in support and two in opposition within 200 ft. No other responses were received.

Mayor Honigblum opened the public hearing at 5:44 p.m.

Mr. Frank Burney, representing owner Meredith K. Morrill, addressed the City Council. He stated requested to amend the request in P&Z Case No. 456, instead of asking to purchase a 15-foot right-of-way, he would like to reduce that to a 9-foot right-of-way request. He stated the property owner has done extensive work on the property and when redoing the stairwell realized she was in city right-of-way. The city's property line is located within 3 feet from the side of her house.

Mr. Burney provided current photos of the property and attempted repair and stated the owner desires to come back to the city for a 15-foot license agreement which would allow her to protect the nearby heritage trees and have access to a koi pond. He commented a relatively simple solution to solve a problem for the owner to access her house had been blown out of proportion with a petition drive that had been initiated by some of the neighbors asking the Council to give the excess right away to the landowners for free. Mr. Burney stated they were not in favor of that and were willing to pay for the requested right-of-way. Additionally, he stated neighbors commented this case would set a precedent going forward which he disagreed with and reminded Council of previous cases at the end of the street where residents were deeded a portion of the right-of-way.

Mayor Honigblum asked to hear comments from the audience.

- Brian Walker, resident, stated he was interested in speaking about P&Z Case No. 462, but realized it was not on the agenda.
- Jim Taylor, resident, stated the applicant had changed his request several times and noted per city ordinance, the requirements for sale of right-of-way or any abandonment should be in the public interest. He commented, renovating houses does not meet the public interest or create a right to purchase public right-of-way. He added there may be a need for the right-of-way for a stormwater line to take rainwater to the creek below. or the desire for sidewalks and street trees in the future.
- John Hertz, resident, stated this was the fifth request of a homeowner on Allen Street and shared concerns with future projects that could potentially allow the homeowner to build closer to the curb, such as an accessory structure. He commented on a previous project at the end of Allen Street that had been approved by Council where the garage sticks out to the dead end of the street and hoped this case would not end the same.
- Jorge Cavazos, resident, stated there wasn't a clear understanding about the applicant's proposed plan other than rebuilding a stairway; therefore, clarity on the intent is needed before Council should make a decision.
- Banks Smith, resident and Planning and Zoning Commissioner, stated Ms. Morrill had purchased the rundown home in 2021 and has since done everything possible to bring it up to code. He recognized Allen Street is a challenging downhill street which became a dead end and spoke briefly about the previously approved case for Jorge Cavazos where said portions of the public right-of-way described therein were no longer needed for public purpose, and in the public interest of the City of Alamo Heights to abandon and describe portions of the public right-of-way.
- Mary Bartlett, resident and next-door neighbor of the property in question, stated it seemed like a simple request from the owner who is needing safe access from the side garage into her house with the use of a stairwell.

With no further discussion, Mayor Honigblum closed the public hearing at 6:10 p.m.

Item # 7 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 456, a request of Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 4557sq ft (0.1046 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 1, EXCEPT NW 3FT, also known as 401 Harrison Ave, of the City of Alamo Heights, Texas.

Mayor Pro Tem Trey Jacobson asked if the application is denied, could the applicant seek a separate variance to construct in right-of-way or request a license agreement. City Attorney Jessie Lopez stated it would be permissible to seek an alternative solution to their request to encroach into the right-of-way, or to use that portion of the right-of-way in some other way such as a license, or an easement.

Mayor Honigblum clarified the applicant currently does not have a side setback and is seeking to purchase the portion of the right-of-way for this purpose.

City Council discussed the applicant's request to purchase 9 feet of right-of-way. Ms. Morrill addressed the Council and stated the library that was included in the original build of the house, which is 3 feet back from the property line, as it stands right now and encroaches in public right-of-way. The original rock stairwell did reach the deck; however, the temporary entrance is only to access the house.

Councilmember Lawson Jessee stated all this could be resolved with a licensing agreement and does not recall a case where a portion of the right-of-way was sold for a similar purpose. He was concerned with the sale of the right-of-way; the property owner could in theory build a deck or an accessory structure 3 feet from the property line. A license agreement protects the city of potential expansion of your property, and you could solve all the problems that are being discussed.

Mr. Burney commented if his client wanted to sell the house, it is not likely she can get certified title to that area, because of the license agreement that could be terminated at any point in time by the City Council.

Councilmember Karl Baker stated the city did not have a policy on how to address concerns with public right-of-way and this case was an ad hoc situation.

Council discussed the removal of the rock staircase and other repairs that were made without permits. Mayor Honigblum asked the applicant to consider purchasing 7 feet instead of 9 feet of right-of-way.

Mr. Burney stated the applicant had come a long way from what the historic precedent has been on this street, the largest right away of any street in the city that dead ends and have gone from requesting 30 feet to 15 feet and now to 9 feet. He commented it was the same request as the Cavazos case to purchase unimproved, unused right away.

Councilmember Jessee disagreed and stated it was not the same. Council deliberated regarding proper steps to ensure a “no build” line be established to prevent further encroachment and no-compliance in the future.

Mr. Burney stated he and his client appreciated Council’s efforts in coming to a consensus and announce his client was willing to purchase 8 feet of right-of-way instead of 9 feet.

After further discussion, Mayor Pro Tem Jacobson moved to approve to vacate the right-of-way across the subject lot on the Western side of Allen Street by reducing it by 8 feet in width from its current location for the length of the subject lot only. In connection with the vacated right-of-way, any conveyance of the property would include that there would be no construction of structures or accessory structures between the adjusted right-of-way and the location of the current Eastern building façade and providing for a survey of that façade with respect to the conveyance documents, such survey to be paid by the applicant, and Council authorizes the City Manager or the Mayor to execute the deed or other closing instruments related to the vacation or the right-of-way. The consideration would be transacted at \$46.57 per square foot based upon the final determination of square footage from the survey. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 8 Mayor Honigblum announced Items # 8-9 were withdrawn by applicant. No discussion or action taken.

Public Hearing – Planning and Zoning Case No. 457. A request by Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 1643sq ft (0.0377 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 18 & NW 3FT OF LOT 1, also known as 213 Allen St, of the City of Alamo Heights, Texas.

Item # 9 Discussion and possible action on Planning and Zoning Case No. 457, a request of Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 1643sq ft (0.0377 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 18 & NW 3FT OF LOT 1, also known as 213 Allen St, of the City of Alamo Heights, Texas.

Mayor Honigblum announced Items # 10 & 12 public hearings would be presented together and read the following captions.

Item # 10 Public Hearing – Planning and Zoning Case No. 459. A request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to rezone the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St; CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St; and CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, from Multiple-Family Dwelling District (MF-D) to Parking District (P) and to rezone CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave from Single-Family Dwelling District A (SF-A) to Parking District (P).

Item # 12 Public Hearing – Planning and Zoning Case No. 460. A request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to replat the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St, CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St, CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, and CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave.

Ms. Hernandez stated this was a request to rezone and replat four properties. The Multi-Family District (MF-D) and Single-Family Dwelling District A (SF-A) properties are located at 6801 Broadway St, 6815 Broadway St, 6823 Broadway St, and 116 Tuxedo Ave on the west side of Broadway St between W Castano Ave and Tuxedo Ave.

Ms. Hernandez reviewed the current and proposed conditions to be rezoned/replatted. She noted the lots facing Broadway are currently being used as temporary parking, and the current single-family structure that is on Tuxedo is being utilized by the district as a construction office. The applicant proposes to replat lots 4, 5, 6, and 7 to establish one lot and zoned as Parking District (P). She noted there is no minimum lot area or minimum lot width; however, approval by CPS and Public Works would be required prior to releasing a plat for recordation if approved. Ms. Hernandez added any improvements are subject to a plan review to ensure compliance with current zoning and building codes.

The Planning and Zoning Commission (P&Z) considered the request at their regularly scheduled meeting on March 02, 2026 and voted unanimously to recommend approval of both the rezone and replat as requested.

Public notifications for the *rezone* request were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. A legal notice was published in the *San Antonio Express-News*. Staff received two responses in support and none in opposition within 200 ft. No other responses were received.

Public notifications for the *replat* request were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. A legal notice was published in the *San Antonio Express-News*. Staff also received two responses in support and none in opposition within 200 ft. and no other responses were received.

Mayor Honigblum opened the public hearing for Planning and Zoning Case No. 459 & No. 460 at 7:08 p.m.

Mr. Eric Baumgartner of LPA Design Studios spoke on behalf of the applicant and stated Ms. Hernandez had reviewed the case completely but could answer any questions City Council may have during their consideration.

With no one else to speak on the item, Mayor Honigblum closed the public hearing for Planning and Zoning Case No. 459 & No. 460 at 7:09 p.m.

Mayor Honigblum announced Items # 11 & 13 would be discussed and considered together and read the following captions.

Item # 11 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 459, a request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to rezone the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St; CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St; and CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, from Multiple-Family Dwelling District (MF-D) to Parking District (P) and to rezone CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave from Single-Family Dwelling District A (SF-A) to Parking District (P).

Item # 13 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 460, a request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to replat the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St, CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St, CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, and CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave.

Councilmember Jessee suggested suggesting the applicant establish a barrier between the two properties to protect the single-family home that will be bordering a parking lot.

Mr. Baumgartner stated the zoning code for a parking district currently requires that a solid fence, opaque fence, up to 8 feet in height be established between the zoning of single-family districts and parking districts when abutting each other. He clarified there is also a landscape buffer requirement of 8 feet for parking on all sides.

With no further discussion, Mayor Pro Tem Jacobson moved to approve both Planning and Zoning Case No. 459 & No. 460. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 14 Mayor Honigblum read the following caption.

Discussion and possible action to authorize the City Manager to negotiate and enter into contract with the lowest qualified bidder for the 2026 Street Maintenance Program (SMP) for an amount not to exceed \$941,134.

Public Works Director Frank Orta stated staff seeks Council authorization to award the contract for 2026 Street Maintenance Program (SMP) to H.L. Zumwalt Construction, Inc who submitted the lowest, qualified bid. The total contract is not to exceed \$941,134.12 of the \$1,200,000 budgeted for FY 2026 SMP.

Mr. Orta reminded Council they had budgeted \$1.2 million for street/sidewalk improvements for the 2026 Street Maintenance Program (SMP). In October 2025, the City Manager entered into an engineering contract agreement with Mendez Engineering for the 2026 SMP program.

Staff advertised a request for bids in *San Antonio Express-News* on February 18th and February 25th, 2026 and held a pre-bid meeting on February 27th. Received bids were opened and reviewed by the City Secretary on March 11, 2026. There were nine bids received.

- H.L. Zumwalt Construction, Inc. \$752,907.30
- Clark Construction \$770,970.93
- Lonestar Paving \$805,563.70
- Texas Materials \$852,319.25
- Brooke Paving and Construction, LLC \$886,033.61
- J&P Paving \$909,726.97
- Platinum Paving, LLC \$1,250,963.62
- Gallo Paving (Disqualified)
- Bobcat Paving (Disqualified)

Mr. Orta reviewed the proposed SMP project street and alley locations.

Streets:

- Claywell Dr. – Broadway to New Braunfels Ave.
- E. Oakview Pl. – Broadway to New Braunfels Ave.
- E. Edgewood Pl. – Broadway to New Braunfels Ave.
- E. Elmview Pl. – Broadway to New Braunfels Ave. (Add Alt for half)
- *Add Alternate: Vanderhoeven Dr. – Claywell Dr. to 50' South of E. Elmview Pl.

Alleys:

- Between Blue Bonnet Blvd. and Redwood St. – Henderson St. to New Braunfels Ave. (Add Alt half)
- Between Harrigan Ct. and Katherine Ct. – Broadway to New Braunfels Ave.

- Between Katherine Ct. and Burr Rd. – Broadway to New Braunfels Ave.
- *Add Alternate: Between Albany St. and Montclair St. – Broadway to Ashcroft Ave.

Mr. Orta stated Local Government Code Sec. 252.048 provides the City the ability to submit change order requests to increase the original contract amount by up to 25 percent, with Council authorization. Mendez Engineering recommends awarding 2026 qualified, low bid contract to H.L. Zumwalt Construction, Inc.

Staff coordinated with Mendez Engineering, Public Works, the City Attorney, and City Manager on this item. The authorization results in fiscal expenditures of \$752,907.30 for the bid contract with H.L. Zumwalt Construction, Inc. The City has an option to add 25% for favorable contracts in the amount of \$188,226.82. The total contract is not to exceed \$941,134.12, of which \$1,200,000 is currently budgeted in FY 2026 Budget.

Mr. Orta stated both Mendez Engineering and H.L. Zumwalt Construction were present for further questions. He explained the goal is to start the project after the school year ends and seek to finish before the new school year begins. He shared staff will ensure to inform residents before the project begins via door hangars and other available methods of communication.

Councilmember Jessee moved to approved to authorize the City Manager to negotiate a contract with the lowest qualified bidder, H.L. Zumwalt Construction, Inc. for the 2026 Street Maintenance Program in an amount not to exceed \$941,134.12. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 15 Mayor Honigblum read the following caption.

Presentation of Annual Comprehensive Financial Report for the fiscal year, ended September 30, 2025, for acceptance by City Council.

Finance Director Kristine Horton stated the annual audit was completed as required by the city charter and state law. She presented Council with the report and introduced ABIP Partner Michael Del Toro and Senior Audit Manager Selena Jones. Ms. Jones presented the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year which ended September 30, 2025.

Ms. Jones stated the ACFR contains several key elements including the Independent Auditor's Report conducted by ABIP. This report contains audit standards which are accepted auditing standards for the purpose of forming an independent opinion on whether the financial statements are presented in accordance with Generally Accepted Accounting Principles (GAAP). The independent opinion on the financial statements audit is "unmodified" which is the best opinion that can be given for an independent audit. This means there have been no modifying statements in the auditor's opinion letter.

Ms. Jones noted they also issued a second opinion which is related to government auditing standards. There were no material weaknesses, internal controls in that report. She stated they did do single audit this year, which happens if a city has federal expenditures in

excess of \$1 million and is related to the second opinion. The management's discussion and analysis includes some financial highlights, an overview of both those government-wide statements, as well as the fund-level statements which also provides a little bit of information about long-term assets and liabilities, debt, capital assets, as well as some budgetary highlights for the current year.

Ms. Jones reviewed the financial highlights or the government-wide financial statements. This identified assets of the City exceeded its liabilities (Net Position) by \$37.6 million on September 30, 2025, with Governmental Activities at \$24.4 million and Business-type Activities at \$13.2 million. The Net Position increased by \$5.2 million from 2024 where the Governmental Activities were at \$3.9 million due to an increase in property tax and charges for services and investment earnings. The Business-type Activities were \$1.3 million which included budgeted transfer of \$199 thousand from General Fund.

The Fund Financial Statement indicated the General Fund's fund balance at the end of the 2025 fiscal year was \$8.7 million, an increase of \$2 million from 2024. The financial operating reserves or Unassigned fund balance was \$8.7 million which is approximately 8 months of operating reserve. The combined fund balance for all funds was \$30.7 million, an increase of \$1.2 million from 2024. The City's fund balances ending September 30, 2025 were as follows: Restricted - \$13.9 million (unspent bond funds) and Committed/assigned - \$8.1 million.

Ms. Jones reviewed the Proprietary Fund/water fund. The net position increased \$1.3 million to \$13.2 million with the Unrestricted Net Position at \$3.5 million. As of September 30, 2025, the City had a working capital of \$4 million for the utility operations; an increase of \$851 thousand from the prior year's working capital ratio. This is approximately 13 months operating reserves of working capital.

In addition to the audit report, a letter is also issued identifying any findings that require reporting. No negative issues were identified in the following measures.

- Accounting Policies
- Accounting Estimates and Disclosures
- Difficulties in Performing the Audit
- Misstatements
- Disagreements
- Management Representations
- Consultations with other Independent Accountants
- Compliance with the Public Funds Investment Act

Mayor Pro Tem Jacobson stated he was asked to review this report with staff and taking into consideration everything that happened in 2025 in the city, he wanted to congratulate city management and staff for good financial management resulting in a good audit report. Mayor Honigblum in turn thanked Mayor Pro Tem Jacobson for collaborating with staff.

Council briefly discussed the water asset as being reported to be worth a million dollars. Mr. Del Toro clarified the water asset is not represented with the appraised or value according to market, but as the basis of it's original purchase price.

Councilmember Bonner moved to approve the Annual Comprehensive Financial Report as presented. The motion was seconded by Councilmember Jessee and passed by a 5-0 vote.

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Items for Individual Consideration

Item # 16 Mayor Honigblum read the following caption.

Notice of Intent to construct a new commercial use structure at the property known as 123 Ogden Ln.

Assistant City Manager Phillip Laney the item being presented is a notice of intent for a property located at 123 Ogden Lane, currently zoned Business District B1 and is located between Townsend and Broadway, west of Broadway. The proposal is to demolish and construct a new commercial building in that same location.

Mr. Laney reviewed the zoning map where the property is located and the site plan. He noted it is a small property that abuts the shopping center that faces Broadway, further to the west is the parking lot that serves the Cambridge Elementary School. He continued to review existing conditions and an ariel view of the property.

Mr. Laney commented there is currently an appeal to the significance review which is tentatively scheduled for the April 13, 2026 City Council meeting. This is due to current city code which requires an applicant provide a proposed site plan when proposing a demolition. The proposed construction will be subject to a preliminary and final plan reviews by the Architectural Review Board and ultimate approval by City Council. Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

In closing, Mr. Laney noted the applicant was present for any questions.

Mr. Don Noble stated his family owned the property in question and recognized the building is in poor conditions and strongly feel it is ready to be demolished. Currently no one occupied the building. Mr. Noble stated they would likely replat to include the property next door. He shared the location as about 2,500 square feet.

City Manager Buddy Kuhn stated staff had met with the Nobles to discuss what could and could not be constructed.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 7:36 p.m. The motion was seconded by Councilmember Billa Burke and passed by 5-0 vote.

PASSED AND APPROVED THIS 13th DAY OF APRIL, 2026.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor