

CITY OF ALAMO HEIGHTS
CITY COUNCIL
April 26, 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, April 26, 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
Councilmember Lawson Jessee
Councilmember Wes Sharples
Councilmember Lynda Billa Burke

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager/Community Dev. Services Director Nina Shealey
City Attorney Frank J. Garza
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Director of Finance Robert Galindo
Human Resources Manager Lori Harris
Police Chief Rick Pruitt
Fire Chief Michael Gdovin
Public Works Director Pat Sullivan – Via Zoom
Deputy Police Chief Cindy Pruitt

Absent were:
Mayor Pro Tempore John Savage
Councilmember Blake M. Bonner

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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 a motion to approve the April 12, 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 # 2 Announcements

Mayor Rosenthal read the following caption.

a. May 1, 2021 Special Election

City Secretary Elsa T. Robles announced this was a reminder of the City of Alamo Heights Special Election which is Saturday, May 1, 2021. The Special Election is to consider the reauthorization of local sales and use tax at the rate of one-half of one percent to continue providing revenue for maintenance and repair of municipal streets. The last day for early voting is Tuesday, April 27th, 2021 with Lion’s Field Community Center and Tobin Library being nearby polling sites. She added on Election Day, May 1, 2021, the Alamo Heights City Hall Council chamber will serve as a polling site. Hours will be from 7:00 a.m. – 7:00 p.m. and encouraged everyone to exercise their right to vote.

b. Oath of Office and Badge Pinning ceremony: Battalion Chief Jay L. Foster

Fire Chief Gdovin recognized Fire Captain Jay L. Foster and several of his fellow firefighters who were present. He shared what a brave group they were, willing to risk their lives to save total strangers. After a brief introduction about Fire Captain Foster, Fire Marshal/Deputy Chief Allen Ottmers administered the oath of office to newly appointed Battalion Chief Foster and was pinned by his father who retired as a Battalion Chief in Gainesville.

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Mayor Rosenthal took the opportunity to congratulate Fire Chief Michael Gdovin for 28 years of service with the City of Alamo Heights. He thanked Fire Chief Gdovin and Police Chief Rick Pruitt and their departments for taking care of the City.

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Item # 3 Citizens to be heard

No comments made.

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Items for individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 833F, request of Jim and Sharon Spivey, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 320 Primrose in order to demolish 66% of the existing roof and 53% of the street facing façade in order to remodel and add to the front and rear of the existing single-family residence with detached accessory garage

Assistant City Manager/Community Development Services Department Director, Nina Shealey stated the property is located at 320 Primrose between Buttercup and N. New Braunfels and is zoned SF-A. The request is for a front and rear addition which will require 66% roof demolition and 53% street façade demolition. She reviewed the proposed site plan with additions.

Ms. Shealey stated the Board of Adjustment had reviewed and approved a setback variance and garage variances on April 7, 2021. She continued to review the property elevations and roof plan and noted the proposed building materials were stucco and a standing seam metal and shingle roof.

In regards to the policy analysis, the existing total lot coverage is 19%. With the requested additions increase it to 21%, well under the 40% maximum. Floor area ratio is currently at 11% and is requested to increase to 15%, also under the maximum of 45%.

Staff reviewed the request and found no historical or architectural significance. The Architectural Review Board (ARB) also reviewed this case on February 23, 2021 and found no significance to partial demolition. The ARB approved the request with suggestions which included; consistency among the columns and with Mid-Century Modern style, and lower pitch on the front porch gable.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website, mailed and posted on the property. Staff received two responses in support, and no other responses on this case.

With no one to speak on the item, Councilmember Billa Burke moved to approve ARB Case No. 833F as requested. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Resolution No. 2021R – 130

A Resolution approving an Interlocal Agreement with the San Antonio River Authority to provide funding support services for the implementation of Green Stormwater Infrastructure for Broadway corridor

Ms. Nina Shealey reminded Council in November 2020, the citizens of Alamo Heights approved a \$13.25M bond program to support the Austin Highway/lower Broadway corridor project. This is a complete redevelopment of Broadway in partnership with the Texas Department of Transportation, the Alamo Area Metropolitan Planning Organization and the San Antonio River Authority. The scope of project includes a road diet, wider sidewalks, dedicated bike lanes and Low Impact Development (LID).

Ms. Shealey noted a LID includes green stormwater infrastructure (GIS) and it's an effort to manage stormwater that comes on to the roadway at street level. The intent is to mimic natural hydrology/water flow and improve the water quality before it enters into the water system.

The San Antonio River Authority (SARA) through the Bexar Regional Watershed Management Program, provides resources to local communities to assist with the reduction of flooding risks and address threats to water quality by the use of LID and GIS strategies.

The proposed interlocal agreement with SARA will provide technical services for LID and GIS features. The agreement will help with identifying the location of those features along the Broadway corridor, assisting with the engineering of features, construction and inspection throughout the process, as well as maintenance training for the COAH staff once the road is turned over to the City. SARA has committed up to \$1.3M to support the project in these areas.

The City has collaborated with SARA and is supporting the leveraging of outside funding for the project. Staff coordinated with the City Attorney and the SARA Board of Directors who will execute the agreement at their May board meeting if approved by Council.

Ms. Melissa Bryant, Director of Technical Services at SARA, addressed the Council. She stated she had been working closely with City Manager Buddy Kuhn and Ms. Shealey on this interlocal agreement. She shared that one of the objectives of SARA is to invest in projects and incentives that improve water quality within the basin and the GIS help with the localized flooding and quality of water before it enters into the San Antonio River. She noted that former SARA General Manager Suzanne Scott had wanted to work on helping this community. Ms. Bryant added she looked forward to the collaboration and partnership with Alamo Heights.

Mayor Rosenthal thanked Ms. Bryant and SARA for moving forward with this project. Councilmember Lawson Jessee agreed and moved to approve the interlocal agreement with SARA as presented. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Approval of professional engineering services from Freese and Nichols in an amount not to exceed \$59,000 for a Preliminary Engineering Report of the Normandy Storm Drain Reroute Project

Ms. Shealey explained on March 8, 2021, Council had approved a request of 100% demolition of an existing residence located at 218 Normandy and the construction of a new single-family residence. With this new development, an existing storm drain was discovered underneath the private property. Freese and Nichols assessed the condition of the storm drain and determined the existing conditions were not safe for development. A re-route of the storm drain line is required and the existing line abandoned.

With this project, Freese and Nichols will provide project management, data collection & field reconnaissance, watershed analysis, utility coordination, and a preliminary engineering report. This report will provide options on how to proceed with re-routing the drain.

Ms. Shealey noted the existing storm drain runs mid-block through three city blocks and it is best to re-route the drain from the under private properties into the City right-of-way. She stated it is critical for the City to properly maintain its storm drain system and avoid potential damage from private property development.

The scope of work falls within the existing contract with Freese and Nichols, who provided a cost not to exceed \$59,000 for the preliminary engineering report. Staff is hopeful this can be significantly reduced with the expertise within the Public Works Department. The actual cost of the storm drain re-route is yet to be determined and will be identified in the engineering report. Staff will re-visit this project at a later City Council meeting.

Councilmember Jessee asked about easement options. Ms. Shealey stated the option of buying an easement under the properties is cost prohibitive since it runs under three city blocks.

Mr. Kuhn agreed and stated easements were not explored in the scope of the project. He stated Public Works Director Pat Sullivan is working closely with Freese and Nichols to identify possible solutions. Mr. Kuhn stated Mr. Sullivan had expressed it is best to open cut and felt most of the work could be done in-house. He added staff is trying to fast-track this project since the new construction on Normandy is on hold. If the project is done in-house, it could be paid from budgeted contingency funds.

After some discussion, Councilmember Sharples moved to approve professional engineering services from Freese and Nichols in an amount not to exceed \$59,000 for a Preliminary Engineering Report of the Normandy Storm Drain Reroute Project. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

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Staff Reports

Item # 7 Mayor Rosenthal read the following caption.

Discussion and possible action on a professional services agreement to Presentation of Financial and Investment Report for the second quarter ending March 31, 2021

Finance Director Robert Galindo reviewed the second quarter Financial and Investment Report. The report included General Fund Revenues & Expenditures, Utility Fund Revenues & Expenditures, Capital Projects Fund, Investment Portfolio Update, and a summary of the City's financial position.

Mr. Galindo stated second quarter revenues for the General Fund were \$7,812,676 which was 71% of the budgeted revenues at the end of March. In reference to property tax collections for Maintenance & Operations (M&O) and Interest and Sinking (I&S) balance was \$6,248,508 compared to last year which was \$6.1M. Property tax collections through the end of March were 1% above what was collected last year at this time.

Mr. Galindo reviewed the General Fund Expenditures identifying expenditures through the second quarter of the year were \$4,691,285 or 43 % of budget. He added all departments are managing their expenditures and staying within budget.

Utility fund revenue after expenses was \$783,728. Utility fund revenue was \$2,073,407 which is 54% of budget. Utility fund operating expenses were \$1,289,679 which is 34% of budget.

Mr. Galindo reviewed the Capital Projects Fund that included expenditures through March of \$52,632 which is 41% of the budget. He added this was well within budget and can continue funding current City projects.

Mr. Galindo provided an investment portfolio update which increased from \$11,405,617 to \$15,169,068 through the end of the second quarter, an increase of \$3,763,451. This includes 3% in Certificate of Deposits (CD), savings, and investment pools. The average yield for the investment portfolio was 0.015% as compared to the benchmark of 0.05%, which is the 90-Day Treasury. He added that all investments comply with the Public Funds Investment Act.

In closing, Mr. Galindo reviewed a summary of the City’s financial position for the second quarter.

PERFORMANCE SUMMARY FOR THE 2ND QUARTER or 50% OF BUDGET			
	% of Budget	Current Quarter	YTD Quarter
GENERAL FUND			
Total Revenues	71%	Positive	Positive
Total Expenditures	43%	Positive	Positive
Total Property Tax Collections	89%	Positive	Positive
Sales Tax Revenues	54%	Positive	Positive
ENTERPRISE FUND			
Utility Fund Revenues	54%	Positive	Positive
Utility Fund Expenditures	34%	Positive	Positive

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With no further business to consider, Councilmember Sharples moved to adjourn the meeting at 6:02 p.m. The motion was seconded by Councilmember Jesse and passed by unanimous vote.


 Elsa T. Robles, TRMC
 City Secretary


 Bobby Rosenthal
 Mayor

