

CITY OF ALAMO HEIGHTS
CITY COUNCIL
May 11, 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, May 11, 2026. Staff and meeting attendees were welcomed in the Council Chamber.

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

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

Not attending:
Assistant to City Manager Jennifer Reyna

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Mayor Albert Honigblum opened the meeting at 5:32 p.m.

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Item #1 Presentation of \$1.00 each to the Mayor and Council Members for Compensation as per City Charter, Article IV, Section 13

Director of Finance Kristine Horton thanked the City Council for their dedication in serving the community and presented them with a dollar for their service.

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Item # 2 Presentation of Certificates of Election and administration of Oaths of Office to re-elected officials: Councilmember, Place 3 – Blake M. Bonner, Councilmember, Place 4 – Lynda Billa Burke, and Councilmember, Place 5 – Trey Jacobson

City Secretary Elsa T. Robles stated on February 23, 2026; the General Election for the City of Alamo Heights was cancelled due to unopposed candidates. She congratulated Blake M. Bonner – Councilmember, Place 3, Lynda Billa Burke – Councilmember, Place 4, and Trey Jacobson – Councilmember, Place 5 and administered the Oath of Office to the incumbents.

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Mayor Honigblum took the opportunity to thank Councilmember Jacobson’s spouse, Dr. Leah Jacobson, for providing snacks to Councilmembers during executive sessions.

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Item # 3 Election of Mayor Pro Tempore

Councilmember Jacobson moved to nominate Councilmember Lawson Jessee as Mayor Pro Tempore. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

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Item # 4 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the April 27, 2026 City Council meeting minutes. Councilmember Bonner moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 5-0 vote.

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Item # 5 Announcements

Mayor Honigblum read the following caption.

a. National Police Week, May 10 – 16, 2026

Deputy Police Chief Cindy Pruitt announced this week is National Police Week which remembers police officers who have died in the line of duty. In 1962, President John F. Kennedy signed Public Law 87-726 designating May 15th as Peace Officers’ Memorial Day and the week in which May 15th falls as National Police Week.

Deputy Police Chief Pruitt added during this time, people offer honor, remembrance, and peer support, while allowing law enforcement, survivors, and citizens to gather and pay homage to those who gave their lives in the line of duty. She noted in 2025, one-hundred sixty-five (165) police officers were killed in the line of duty; thirty-six (36) officers killed to date 2026.

Deputy Police Chief Pruitt asked City Council to respectfully lower the flags at City Hall to half-staff on Police Memorial Day, May 15, 2026 on behalf of all police officers who have made the ultimate sacrifice, regardless of circumstances.

b. Public Works Week, May 17 – 23, 2026

Public Works Director Frank Orta stated city staff requests to observe Public Works Week, May 17-22, 2026, an official recognition of the importance of public works in an organized society & sheds light on brave & essential role public works employees play in our lives. He commented public works an indispensable part of any developed society – sanitation, roads, dams, bridges & power grids. The American Public Works Association (APWA) was established in 1937 and has been celebrating public Works week since 1960. Mr. Orta stated observing this week is an opportunity to recognize and thank employees who provide diligent and dedicated services to the community. He asked Council and staff to recognize the Solid Waste team and Public Works staff as they labor throughout the city.

c. May City Council Meeting Rescheduled

Ms. Robles announced the rescheduling of the second City Council meeting in May. The meeting falls on May 25th, Memorial Day, and will be rescheduled to Tuesday, May 26th at 5:30 p.m.

d. Strategic Action Plan Work Session, June 11, 2026

Ms. Robles stated City Council and city staff will hold a Strategic Action Plan work session on Thursday, June 11th in the council chamber starting at 8:30 a.m. It is open to the public.

e. Proclamation declaring May as Building Safety Month

Community Development Services Department Director Lety Hernandez stated the city is a member of the International Code Council (ICC), a nonprofit of building experts which creates and implements the highest-quality codes to protect us in buildings. ICC is declaring May 2026 as Building Safety Month, and a Proclamation is being declared by ICC members around the US and the world.

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Item # 6 Citizens to be Heard

No comments made.

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Consent Agenda

Item # 7 Mayor Honigblum asked Council to consider the following consent agenda item.

Architectural Review Board Case No. 1026F, a request of Nic Abbey Homes, applicant, on behalf of Montclair Avenue, LLC, owner, for the compatibility review of the proposed design located at 231 Encino Ave in order to construct a new single-family residence.

Councilmember Billa Burke moved to approve ARB Case No. 1026F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 8 Mayor Honigblum asked Council to consider the following consent agenda item.

Architectural Review Board Case No. 1028F, a request of John J. Grable, applicant, representing Vainsa Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 607 Evans Ave in order to demolish 100% of the existing structure and construct a new single-family residence.

Councilmember Billa Burke moved to approve ARB Case No. 1028F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 9 Mayor Honigblum asked Council to consider the following consent agenda item.

Architectural Review Board Case No. 1027F, a request of Bradley Cowan, applicant, representing University of Incarnate Word, owner, for the final review of the proposed pedestrian pathway and associated site improvements located at 4301 Broadway St.

Councilmember Billa Burke moved to approve ARB Case No. 1027F 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 # 10 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1030F – Significance Review Appeal, a request of Nic Abbey Homes, LLC, owner, to request a variance and appeal staff’s decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 511 La Jara Blvd.

Ms. Hernandez stated the Single Family-A (SF-A) property is located at 511 La Jara Blvd. on the west side between Lamont Ave and Evans Ave. The applicant requests 100% demolition of the structure. A significance review was triggered due to the full demolition of the existing structure. In 2024, Council revised the ordinance to prohibit the separation of demolition from the replacement structure. The applicant is now appealing staff’s decision to deny.

Ms. Hernandez reviewed the existing site plan, existing conditions of the property/structure, and proposed streetscape. She noted a replacement structure is not proposed at this time and any future construction would be subject to ARB review and Council approval.

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

Ms. Lisa Nichols and Ms. Embrey Nichols, of Nic Abbey Luxury Homes addressed the City Council. They stated they request an appeal to allow the demolition of a neglected and unsafe home. The applicant is currently working with an architect on a thoughtful design which will fully comply with the City's guidelines.

After a brief discussion, Councilmember Billa Burke moved to approve the Significance Review Appeal for ARB Case No. 1026F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 11 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 461. A request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, for a Specific Use Permit (SUP) to consolidate all prior Specific Use Permits relating to 6900 Broadway St into an omnibus SUP located at 6900 Broadway St, zoned Single-Family Dwelling District A (SF-A); 116 Tuxedo Ave, zoned Single-Family Dwelling District A (SF-A) and pending consideration for rezoning to Parking District (P); 6801 Broadway St, 6815 Broadway St, and 6823 Broadway St, all zoned Multiple-Family Dwelling District (MF-D) and pending consideration for rezoning to Parking District (P); and 7001 Broadway St and 7101 Broadway St, both zoned Multiple-Family Dwelling District (MF-D).

Ms. Hernandez stated the Multi-Family District (MF-D), Single-Family District (SF-A), and Parking District (P) properties are located at 6900 Broadway St (AHISD High School Campus), 6801 Broadway St, 7001 Broadway St, and 7101 Broadway St. The applicant requests to consolidate all prior Specific Use Permits (SUPs) into an omnibus SUP.

Ms. Hernandez provided background information. The ARB considered the 6801 & 7001 Broadway St. Preliminary Review on February 17, 2026, no action was taken. On March 17, 2026, the ARB considered the final review, and recommendation was approved by City Council on March 23, 2026. On March 2, 2026, the Planning & Zoning tabled the proposed SUP for April 6, 2026 until. She continued, on April 6, 2026 they again tabled the item for May 4, 2026. The draft SUP has updated language, but the policy remains in its original form. The applicant has requested a total of three (3) variances at two (2) of the properties. The proposed SUP repeals and replaces existing SUP standards in the current Zoning Code and consolidates existing SUP's/development standards. No changes are proposed to the existing policies/development standards.

Ms. Hernandez reviewed the variance requests and proposed site plans.

7001 Broadway (MF-D)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-45 (9)(b)	Side Yard Setbacks	0' Min - 8' Max	Colony House = 24'	Tuxedo = 13'
3-50(2)	Landscaping Area	8' wide min	Colony House = 1'	6' wide min

7101 Broadway (MF-D)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-50 (1)	Landscaping Area	8' wide min	1' min	1' min

*6801 Broadway St (P) - No variances sought.

*6900 Broadway St (SF-A) – No new variances

Improvements in SUP subject to plan review to ensure compliance with city’s building and zoning codes. On May 04, 2026, the P&Z reconsidered the request and voted unanimously to recommend approval of the proposed as requested.

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 two responses in support and one in opposition within 200 ft. The opposition was due to a height requirement variance request for the practice facility which has since been removed.

Mayor Honigblum opened the public hearing at 5:53 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 5:54 p.m.

Item # 12 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 461, a request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, for a Specific Use Permit (SUP) to consolidate all prior Specific Use Permits relating to 6900 Broadway St into an omnibus SUP located at 6900 Broadway St, zoned Single-Family Dwelling District A (SF-A); 116 Tuxedo Ave, zoned Single-Family Dwelling District A (SF-A) and pending consideration for rezoning to Parking District (P); 6801 Broadway St, 6815 Broadway St, and 6823 Broadway St, all zoned Multiple-Family Dwelling District (MF-D) and pending consideration for rezoning to Parking District (P); and 7001 Broadway St and 7101 Broadway St, both zoned Multiple-Family Dwelling District (MF-D).

Mr. Eric Baumgartner representing the AHISD stated Council’s concerns regarding an 8ft double-sided fence was a requirement per the SUP. He added the project would also include indirect lighting in the parking lot to comply with Council’s requests.

With no further discussion, Councilmember Jacobson moved to approve Planning and Zoning Case No. 461 as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 13 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 238

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF ALAMO HEIGHTS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, IN ONE OR MORE SERIES, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$8,000,000, FOR THE PURPOSE OF PAYING, IN WHOLE OR IN PART, CONTRACTUAL OBLIGATIONS INCURRED TO: FINANCE THE CONSTRUCTION, ACQUISITION, AND EQUIPPING OF IMPROVEMENTS TO THE CITY'S WATERWORKS AND SEWER SYSTEM, AND PAYING LEGAL, FISCAL, AND ENGINEERING FEES IN CONNECTION WITH SUCH PROJECTS.

Finance Director Kristine Horton stated staff was requesting an \$8M debt issuance to fund seven city projects that include:

- Water service relocation - \$3.00 million
- Water meter replacement - \$2.40 million
- Sanitary sewer rehabilitation - \$1.09 million
- Asset management - \$0.20 million
- Water towers rehabilitation - \$0.57 million
- SAWS water interconnection - \$0.26 million
- Water & sewer rehabilitation (in design) - \$0.32 million

Ms. Horton presented Ms. Anne Burger Entrekin of Hilltop Securities who would inform City Council of the debt issuance process.

Ms. Entrekin stated the proposed enterprise system projects triggered the need to issue Certificates of Obligation (COs) to fund the projects. She noted the city needs to ensure the water and wastewater revenues will be sufficient to cover the debt service. She reviewed the city's historical net available for debt service calculations (NADS) starting in 2020. She explained the city currently has one outstanding bond for water and wastewater that has two payments remaining, in 2026 & 2027. They are proposing a not to exceed \$8M in COs to cover the project costs with an interest rate of 4.40%.

Ms. Entrekin reviewed the proposed timetable of events for consideration. She explained, in an effort to notify the public, the City is required to publish their Notice of Intent to issue COs once a week for two consecutive weeks in the official City newspaper, as well as post the intent on the City's website. The notice must include the list of proposed projects, the "not to exceed" amount, the maximum date of maturity, and the date the City Council will consider formal action. The first publication is scheduled for Wednesday, May 20, 2026 and the second, on Wednesday, May 27, 2026. On July 13, 2026, Hilltop Securities proposes to conduct sale of COs

and approve/authorize the execution of the Bond Purchase Agreement. She noted due to the City’s AAA credit rating through S&P Global Ratings; they are anticipating a competitive bond sale. The City would then close on Tuesday, August 11, 2026 and receive the funds.

Ms. Entrekin stated the proposed Certificates of Obligation are projected to be self-supported from Water and Wastewater System Revenues and do not result in an increase to the Debt Service Tax Rate. In closing, she noted the next steps are to consider the adoption of the Resolution of the Notice of Intent, coordinate publications and post notice on the city website, and proceed with Proposed Timetable of Events.

Date	Event
Monday, May 11, 2026	Regular meeting of the City Council to consider a Resolution authorizing Notice of Intent to Issue Certificates of Obligation
Wednesday, May 13, 2026	Provide publication to the local newspaper for publication on Wednesday, May 20th and Wednesday, May 27 th and post notice on City's website
Wednesday, May 20, 2026	First publication of Notice of Intent to Issue Certificates of Obligation
Wednesday, May 27, 2026	Second publication of Notice of Intent to Issue Certificates of Obligation
Tuesday, June 2, 2026	Send POS and related documents to S&P
Friday, June 5, 2026	Request Paying Agent/Registrar Bids
TBD	S&P Conference Call
June 16 and 17, 2026	FOMC Meetings
Week of June 22nd, 2026	Due Diligence Call - Day and Time to be Determined
Monday, June 22, 2026	Receive Rating
Thursday, June 25, 2026	POS [and NOS] goes to i-Deal web site for posting
Monday, July 13, 2026	Pricing/Competitive Sale
Monday, July 13, 2026	Regular meeting to conduct sale of Certificates of Obligation. Approve and authorize the execution of the Bond Purchase Agreement
July 28 and 29, 2026	FOMC Meetings
Tuesday, August 11, 2026	Closing Date, City delivers the Certificates of Obligation to Underwriter and receives funds

Council and staff discussed asset management. Mr. Orta explained the process will be approximately 6 months of visual condition assessments of every asset the city has and make recommendations.

Mr. Kuhn addressed Council’s concerns regarding using bond proceeds to pay for these projects. He stated staff consulted with the bond counsel and Ms. Entrekin who ensured validity of this plan to capitalize on improvement to the city’s water and sewer assets.

In closing, Ms. Entrekin explained the reason for using FY2026 Budget “Net Available for Debt Service” projections in the calculation assumptions. She noted it was due to the City’s conservative budgeting practices; however, they also wanted to make sure they captured the operating transfer from the utility system to the general fund/overhead allocation and include it in the cashflow projections.

Councilmember Jacobson moved to approve Resolution No. 2026R – 238 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 14 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 239

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE WITH TAX-EXEMPT OBLIGATION PROCEEDS COSTS INCURRED TO FINANCE THE CONSTRUCTION, ACQUISITION, AND EQUIPPING OF IMPROVEMENTS TO THE CITY'S WATERWORKS AND SEWER SYSTEM, AND PAYING LEGAL, FISCAL AND ENGINEERING FEES IN CONNECTION WITH SUCH PROJECTS.

Ms. Entrekin explained the purpose of a reimbursement resolution. If the city has expenditures relative to the seven proposed projects listed between now and the close of the bond issuance on August 11, 2026, the city is allowed to use bond proceeds to reimburse the fund(s) used for these expenditures. She noted the resolution is not binding, but is an important safety net and is a requirement from the IRS.

After a brief discussion, Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 239 as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

Item # 15 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 240

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ACCURATE METER & SUPPLY TO PROVIDE ADVANCED METERING INFRASTRUCTURE SOLUTION FOR THE CITY'S WATER SYSTEM FOR AN AMOUNT NOT TO EXCEED \$1,905,055, PLUS AUTHORIZE THE EXECUTION OF ANNUAL AGREEMENTS; AND SETTING AN EFFECTIVE DATE.

Assistant City Manager Phillip Laney stated staff requested consideration of two Resolutions for the installation of Advance Metering Infrastructure (AMI) water system project. He explained there were two components to this project. The AMI system will provide a 15-minute register and interval data will replace outdated, less efficient analog meter system in the city.

Mr. Laney stated two request for proposals (RFP) were issued for AMI system and installation: 1) AMI solution – hardware, software & support services, and 2) Endpoint Installation Services (EPI) – installation & water system piping material survey. Staff recommends selecting Accurate Meter & Supply for AMI solution and DB Utility for EPI.

Mr. Laney noted Council and staff have often discussed the replacement of current analog meters. The Water Meter Replacement project goal to implement AMI solution with more

granular water data for account holders and City operators. He shared the proposed automated meters provide remote functions of meter reading, interval data capture, and notifications for leaks, tampering, usage, etc. The AMI solution will facilitate the transition to consumption data reported and billed in gallons (current metric is cubic feet). He reiterated the current analog meters are outdated, more difficult to find replacements, diminish read quality, have minimal detail, and meter reading vendor is pulling back service.

In April 2025, Council approved staff's recommendation to select VASS Solutions for the water meter replacement project management. VASS Solutions developed two RFPs to obtain AMI products and services consistent with the project's expectations.

The AMI products are digital water meters that will enable data presentment and customer messaging. The system will work with the City's existing financial/billing software and capture digital data in a hosted software platform. The AMI system will be owned, operated, maintained, and managed by the vendor.

The EPI vendor will install 3,300 AMI water meters/modules and ensure operation. They will complete inventory of known materials in the City's water system as required by TCEQ.

Mr. Laney stated five (5) firms responded to the AMI RFP.

- Republic Meter - \$1,368,421
- Core & Main - \$1,482,397
- Aqua-Metric - \$1,491,637
- Accurate Meter & Supply - \$1,897,135
- HydroPro Solutions - \$1,915,055

These responses were evaluated according to the best value to the City. With Accurate Meter & Supply ranking first and Republic Meter ranking second in the preliminary review.

- Total lifecycle costs – 35 pts
- Managed services (localized, ongoing/long term) – 35 pts
- Compliance w/ functional, technical & performance requirements – 20 pts
- AMI solution risk – 5 pts
- AMI network services proposed – 5 pts

After conducting interviews and reference checks with the top two vendors, staff proposes selecting Accurate Meter & Supply who demonstrated exceptional experience, customer service, referrals & commitment to products/service success through managed services & EPI project management services. This vendor utilizes Badger Meter products and services, a market leader in smart water with over 115 years in operation. Accurate Meter & Supply has implemented over 300 Badger Meter cellular solutions nationwide. Badger Meter module communication tool is mounted through meter lids. The City must standardize all citywide meter lids to utilize cellular system.

Mr. Laney commented that staff negotiated with the vendor for revised services, upfront costs and annual fees. The revised services include managed services and project management/installation support services with selected EPI vendor. Revised construction costs include \$188K for meter lid replacement - \$1,905,055. Annual costs total in Year 0 - \$57,097,

with annual software-as-a-service fee - \$39,097 (fixed for 10-year term), and annual managed services fee - \$18,000 (escalates 5% annually).

Mr. Laney continued and stated eight (8) firms responded to the EPI RFP.

- DB Utility - \$443,224
- Second Sight Systems - \$549,307
- Keystone Utility Systems - \$565,875
- Pedal Valves - \$651,955
- Core & Main - \$671,076
- Envocore - \$893,603
- Utilities One - \$1,142,660
- Aqua-Metric - \$1,148,151

These responses were evaluated according to the best value to the City. With DB Utility ranking first and Pedal Values ranking second in the preliminary review.

- Total installation costs – 50 pts
- EPI solution risks & safety criteria – 20 pts
- Vendor’s experience & history – 20 pts
- Compliance with functional, technical & performance requirements – 10 pts

After conducting interviews and reference checks with the top two vendors, staff proposes selecting DB Utility who demonstrated strong value, has experience with similar service area, their willingness to work with selected AMI system vendor to ensure system fully operational. Staff negotiated with DB Utility for revised service and installation costs - \$440,025.

Mr. Laney reviewed the cost associated with the proposed project stating the total Water Meter Replacement cost is \$2,396,330.

- AMI with Accurate Meter & Supply - \$1,905,055
- EPI with DB Utility - \$440,025
- City turf contingency - \$7,500
- Remaining project management (existing VASS Solutions contract) - \$43,750

Mr. Laney reviewed the projected annual cost (Year 0) - \$57,097.

- Annual software-as-a-service fees - \$39,097 (fixed for 10-year term)
- Annual managed services fees - \$18,000 (annual escalation of 3%-5%)

The AMI, EPI and remaining project management is to be funded by proposed 2026 Certificates of Obligation supported by Utility Fund rates.

The projected timeline to procure, install, and train for the AMI system is anticipated to be 9 to 12 months. In months 1-4 staff seeks contract execution and pre-construction (approx. May 2026 – August 2026). Project installation, systems testing and training will take place in months 5-12 (approx. September 2026 – April 2027).

Mr. Laney stated the proposal presented is consistent with the City’s interest in professionally managing critical infrastructure projects that impact all residences, businesses and schools in the community. He noted the AMI & EPI RFPs give Council the ability to interview any vendor that submitted a proposal. Additionally, the City may proceed with proposed firms,

select another option, or reject all firms. He added staff coordinated with contracted project manager, VASS Solutions, Public Works, the City Attorney, and City Manager on this proposal.

Mr. Laney reiterated the agreement with Accurate Meter & Supply for Advanced Metering Infrastructure equipment and network is not to exceed the amount of \$1,905,055. The project is to be funded with the proposed 2026 Certificates of Obligation supported by Utility Fund rates. The AMI agreement also authorizes annual contracts with Accurate Meter & Supply for software-as-a-service and managed services fees for total of \$57,097 in first year. There is an annual 5% escalation for managed services fee portion, annual costs to be funded by the Utility Fund operating budget.

The EPI Services agreement with DB Utility will provide endpoint installation services for the Advanced Metering Infrastructure solution and site survey inventory in a not to exceed amount of \$440,025. The project will also be funded with the proposed 2026 Certificates of Obligation supported by Utility Fund rates. City turf contingency in not to exceed the amount of \$7,500. Annual costs are to be funded by the Utility Fund operating budget with a total project amount of \$447,525.

Councilmember Bonner shared concerns with the cost for meter lid replacements in the amount of \$188K. Mr. Kuhn stated he understood his concerns; however, those were the negotiated prices for the lid and components.

Councilmember Bonner commented the 5% annual increase in managed service fee seemed excessive. Mr. Laney stated that this is the cost of support staff that monitor the systems.

Ms. Jennifer Hicks of Accurate Meter & Supply addressed Council's concerns on annual service fees. She stated it is not meant to be a long-term or permanent managed service solution. Once the city learns the processes, they will be more of support system. Ms. Hicks noted the average meter lifespan is 20 years and takes into account battery life. Replacement batteries run approximately \$175.00. She added the city will see a savings over the longevity of the meters.

Mr. Kuhn reminded Council the city had a sampling of 33 current meters where 20 meters had failed to report accurate water usage/water loss information. He added the city would never recover 100% of water loss, but believes the new proposed meters will be an improvement.

After a brief discussion in the meter installation process, Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 240 as presented. The motion was seconded by Councilmember Baker and passed by a 5-0 vote.

Mayor Honigblum thanked Council, staff, and vendors for their time and dedication to bring this project into fruition.

Item # 16 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 241

**A RESOLUTION OF THE CITY OF ALAMO HEIGHTS,
TEXAS AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT WITH DB UTILITY TO**

PROVIDE ENDPOINT INSTALLATION SERVICES FOR THE ADVANCED METERING INFRASTRUCTURE SOLUTION FOR THE CITY'S WATER SYSTEM FOR AN AMOUNT NOT TO EXCEED \$440,025, PLUS AUTHORIZE AN OWNER CONTINGENCY OF \$7,500 FOR A TOTAL PROJECT AMOUNT OF \$447,525; AND SETTING AN EFFECTIVE DATE.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 241 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 17 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 242

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ABELAR INCORPORATED FOR WATER SERVICE RELOCATION SERVICES FOR AN AMOUNT NOT TO EXCEED \$2,995,150, PLUS AUTHORIZE AN OWNER CONTINGENCY IN AN AMOUNT OF \$119,806 FOR A TOTAL PROJECT AMOUNT OF \$3,114,956; AND SETTING AN EFFECTIVE DATE.

Mr. Orta stated staff was seeking Council's authorization to award a contract for the final phase of the water service line relocation project. The project was to address TCEQ's regulation requiring separation between water and sanitary sewer lines. The deadline to address this regulation is January 2030. The City finalized installation of newly located water mains and service runs to properties as part of City's continued effort to remedy the proximity of water and sewer main lines.

Mr. Orta noted Abelar Incorporated submitted the lowest, qualified bid for services with a total project cost not to exceed \$3,114,956. Like the previous authorized project contracts, the proposed 2026 Certificates of Obligation will also support this proposed contract.

Mr. Orta explained the water service relocation process stating there are three (3) distinct phases needed to relocate water service to the street from its current location in City's easement at rear of the properties.

- Phase 1 – Relocated water mains in street
- Phase 2 – Service runs from mains to new meter box at edge of ROW
- Phase 3 – Yard piping from new meter to existing line into rear of property & connecting water service

The key project areas being addressed are:

- Blue Bonnet Hills – Completed Phase 1 water main installation via contract & Phase 2 install of service runs performed in-house forces

- Sylvan Hills – Phases 1 & 2 installed by City forces, with final portion completed by late June 2025
- Phase 3 - will finalize project with approximately 351 addresses receiving new yard piping

Mr. Orta reviewed the project scope which includes the following locations:

- Claywell Dr from Broadway to New Braunfels
- Oakview Pl from Broadway to New Braunfels
- Edgewood Pl from Broadway to New Braunfels
- Elmview Pl from Vanderhoeven to New Braunfels
- Cloverleaf Ave from Broadway to New Braunfels
- Wildrose Ave from Broadway to New Braunfels
- Wintergreen Dr from Primrose to Blue Bonnet
- Buttercup Dr from Primrose to Blue Bonnet
- Rosemary Ave from Broadway to New Braunfels

On February 25, 2026, the City advertised for water service relocation services bids. Two competitive bids were received by Abelar Incorporated - \$2,995,150.00 and Experts Underground Solutions, LLC, who retracted their bid. Staff is proposing to select Abelar Incorporated for this project. If approved, installation is anticipated to begin in Summer 2026 and require up to 4 months to complete.

Mr. Orta noted this action is consistent with the City's interest in having professional expertise implement infrastructure enhancements and renovations, particularly those projects included within the Utility Water and Wastewater system, and compliance with TCEQ regulations. Ardurra Engineering recommends awarding the service water line relocation qualified low bid contract to Abelar Incorporated.

Staff coordinated with contracted City Engineer Ardurra, Public Works, the City Attorney, and City Manager on this item.

Mr. Orta reiterated related costs. The proposed agreement with Abelar Incorporated for water service line relocation services total project amount is not to exceed - \$3,114,956. The agreement with Abelar Inc. is not to exceed - \$2,995,150, and to authorize an owner contingency of 4% of maximum agreement price for an amount not to exceed - \$119,806. The funds for the proposed agreement with Abelar Inc. are included in the proposed 2026 Certificates of Obligation supported by Utility Fund rates.

Council discussed the relocation process. Mr. Kuhn assured the Council that the water line relocations would not go under structures or homes and would no longer be located in alleyways. Council asked about needing right of entry on private properties for this project. Mr. Kuhn stated it was necessary to go on private properties to relocate the water lines from the back to the front of the house or face fines from TCEQ. He noted there had been no issues during a similar project on Blue Bonnet Blvd and assured Council residents would be contact prior.

With no further discussion, Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 242 as presented. The motion was seconded by Councilmember Baker and passed by a 5-0 vote.

Item # 18 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 243

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH VORTEX SERVICES FOR SANITARY SEWER REHABILITATION SERVICES FOR AN AMOUNT NOT TO EXCEED \$922,920, PLUS AUTHORIZE AN OWNER CONTINGENCY IN AN AMOUNT OF \$36,916 FOR A TOTAL PROJECT AMOUNT OF \$959,818; AND SETTING AN EFFECTIVE DATE.

Mr. Orta stated staff is seeking Council's approval for a BuyBoard contract award with Vortex Services for the sanitary sewer rehabilitation in the Olmos Basin area. The proposed rehabilitation area is approximately 0.6 miles of existing sewer main and will be done by trenchless methodology and sanitary sewer manholes. He noted the total project cost is not to exceed \$959,817. The proposed contract is to be supported by proposed 2026 Certificates of Obligation.

Mr. Orta reviewed current conditions of sewer main and stated the proposed sewer main segment has become increasingly unstable and is at risk of collapse and failure. The line is plagued with structural deficiencies and vegetation roots making routine maintenance impossible. The sewer main will be rehabilitated to meet City of Alamo Heights and San Antonio Water System (SAWS) design criteria, specifications, standard details, and will be in accordance with TCEQ guidelines. He noted environmental, geotechnical, and a line video survey was conducted limiting the liability assumptions of unknown factors during the BuyBoard proposal process.

In FY2018-19, the city conducted a sanitary sewer project which encompassed Alamo Heights Blvd. from Corona to Argo, approximately 855 LF. The proposed sanitary sewer project will be along Olmos Creek from Argo Ave./AH Blvd to Olmos Dam, 3,354 LF. The existing 12" sewer diameter will remain a 12" new sewer main by pipe bursting. The pipe bursting method requires less trenching and disruption to the area.

Mr. Orta stated BuyBoard bids were obtained due to the straight-forward nature of the project and narrow window for installation. Vortex Services submitted a bid of \$922,902 through BuyBoard. The City has had experience with Vortex in 2022-23 for sewer rehab via trenchless methodology and received an outstanding recommendation from the City of Fredericksburg. He noted construction is expected to begin late Summer 2026 and require up to 5 months to complete.

Mr. Orta commented securing a contractor from BuyBoard providers is allowed by the City of Alamo Heights Purchase Policy and Texas law in lieu of a competitive bid process. This action is consistent with the City's interest in having professional expertise to implement infrastructure enhancements and renovations, particularly those projects included within the Utility Water and Wastewater system, and compliance with TCEQ regulations.

Staff coordinated with City Engineer, Mendez Engineering, the Alamo Heights Little League, Public Works, the City Attorney, and City Manager on this proposed item.

Staff proposes an agreement with Vortex Services via BuyBoard procurement for sewer rehabilitation along Olmos Creek from Argo/Alamo Heights Blvd. to the Olmos Dam with a total project price not exceeding \$959,818. The agreement with Vortex Services is not to exceed \$922,902 and the authorized owner contingency of 4% of the maximum agreement price for an amount not to exceed \$36,916. The funds are included in the proposed 2026 Certificates of Obligation supported by the Utility Fund rates.

Councilmember Billa Burke moved to approve Resolution No. 2026R – 243 as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

Item # 19 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 244

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MENDEZ ENGINEERING FOR ASSET MANAGEMENT SERVICES FOR THE WATER AND SANITARY SEWER SYSTEM FOR AN AMOUNT NOT TO EXCEED \$198,000; AND SETTING AN EFFECTIVE DATE.

Mr. Orta stated the asset management program is under development to inventory, assess, and plan for public infrastructure maintenance. It will be done in two phases.

- Phase One assessed condition of streets & roadways
- Phase Two to assess water and sanitary sewer system

Staff is seeking Council's approval for engineering services with Mendez Engineering in an amount not to exceed \$198,000. The Assessment will consolidate and update multiple city historical records for utility infrastructure which will be used to develop a maintenance plan over the next five (5) years.

Mr. Orta explained all 43 centerline miles of Utility water and sewer lines will be mapped into one GIS database. Manholes, water valves, fire hydrants, and service lines will be geographically mapped. The infrastructure material, age, and compliance information will be attached to each asset. The asset information updates will include depth, material, deficiency/compliance, size, GPS location, year built or rehabbed.

The street network condition first component of an Asset Management Program is recommended every 3 years and followed by alleys. Future expansions to the program will inventory, assess condition, and plan maintenance for other City public infrastructure.

Mr. Orta reviewed a timeline of past and future proposed projects:

- 2024 – Street pavement network
- 2025 – Alley Network (In-House)

- 2026 – Utility network, including water & sewer infrastructure
- 2028 – Storm water system, including drain boxes, inlets, outfalls & natural creek ways
- 2029 – Pavement markings, traffic boxes & lights, guard rails, & traffic & street signs

The proposed action is consistent with the City’s interest in having professional expertise implement infrastructure enhancements and renovations, particularly those projects included within the Utility Water and Wastewater asset compliance and maintenance. Additionally, it is consistent with the City’s implementation of an asset management system to plan and forecast maintenance needs for all City assets and infrastructure.

Staff coordinated with City Engineer, Mendez Engineering, the Alamo Heights Little League, Public Works, the City Attorney, and City Manager on this proposed item.

In closing, Mr. Orta stated the contract agreement with Mendez Engineering will provide general engineering services for the new Alamo Heights water lines and utilities. It is an amount not to exceed of \$198,000.00. Like the previous items, funds are included in the proposed 2026 Certificates of Obligation supported by Utility Fund Rates.

After a brief discussion, Council suggested spot checking a sampling of water and wastewater lines via videotaping. Councilmember Bonner moved to approve Resolution No. 2026R – 244 as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

Mr. Kuhn thanked staff and City Council for their hard work and dedication bring these initiatives

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 7:25 p.m. The motion was seconded by Councilmember Baker and passed by 5-0 vote.

PASSED AND APPROVED THIS 08th DAY OF JUNE, 2026.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor