

CITY OF ALAMO HEIGHTS
CITY COUNCIL
May 12, 2025

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 12, 2025. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:

Mayor Bobby Rosenthal
Mayor Albert Honigblum
Mayor Pro Tem Lynda Billa Burke
Councilmember Lawson Jessee
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Councilmember Trey Jacobson

Also attending were:

City Manager Buddy Kuhn
Assistant City Manager Phil Laney
City Attorney Frank J. Garza
City Secretary Elsa T. Robles
Community Development Services Director Lety Hernandez
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Deputy Police Chief Cindy Pruitt
Public Works Director Frank Orta

Not attending:

Assistant to City Manager Jennifer Reyna

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

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Item # 1 Approval of Minutes

Mayor Rosenthal announced approval of minutes would not be considered due to an incorrect meeting date posted on the agenda.

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Item # 2 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2239

**AN ORDINANCE CANVASSING ELECTION RETURNS
AND DECLARING THE RESULTS OF THE MAY 3, 2025,
SPECIAL ELECTION FOR REAUTHORIZATION OF A
ONE-HALF OF ONE PERCENT LOCAL SALES AND USE
TAX IN THE CITY OF ALAMO HEIGHTS, TEXAS, FOR
CONTINUED MAINTENANCE AND REPAIR OF
MUNICIPAL STREETS; AND SETTING AN EFFECTIVE
DATE.**

City Secretary Elsa T. Robles presented the official results of the special election held on May 3, 2025. Ms. Robles reported the City of Alamo Heights had a proposition for 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. There was a total of 571 voters who cast their ballots. She separated the total votes by Early Voting, Election Day, and Absentee/Mail-In Ballots in their respective Precincts – 3020, 3025, and 3026.

Early Voting

| | FOR | AGAINST |
|-------------------------|------------|----------------|
| <i>Precincts</i> | | |
| 3020 | 110 | 18 |
| 3025 | 89 | 5 |
| 3026 | 107 | 7 |
| <u>Sub-total</u> | 306 | 30 |

Election Day

| | FOR | AGAINST |
|-------------------------|------------|----------------|
| <i>Precincts</i> | | |
| 3020 | 95 | 11 |
| 3025 | 61 | 8 |
| 3026 | 39 | 7 |
| <u>Sub-total</u> | 195 | 26 |

Absentee/Mail In Ballots

| | FOR | AGAINST |
|-------------------------|------------|----------------|
| <i>Precincts</i> | | |
| 3020 | 8 | 0 |
| 3025 | 4 | 0 |
| 3026 | 2 | 0 |
| <u>Sub-total</u> | 14 | 0 |

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|----------------------|------------|----------|-----------|----------|------------|
| <u>TOTALS</u> | 515 | + | 56 | = | 571 |
|----------------------|------------|----------|-----------|----------|------------|

The official returns show 571 ballots cast. This was equivalent to 9.96% of the 5,732 registered voters who voted in this election.

PROPOSITION A

The reauthorization of a local sales and use tax in the City of Alamo Heights at the rate of one-half of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.

| | <u>For</u> | <u>Against</u> |
|--------------------|-------------------|------------------|
| Early Votes | 306 | 30 |
| Absentee | 14 | 0 |
| Election Day Votes | <u>195</u> | <u>26</u> |
| TOTAL | <u>515</u> | <u>56</u> |

Ms. Robles cited Election Code 67.002 which mandates a canvass of the election results to make them official and stated a rollcall vote of the governing body as local authority is required to canvass the election results.

Councilmember Trey Jacobson moved to approve Ordinance No. 2239 canvassing the May 3, 2025 Special Election returns and results. The motion was seconded by Councilmember Lawson Jessee and passed by roll call vote as follow: Ayes – Mayor Pro Tem Lynda Billa Burke, Councilmember Lawson Jessee, Councilmember Karl P. Baker, Councilmember Blake M. Bonner, and Councilmember Trey Jacobson. Nays – None. Present but not voting – Mayor Rosenthal.

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Item # 3 Presentation of \$1.00 each to the Mayor and Council Members for Compensation as per City Charter, Article IV, Section 13

City Manager Buddy Kuhn 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 # 4 Presentation of Certificates of Election and administration of Oaths of Office to newly elected officials: Mayor – Albert Honigblum, Councilmember, Place 1 – Lawson Jessee, Councilmember, Place 2 – Karl P. Baker, and Councilmember, Place 5 – Trey Jacobson

Ms. Robles stated on February 24, 2025; the General Election for the City of Alamo Heights was cancelled due to unopposed candidates. She congratulated Albert Honigblum – Mayor, Lawson Jessee – Councilmember, Place 1, Karl P. Baker – Councilmember, Place 2, and

Trey Jacobson – Councilmember, Place 5 and administered the Oath of Office to the newly elected Mayor and incumbents.

Mayor Honigblum stated he was honored to have worked with the present Councilmembers and took the opportunity to thank family members, friends, present/past Councilmembers, and city staff. He stated he was ready to get to work for the Alamo Heights community.

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Item # 5 Election of Mayor Pro Tempore

Councilmember Jessee moved to nominate Councilmember Jacobson as Mayor Pro Tempore. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

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Item # 6 Proclamation

Mayor Honigblum read the following caption.

A Proclamation in recognition of Mayor Bobby Rosenthal for 20 years of dedicated service to the City of Alamo Heights City Council

Mayor Honigblum stated he wanted to thank former Mayor Rosenthal for everything he did for the community over the past twenty years.

Mr. Kuhn presented a brief summary of former Mayor Rosenthal's accomplishments. He was elected Councilmember Place 2 on May 7, 2005 and elected as Mayor on May 6, 2017. He served on numerous council committees throughout the years. Mayor Rosenthal supported the 2007 bond initiative for a new water tower, water meters, leak detection system and water mains. He supported the 2012 bonds for a new City Hall, and the 2020 bonds for the lower Broadway flood improvement and beautification project. Mayor Rosenthal was key in collaborating efforts to address the COVID 19 pandemic responses for the citizens and the staff alike. He was key in organizing the centennial celebration and secured the underwriting for most of the celebration. He led the efforts for the city beautification project to include signage and Firefly lighting. Mr. Kuhn noted, most importantly, Mayor Rosenthal offered his continuous and unwavering support for city staff.

Councilmember Billa Burke read a proclamation honoring former Mayor Bobby Rosenthal.

Terrell Hills City Manager William Foley presented Mayor Rosenthal with a plaque on behalf of Mayor John Low and the city in appreciation of many years of partnership.

Former COAH Mayor Louis Cooper also thanked Mayor Rosenthal for many years of service to the community.

Everyone in attendance congratulated former Mayor Rosenthal and retreated outside City Hall to honor him with the naming of “Rosenthal Plaza” in recognition of many years of dedicated service to the City of Alamo Heights.

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Item # 7 Announcements

Mayor Honigblum read the following caption.

a. National Police Week, May 11 – 17, 2025

Police Chief Rick 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.

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. He noted in 2024, one-hundred sixty-five (165) police officers were killed in the line of duty; twenty-three (23) to date 2025.

Police Chief Pruitt asked City Council to respectfully lower the flags at City Hall to half-staff on Police Memorial Day, May 15, 2025 on behalf of all police officers who have made the ultimate sacrifice, regardless of circumstances.

b. Public Works Week, May 18 – 24, 2025

Public Works Director Frank Orta stated this is the second year the city requests to observe Public Works Week, May 18-24, 2025 with this year’s slogan, “People, Purpose, and Presence” highlighting three cornerstone ideals that motivate public works professionals to serve in their communities every day. 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 give Public Works staff recognition as they labor throughout the city.

c. AH09 5K Fun Run & Pet Adoption Recap

Assistant City Manager Phillip Laney provided a recap of this year’s AH09 5K Fun Run and Pet Adoption held on April 11th. He stated there were 165 participants and the event raised \$3,435 to support Alamo Heights Care Services. He recognized event sponsors, Stretch Zone, ISI Alamo Heights, and Central Market.

d. May City Council Meeting Rescheduled

Ms. Robles announced the rescheduling of the second City Council meeting in May. The meeting falls on May 26th, Memorial Day, and will be rescheduled to Tuesday, May 27th at 5:30 p.m.

e. Strategic Action Plan Work Session, June 5, 2025

Ms. Robles stated City Council and city staff will hold a Strategic Action Plan work session on Thursday, June 5th in the council chamber starting at 8:30 a.m. It is open to the public and will be accessible via Zoom and social media.

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Item # 8 Citizens to be Heard

No comments made.

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Items for Individual Consideration

Item # 9 Mayor Honigblum read the following caption.

Discussion and possible action to approve the low bid for the 2024 Street Maintenance Program in an amount not to exceed \$866,403

Mr. Orta stated staff seeks Council authorization to award the contract to Clark Construction who submitted the lowest, qualified bid for the 2025 Street Maintenance Program (SMP). The total contract amount is not to exceed \$831,100.97 of the \$1,000,000 budgeted for FY 2025 SMP. He noted in November 2024 Mr. Kuhn entered into an engineering contract agreement with Mendez Engineering for the 2025 SMP program. Request for bids was advertised in the *San Antonio Express-News* on March 19th & 26th, 2025. A pre-bid meeting was held on March 28th and on April 16th, bids received by the deadline were opened and reviewed.

Mr. Orta provided project locations:

- Cloverleaf Ave between Broadway & New Braunfels Ave
- Wildrose Ave between Broadway & New Braunfels Ave
- Wintergreen Dr between Blue Bonnet Blvd & Primrose
- Buttercup Dr between Blue Bonnet Blvd & Primrose PL
- Rosemary Ave between Broadway & New Braunfels Ave (Add Alternate)

Proposed: Olmos Dam from Crescent St to City Limits (to be negotiated with contractor under change order allowance)

There were five bids received by the deadline from:

- Clark Construction - \$664,880.78
- Texas Materials Group, Inc. - \$716,788.15
- Slick City Contractors, LLC - \$886,163.71
- LCR Total Transport, LLC - \$898,232.45
- Bennet Paving, Inc. - \$1,038,029.50

Mr. Orta stated the Local Government Code Sec. 252.048 provides the City the ability to submit change order requests to increase original contract amount by up to 25 percent, with

Council authorization. Mendez Engineering recommends awarding the 2025 SMP qualified low bid contract to Clark Construction.

Mr. Orta commented staff had coordinated with Mendez Engineering, the City Attorney, and City Manager. If authorized by City Council, fiscal expenditures will include \$664,880.78 for the contract bid with Clark Construction and \$35,000 in engineering fees with Mendez Engineering. Additionally, the City has an option to add 25% for a favorable contract in the amount of \$166,220.19. The total contract is not to exceed \$866,402.74, of which \$1,000,000 is currently budgeted in FY 2025 Budget.

Councilmember Jessee moved to approve the low bid with Clark Construction for the 2025 Street Maintenance Program in an amount not to exceed \$866,403.00. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

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Item # 10 Mayor Honigblum read the following caption.

RESOLUTION NO. 2025R - 214

A RESOLUTION DESIGNATING CERTAIN EXEMPT CITY VEHICLES FOR THE ISSUANCE OF REGULAR LICENSE PLATES AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR SUCH REGULAR LICENSE PLATES; AND SETTING AN EFFECTIVE DATE.

Police Chief Pruitt stated staff is seeking approval of a Resolution authorizing the Chief of Police to obtain regular license plates for exempt unmarked police vehicles. The Texas Transportation Code requires the requested resolution. He reviewed examples of a standard exempt plate (only allowed on state/city marked vehicles) and a regular exempt plate.

The Alamo Heights Police Department (AHPD) has registered current and past unmarked police vehicles with regular exempt license plates. AHPD will be receiving two new unmarked police vehicles to replace the current vehicles for use by criminal investigators. Criminal investigators use unmarked vehicles during investigations, and the use of regular exempt license plates lends to the appearance of non-police vehicles. The most important advantage of using regular exempt plates is officer safety during stationery or mobile surveillance.

Police Chief Pruitt stated Section 502.451 and Section 721.005 of the Texas Transportation Code authorize the use of regular exempt license plates for vehicles owned by a municipal government and dedicated to law enforcement activities. He added the City Manager is aware of the use of regular exempt license plates on unmarked police vehicles and the City Attorney prepared the proposed Resolution for consideration. He closed by stating there is no fiscal impact to acquire regular exempt license plates.

Councilmember Billa Burke moved to approve Resolution No. 2025R – 214 as presented. The motion was seconded by Mayor Pro Tem Jacobson and passed by unanimous vote.

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Staff Report

Item # 11 Mayor Honigblum read the following caption.

Staff report to discuss temporary accessory structures for special events, including haunted houses

Mr. Laney stated City Council granted a one-time variance with conditions from city code for a haunted house at 308 Argo in October 2024. The owner assumed all liability and risk for safety, including pre-event safety inspection and a fire watch during the event. Council tasked staff to develop a process to address future requests for temporary accessory structures in residential areas.

A committee consisting of staff and Councilmember Jacobson reviewed the code requirements for temporary accessory structures in the city. They found the city code already applies to temporary accessory structures for special events. The International Fire & Building Codes advise on how structures are being constructed, and the Zoning code addresses the location and dimension of the structures. Additionally, an administrative application for Special Event Permits is applicable. The committee did not propose any updates to the city code; however, did propose updates to the Special Event Permit application.

Mr. Laney stated in accordance with the current city code; temporary accessory structures are erected for less than 180 days. The requirements under existing code and proposal for future requests were updated on the application. The structure must conform to structural strength, fire safety, means of egress, accessibility, light and sanitation as applicable. It is subject to building and fire code inspections for security/construction. Interested parties must obtain a special event permit through the city. Structures that are 120sqft or more must request a building permit. Construction documents to include site plan w/location, means of egress and occupant load must be provided. Mr. Laney added staff had coordinated with contracted inspector, BB Inspection Services, the City Attorney, City Manager, and Councilmember Jacobson on this item.

Mayor Honigblum asked if the resident at 308 Argo had been informed of the proposed application changes. Mr. Laney stated staff had conveyed this information to the resident last year but had not spoken to him recently. Council agreed staff should communicate with the resident as courtesy well in advance of the Halloween season to avoid a situation like the previous year. Mr. Laney noted staff intended to speak to the resident after presenting the committee's findings to City Council.

Councilmember Jacobson clarified that new requirement calls for the use of "new" lumber vs. recycled materials. Councilmember Baker asked if there was a variance process to the requirements.

Mayor Honigblum stated he understood Councilmember Baker's concern but wanted to be careful not to deviate from the intent of the code or guidelines staff and Councilmember Jacobson worked hard to identify. He added the priority needs to be safety and noted with all the years the haunted house has been in existence; the city has been fortunate a dire situation has not occurred.

Mr. Kuhn commented regarding the requirement of using new lumber/wood. He stated BB Inspection Services, is unable to give a variance if recycled materials are used and keep their license as inspectors. An option could be for the resident to show proof of purchase for new lumber, store it to avoid deterioration and reuse it for a couple of years. The goal was to find a safer way to allow the resident to continue the annual haunted house, with the proposed application changes, Council would provide him a path to do so. Mr. Kuhn added, the resident had previously encroached on the city's right of way and had been given a year last time to comply with the requirements.

Councilmember Jacobson thanked staff for all their work and commented there were multiple avenues for the resident/applicant to take to satisfy or avoid the code requirements.

In closing, City Attorney Frank Garza stated the city's liability would be minimal as long as the applicant does not require a permit/specific use permit and does not encroach on the city's right-of-way.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:39 p.m. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

PASSED AND APPROVED THIS 27th DAY OF MAY, 2025.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor