

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
May 13, 2024

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 13, 2024. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:

Mayor Bobby Rosenthal  
Mayor Pro Tem Lynda Billa Burke  
Councilmember Lawson Jessee  
Councilmember Karl P. Baker  
Councilmember Blake M. Bonner  
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn  
Assistant City Manager Phil Laney  
City Attorney Frank J. Garza  
Director of Finance Robert Galindo  
Assistant to City Manager Jennifer Reyna  
City Secretary Elsa T. Robles  
Community Development Services Director Lety Hernandez  
Police Chief Rick Pruitt  
Fire Chief Michael Gdovin  
Deputy Police Chief Cindy Pruitt  
Public Works Director Frank Orta

\* \* \*

Mayor Bobby Rosenthal opened the meeting at 5:33 p.m.

\* \* \*

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

Finance Director Robert Galindo thanked the City Council for their dedication to 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 newly elected officials: Councilmember, Place 3 – Blake M. Bonner, Councilmember, Place 4 – Lynda Billa Burke, and Councilmember, Place 5 – John Savage*

City Secretary Elsa T. Robles stated on February 26, 2024, 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 John Savage – Councilmember, Place 5 and administered the Oath of Office to the incumbents.

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*Item # 3      Election of Mayor Pro Tempore*

Councilmember Blake M. Bonner moved to nominate Councilmember Lynda Billa Burke as Mayor Pro Tempore. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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*Item # 4      Approval of Minutes*

Mayor Rosenthal asked the City Council for a motion on the April 29, 2024 Special City Council Meeting minutes. Councilmember Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

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*Item # 5      Announcements*

Mayor Rosenthal read the following caption.

**a. National Police Week, May 12-18, 2024**

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 2023, one-hundred thirty-one (131) police officers were killed in the line of duty; fifty-nine (59) to date 2024.

Police Chief Pruitt asked City Council to respectfully lower the flags at City Hall to half-staff on Police Memorial Day, May 15th, 2024 on behalf of all police officers who have made the ultimate sacrifice, regardless of circumstances.

**b. EMS Week, May 19-25, 2024**

Fire Chief Michael Gdovin announced the City of Alamo Heights (COAH) will be observing EMS Week. EMS Week is the time we honor the entire EMS profession and its importance in protecting the safety and health of our citizens. He stated May 19-25, 2024 marks the 50th Anniversary of EMS Week and EMS Appreciation Day is May 25, 2024. Fire Chief Gdovin added the city facility lights will be turned blue this week for law enforcement and blue and white next week for Public Works Week.

**c. Public Works Week, May 19-25, 2024**

Public Works Director Frank Orta stated Public Works would be observing Public Works Week May 19-25, 2024 with this year’s slogan, “Advancing Quality of Life for All”. 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 added for their inaugural year of observing this week, Public Works will recognize Robert Ortega for his 22 years of exceptional service to the community.

**d. May City Council Meeting Rescheduled**

City Secretary Elsa T. Robles announced the rescheduling of the second City Council meeting in May. The meeting falls on May 27<sup>th</sup>, Memorial Day, and will be rescheduled to Tuesday, May 28<sup>th</sup> at 5:30 p.m.

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*Item # 6      Citizens to be Heard*

No comments made.

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*Items for Individual Consideration*

*Item # 7      Mayor Rosenthal read the following caption.*

**Public Hearing – Planning and Zoning Case No. 438. A request of the Alamo Heights Independent School District, owner, represented by Eric Baumgartner of LPA Design Studios, applicant, for a Specific Use Permit (SUP) for the construction of a new 3-story academic building with new visitor side bleachers and field house building on the identified as CB 4024 LOT ALL OF BLK ALAMO HEIGHTS HIGH SCHOOL SITE, also known as 6900 Broadway St zoned Single Family District (SF-A).**

Community Development Services Department Director Lety Hernandez stated the property owner requests a Specific Use Permit (SUP) to construct a new 3-story academic building with new visitor side bleachers and field house building. The property is zoned Single-Family A (SF-A) and is located at 6900 Broadway Street on the east side of between E. Fair Oaks Pl and Castano Avenue.

Ms. Hernandez reviewed the existing/proposed site plans, and proposed renderings. The proposed new academic building height is 48'-6". She stated the current SUP does allow the district to exceed height limitations and also waives the current SF-A district requirements to include Setbacks, Articulation, Lot Coverage, Looming, and Floor to Area Ratio (FAR).

Ms. Hernandez continued to explain the current SUP does require the district to get approval of height and street setback requirements. They are required to pay for the installation of any new infrastructure. They must obtain City Council approval, after the Architectural Review Board (ARB) review, of the façade of structures which adjoin the public streets surrounding the property. The district must also obtain City Council approval, after the ARB review, for new signage which adjoins the public streets surrounding the property. Additionally, they must provide adequate on-site parking for students and staff where possible and comply with all building codes and other governmental requirements.

The demolition of the existing building was reviewed and approved by the ARB and City Council. The permit request is currently completing the review process. The Planning & Zoning Commission (P&Z) considered the request on May 6, 2024 and voted unanimously to recommend approval of the request as presented.

Staff mailed public notifications to property owners within the 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 three responses in support, and one in opposition.

Mayor Rosenthal opened the public hearing at 5:47 p.m. With no one to speak on the item, he closed the public hearing at 5:48 p.m.

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*Item # 8* Mayor Rosenthal read the following caption.

**Discussion and possible action on Planning and Zoning Case No. 438, a request of the Alamo Heights Independent School District, owner, represented by Eric Baumgartner of LPA Design Studios, applicant, for a Specific Use Permit (SUP) for the construction of a new 3-story academic building with new visitor side bleachers and field house building on the identified as CB 4024 LOT ALL OF BLK ALAMO HEIGHTS HIGH SCHOOL SITE, also known as 6900 Broadway St zoned Single Family District (SF-A).**

Council discussed parking during construction. Mr. Eric Baumgartner representing Alamo Heights ISD addressed the City Council. He stated the district currently owns two properties across the street from the high school that they propose to use as temporary parking lots to offset the parking impact at the district during the two-year construction. They will request a Specific Use Permit at the next ARB meeting.

Mr. Baumgartner addressed the concern of dust control during demolition and construction. He stated the districts construction manager/contractor Bartlett Cocke has dust control plans that will comply with the city's current codes and standards regarding dust control and storm water pollution prevention and erosion control.

Council shared concerns with traffic control during the two-year construction phase. Police Chief Pruitt advised as soon as they get information where the laydown areas will be and how equipment will need to access and egress the construction site, then they will be able to establish traffic plans. Mr. Baumgartner added construction contractors would park off site at local church parking lots.

Mr. Kuhn commented he had met with Bartlett Cocke who explained there would be two construction superintendents, one who will supervise the demolition phase and one that will supervise the construction phase. Mr. Kuhn stated that they had dust control plans to put in place to abate dust and asbestos during demolition and added many things are going to happen pretty quickly after the last day of school to prepare for the demolition as they are on a tight schedule.

After a brief discussion, Councilmember Lawson Jessee moved to approve Planning and Zoning Case No. 438 as presented. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

Items for Individual Consideration

Item # 9 Mayor Rosenthal read the following caption.

**Presentation of Financial and Investment Report for the second quarter ending March 31, 2024**

Finance Director Robert Galindo presented the second quarter financial and investment report ending March 31, 2024. The report focused on the General Fund Revenues & Expenditures, Utility Fund Revenues & Expenditures, Capital Projects Fund, Investment Portfolio Update, and Summary of City's Financial Position. The General Fund total revenue ended at \$9,138,741, equal to 73% of the budget. Mr. Galindo noted revenues are doing really well. Property tax collections are currently over \$7,248,060. In sales taxes collection is at \$1,264,257 for the first six months which is -\$158,305 as compared to last year at this time. This is due to inflation.

Mr. Galindo stated the General Fund expenditures are currently at \$5.6M or 46% of the budget for the year. All departments are within budget. Net revenues were \$3.4M over expenditures, which has been the trend for the past several years.

The Utility Fund total revenues ended the quarter at \$2.1M or 35% of the budget. Total expenditures were \$1.8M or 31% of the budget with revenue over expenses of \$280,497 for the Utility Fund.

Mr. Galindo stated the city still has a bit of work to do with capital expenditures. Capital Projects Fund beginning fund balance for the fiscal year was \$15,282,104 which includes the proceeds from the 2021 Bond Issuance of \$13,250,000. An interest of \$396,883 was earned from investments. After expenses of \$1,490, the fund balance ended the quarter at \$15,677,497.

Mr. Galindo reviewed the investment portfolio which includes 0.7% of funds in a CD with Jefferson Bank, a small savings account with Jefferson Bank of \$1,225. He stated 35% of the portfolios are made up of individual bonds with the Federal Home Loan Bank and Farm Federal Farm Credit Bank. The investment pools equal \$21.2M or 62.7% of the fund. The

overall investment portfolio balance is \$33,962,166. The average yield for the investment portfolio was 5.34% on the Federal Home Loan Bonds and 5.62% in the Federal Farm Credit Bank. The investment pools average out to 5.45% and is in line with the 90-Day U.S. Treasury benchmark of 5.23%. Mr. Galindo stated the report complies with the investment strategies as established by the City of Alamo Heights Investment Policy and the Public Funds Investment Act (Chapter 2256).

In closing, Mr. Galindo reviewed the 2nd Quarter Performance Summary:

PERFORMANCE THROUGH 50% OF BUDGET			
	% of Budget	Current Quarter	YTD Quarter
<b>GENERAL FUND</b>			
Total Revenues	73%	Positive	Positive
Total Expenditures	46%	Positive	Positive
Total Property Tax Collections	90%	Positive	Positive
Sales Tax Revenues	49%	Negative	Positive
<b>ENTERPRISE FUND</b>			
Utility Fund Revenues	35%	Negative	Positive
Utility Fund Expenditures	31%	Positive	Positive

Council asked Mr. Galindo to share any information on which businesses sales taxes have declined. Council discussed any projected budget deficits due to property tax collections.

City Manager Buddy Kuhn answered the biggest portion of revenues come from property taxes, which is about 54%. The city recently received the evaluation update from the Bexar County Appraisal District. He stated the initial rate is right around 5% increase in property evaluation. So that seems to be still positive, but noted next fiscal year, staff will budget a bit less on sales tax revenue because of current trends. He added all departments are working on their baselines for next year and are submitting their budget projections for review. This information will be available at the Strategic Action Plan workshop in June.

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With no further business to consider, Mayor Pro Tem Bonner moved to adjourn the meeting at 6:10 p.m. The motion was seconded by Councilmember Baker and passed by unanimous vote.

**PASSED AND APPROVED THIS 28<sup>th</sup> DAY OF MAY, 2024.**

  
 Elsa T. Robles, TRMC  
 City Secretary

  
 Bobby Rosenthal  
 Mayor

