

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
May 24, 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, May 24, 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  
Mayor Pro Tempore Lynda Billa Burke  
Councilmember Lawson Jessee  
Councilmember Wes Sharples

Also attending were:

City Manager Buddy Kuhn  
Assistant City Manager/Community Development Services Director Nina Shealey  
City Attorney Richard Lindner  
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

Absent were:

Councilmember Blake M. Bonner  
Councilmember John Savage

\* \* \*

Mayor Bobby Rosenthal opened the meeting at 5:30 p.m.

\* \* \*

*Item # 1      Approval of Minutes:*

Mayor Rosenthal asked City Council for a motion to approve the May 10, 2021 Council Meeting minutes. Councilmember Wes Sharples moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

Mayor Rosenthal asked City Council for a motion to approve the May 12, 2021 Special Council Meeting minutes. Councilmember Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

\* \* \*

*Item # 2      Announcements*

Mayor Rosenthal read the following caption.

**a. Strategic Action Plan Workshop, June 23, 2021**

City Secretary Elsa T. Robles announced the City of Alamo Heights will hold a Strategic Action Plan Workshop on Wednesday, June 23, 2021 at 8:30 a.m.

Additionally, Ms. Robles took the opportunity to announce the City of Alamo Heights will be a polling site for the upcoming Bexar County/City of San Antonio Runoff Election on Saturday, June 5<sup>th</sup> from 7:00 a.m. – 7:00 p.m.

\* \* \*

*Item # 3      Citizens to be heard*

Ms. Deb Bolner Prost, Director from the San Antonio River Authority, stated she looks forward to working together with the City of Alamo Heights on the Austin Highway/lower Broadway Improvement Project. She noted this could be an opportunity to educate citizens about green infrastructure and suggested installing interpretive/educational signage in the future.

Mr. Dan Barry, former owner of Barry’s Framing stated he wanted to give the COAH a gift, a 9 ft. sculpture he made replicating the “Winged Victory of Samothrace” which is currently in the Louvre, Paris. Mr. Barry expressed how grateful he was to have successfully owned his framing business in Alamo Heights for many years and wanted to thank the City.

\* \* \*

*Items for Individual Consideration*

*Item # 4*      Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2172**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR AUSTIN HIGHWAY/LOWER BROADWAY IMPROVEMENT PROJECT AND AMENDING THE GENERAL FUND BUDGET FISCAL YEAR 2020-21 FOR \$58,000**

Assistant City Manager/Community Development Services Department Director, Nina Shealey stated this item would be addressing two things, the Streetscape Design – Phase I and a Budget Amendment for FY 21.

In spring of 2019, the City of Alamo Heights initiated a Request for Qualifications (RFQ) process to select an architecture firm to assist in developing a vision for the streetscape along lower Broadway. Overland Partners was selected for this project and developed an initial vision and budget to support the proposed bond project. The project was voter approved in November 2020.

Ms. Shealey stated the proposed agreement with Overland Partners would cover Phase 1 of the project and would help articulate the vision into logistical components. Overland Partners will work with WGI to determine feasibility and of those components and incorporate them into the overall redevelopment. The scope of the project will include discovery and analysis of existing environment and constraints, creation of design framework based on original vision, determination of probable costs, and technical coordination with WGI and stakeholders.

Phase II of the project will cover a multi-year timeframe and will require subsequent agreements for additional services as the project progresses. The budget and scope are yet to be determined as the project is in its initial stage.

In terms of policy analysis, the project is consistent with City practices to negotiate fees for professional services. The City Attorney did review and approve the documents for this agreement.

Ms. Shealey stated the City had earmarked \$25,000 in during the FY 21 budget for streetscape design services for this project. This was in anticipation of the November 2020 Bond Election. Phase I is projected to cost \$80,350 through September 30, 2021. At this time staff requests Council to authorize a \$58,000 budget amendment in the current budget year as a “not to exceed” for Phase 1. Ms. Shealey reiterated additional agreements will be forthcoming for other phases of the project with their own associated budgets.

Councilmember Jessee moved to approve Ordinance No. 2172 and authorize the City Manager to execute a professional services agreement for the Austin Highway/lower Broadway improvement project with Overland Partners for Phase I not to exceed the amount of \$80,350, and authorizing a budget amendment of \$58,000 to the current FY 21 budget for Phase I for streetscape design services as presented. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

\* \* \*

Staff Reports

Item # 5 Mayor Rosenthal read the following caption.

**Update on Issuance of General Obligation Bonds \$13,250,000 Taxable Series 2021**

Finance Director Robert Galindo stated in March 2021, staff presented an update on the bond issuance for the General Obligation Bonds as approved by the voters last November 2020 in the amount of \$13,250,000. Staff advised Council interest rates were increasing and Council authorized staff to move forward and proceed with the bond issuance.

Ms. Anne Burger Entrekin from Hilltop Securities reiterated Council had authorized staff to initiate the bond sales process at the March 8, 2021 Council meeting. She stated the ratios between taxable and tax-exempt bonds have remained consistent since then.

Ms. Burger Entrekin presented a 10-Year Constant Maturity Treasury identifying historically low interest rates. She reviewed the Municipal Market Data Yield Curve for taxable bonds and highlighted the trading differential between AAA, AA, and A which are narrow due to low interest rates.

In reference to the projected I&S tax rate impact analysis for a \$13,250,000 taxable bond issue, Ms. Burger Entrekin noted a 2.85% true interest cost for taxable rate as opposed to a 3.13% tax-exempt rate projected before the bond election.

Ms. Burger Entrekin reviewed a Timetable of Events identifying the sequence of actions leading up to the bond sale. She expected to receive the tax rating on June 3, 2021. City Council will consider the adoption of the ordinance authorizing the issuance of General Obligation Bonds and approving/authorizing the execution of the Bond Purchase Agreement at the June 14, 2021 Council meeting. Based on the current timetable, bond proceeds should be received by July 14, 2021.

In closing, Ms. Burger Entrekin stated the recommendation is for the City to enter into a competitive method of sale given the City's AAA rating. She will continue to coordinate with City Staff to prepare next steps.

Mr. Galindo stated the proceeds may be placed in an interest-bearing account until they are released to TxDOT as part of the agreement. City Manager Buddy Kuhn noted the funds are required to be released to TxDOT 60 days before the project starts.

\* \* \*

With no further business to consider, Councilmember Savage moved to adjourn the meeting at 5:56 p.m. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

  
Elsa T. Robles, TRMC  
City Secretary

  
Bobby Rosenthal  
Mayor

