

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
August 9, 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, August 9, 2021. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chambers.

Composing a quorum were:

Mayor Bobby Rosenthal  
Mayor Pro Tempore Lynda Billa Burke  
Councilmember Wes Sharples  
Councilmember Blake M. Bonner  
Councilmember John Savage

Also attending were:

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

Absent were:

Councilmember Lawson Jessee  
Police Chief Rick Pruitt  
Human Resources Manager Lori Harris

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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 July 14, 2021 Budget Workshop 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 the approval of the July 26, 2021 City Council Meeting minutes. Councilmember Sharples moved to approve the minutes as presented. Mayor Pro Tem Billa Burke seconded the motion and was passed by unanimous vote.

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*Item # 2      Citizens to be heard*

Resident Elizabeth Feitshans express her concern regarding the new proposed multi-family apartment building on Katherine Ct. She stated developer Mr. Trebes Sasser of Ridgemont Properties, has changed the footprint of the initial plans to include more units and turn the proposed greenspace into additional parking. Ms. Feitshans noted the location is near Incarnate Word University and could add to an increase in crime in the area.

Mr. John Feitshans stated he also opposed the proposed multi-family apartment building on Katherine Ct. As a resident on Katherine Ct, he's concerned with additional street congestion and potential for added crime due to a younger population residing in the apartments.

Resident Joan Cunningham opposed the multi-family apartment project being proposed by Mr. Sasser. She added the project would completely change the character of Katherine Ct. and is inconsistent with the City of Alamo Heights' values.

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*Items for Individual Consideration*

*Item # 3      Mayor Rosenthal read the following caption.*

**PRESENTATION OF PROPOSED FY 2021 – 2022  
OPERATING BUDGET AND SCHEDULING A PUBLIC  
HEARING**

Director of Finance Robert Galindo stated he was presenting the proposed FY 2021-2022 Budget for the City of Alamo Heights and would request that Council consider scheduling a public hearing at the next regular Council meeting on August 23, 2021.

Mr. Galindo stated the City adopts a balanced budget for each fiscal year in accordance with Texas State law and generally accepted accounting standards. The budget is required to cover only those expenditures with revenue for which the City has authority to levy. A public hearing is required for the proposed budget to ensure transparency with Alamo Heights citizens.

The proposed FY 2021-2022 Budget revenues cover operating expenditures and creates a working capital of \$230,935 in net revenue. Mr. Galindo stated this working capital can be returned to the Fund Balance or designated to fund capital assets or projects. He summarized the proposed budget components as; the Tax Rate, General Fund Budget, Comprehensive Fund, Capital Projects, Street Maintenance Fund & Capital Replacement Fund, Utility Fund Revenues and Allocations, and Capital Projects Fund.

Mr. Galindo reviewed a summary of the proposed General Fund Budget and Unassigned Fund Balance for FY 2021-2022. The estimated beginning Unassigned Fund Balance on 10/1/2021 is \$7,045,757 and estimated Unreserved Fund Balance projected for 9/30/2022 is \$7,276,692. Mr. Galindo stated the City maintained a healthy fund balance as recommended by the Government Finance Officers Association (GFOA).

The proposed Utility Fund Revenue and Allocations estimated beginning balance for FY 2021-2022 on 10/1/2021 is \$2,095,583 and estimated Fund Balance projected for 09/30/2022 is \$2,299,339. Mr. Galindo summarized other proposed governmental fund balances and noted:

- Possible carryovers from prior year
- Street Maintenance estimated dedicated ½ cent sales tax revenue of \$793,258
- Olmos Basin Cleanup \$25,000
- Transfers from General Fund of \$334,526
- Police replacement of 1 Interceptor \$49,638 and 30 portable radios \$169,888, Public Works truck \$42,000 and MIS \$14,000 server/equipment

In closing, Mr. Galindo reviewed the FY 2021-2022 holiday schedule. He noted the City would observe 14 holidays next fiscal year including Juneteenth. City Manager Buddy Kuhn added the consensus among the leadership team was to do away with a floating holiday that was becoming more difficult to track administratively due to employees forgetting to take it each year.

After the presentation, Mr. Galindo requested Council's approval to hold a public hearing for the proposed FY 2021-2022 Budget on August 23, 2021 and set an action item to adopt the FY 2021-2022 Budget on August 23, 2021.

Councilmember Sharples moved the City hold a public hearing for the Proposed FY 2021-2022 Budget on August 23, 2021. The motion was seconded by Councilmember Blake M. Bonner and passed by unanimous vote.

Councilmember Sharples moved the City have an action item to adopt the Proposed FY 2021-2022 Budget on August 23, 2021. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

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

**DISCUSSION AND POSSIBLE ACTION TO SET THE  
PROPOSED 2021 TAX RATE AND SCHEDULING A  
PUBLIC HEARING**

Mr. Galindo stated the City is required by Ch. 26 of the Texas Property Code to determine and publish the no new revenue tax rate and the voter approval tax rate. The City is required to decide how much revenue is needed and to calculate the rate required to raise that amount. Public notices must be published and if the proposed tax rate will exceed the no new revenue tax rate, the City must hold one public hearing and adopt a tax rate.

Mr. Galindo noted the current tax rate is \$0.386439. The proposed 2021 Tax Rate per \$100 is \$0.404439 which is less than the voter approval tax rate of \$0.451964, but exceeds the new revenue tax rate of \$0.379683. Council is required to hold a public hearing to obtain citizen input. The City will publish notices pursuant to the Texas Property Tax Code. In calculating the proposed tax rate for 2021, the total estimated property tax revenue is \$7,398,043.

Mr. Galindo requested Council's approval to hold a public hearing for the proposed 2021 Ad Valorem Tax Rate on August 23, 2021 and set an action item to adopt the 2021 Ad Valorem Tax Rate on August 23, 2021.

Councilmember Sharples moved to set the proposed 2021 Tax Rate at \$0.404439 per \$100 valuation composed of the M&O Rate of \$0.336439 and the I&S Rate of \$0.068000. The motion was seconded by Mayor Pro Tem Billa Burke and passed by roll call vote as follows: Ayes – Mayor Pro Tem Billa Burke, Councilmember Sharples, Councilmember Bonner, and Councilmember Savage. Nays – None. Present but not voting – Mayor Rosenthal. Absent and not voting – Councilmember Lawson Jessee.

Councilmember Sharples moved the City hold a public hearing for future consideration of the 2021 Proposed Tax Rate on August 23, 2021. The motion was seconded by Mayor Pro Tem Billa Burke and passed by roll call vote as follows: Ayes – Mayor Pro Tem Billa Burke, Councilmember Sharples, Councilmember Bonner, and Councilmember Savage. Nays – None. Present but not voting – Mayor Rosenthal. Absent and not voting – Councilmember Lawson Jessee.

Councilmember Sharples moved the City set an action item on the August 23, 2021 agenda to adopt the 2021 Tax Rate. The motion was seconded by Mayor Pro Tem Billa Burke and passed by roll call vote as follow: Ayes – Mayor Pro Tem Billa Burke, Councilmember Sharples, Councilmember Bonner, and Councilmember Savage. Nays – None. Present but not voting – Mayor Rosenthal. Absent and not voting – Councilmember Lawson Jessee.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:01 p.m. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

**PASSED AND APPROVED THIS 23<sup>rd</sup> DAY OF AUGUST, 2021.**

  
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Elsa T. Robles, TRMC  
City Secretary

  
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Bobby Rosenthal  
Mayor

