

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 14, 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, September 14, 2026. Staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:

Mayor Albert Honigblum
Mayor Pro Tem Lawson Jessee
Councilmember Karl P. Baker
Councilmember Lynda Billa Burke
Councilmember Trey Jacobson

Also attending were:

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

Not attending:

Councilmember Blake M. Bonner
Community Development Services Senior Planner Tyler Brewer
Assistant to City Manager Jennifer Reyna

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Mayor Albert Honigblum opened the meeting at 5:31 p.m. and welcomed Boy Scout Troop 809 in the audience.

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Item # 1 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the August 24, 2026 Council meeting minutes. Mayor Pro Tem Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by a 4-0 vote.

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Item # 2 Announcements

Mayor Honigblum read the following caption.

a. Annual Howdy Night Parade, September 23rd

Community Development Services Director Lety Hernandez stated the Annual Howdy Night Parade is scheduled for September 23rd from 4:30 p.m. to 5:00 p.m. starting at 103 Alamo Heights Blvd and ending at 6900 Broadway St (AHHS). Set up will start at 3:30 p.m.

b. 19th Annual Race for Rescues 5K, September 26th

Ms. Hernandez announced the Spay Neuter Inject Protect San Antonio (SNIPSA) will have their 19th Annual Race for Rescues 5K on September 26th at the Alamo Heights Pool. Event will be from 8:00 a.m. to 11:00 a.m. with setup starting at 6:00 a.m.

c. 15th Annual National Night Out, October 6th

City Manager Buddy Kuhn stated the 15th Annual National Night Out is scheduled for October 6th at 5:30 p.m. to 7:30 p.m. It will take place behind City Hall as in years past with food and refreshments. First Responders and Public Works will have vehicles on site and there will be fun activities for children.

d. Update on Storm Debris Cleanup

Mr. Kuhn provided an update on the recent storm debris cleanup. He stated on Friday, August 28, 2026, around 8:30 pm, two dry lines converged over NE Bexar County which produced a severe thunderstorm storm with straight line winds which measured at 81mph. The tri-city area sustained widespread tree damage and minor structural damage in isolated cases. He noted power was not fully restored to entire city until September 1st.

Mr. Kuhn shared operations to clear the debris off streets began that night. Multiple off-duty staff were recalled from Fire, Public Words and Police along with extra dispatching crews. Operations continued from Friday night until 6 p.m. Saturday. There were some clean-up delays due to electrical lines in downed trees.

City wide damage assessments began, and city staff met with Texas Division of Emergency Management (TDEM) officials and coordinated with City of San Antonio officials. TDEM noted damage assessments countywide must hit at least \$9.7 million in structural damages to unlock disaster funds. On September 9th, Governor Abbott encouraged county officials to seek a disaster declaration which is to be determined due on-going damage assessments. If approved, it may unlock funding to assist communities with the storm clean-up.

Mr. Kuhn commented storm debris from streets and alleys were hauled to the nature trails parking lot for staging. Staff reached out to several other municipalities for assistance and most sent resources including manpower, chain saws, dump trucks and grapple trucks. These cities included Selma, Bulverde, Shavano Park and other communities. TDEM also deployed two hand crews to assist, and the COAH rented an additional 40-yard grapple truck to supplement the one already owned by the city.

Mr. Kuhn stated the pile of brush is currently estimated to be in excess of 4,000 cubic yards. The city has contracted with a trucking company to haul away debris, 22 yards at a time, hauling will take several additional weeks. He added city crews have continued working overtime to clear streets. The current cleanup cost will be in excess of \$100K and a budget amendment will be necessary. Mr. Kuhn reviewed several pictures taken after the storm and read a letter from a resident thanking the city and staff for their efforts in responding to this storm and its aftermath. He noted cleanup efforts are ongoing.

Topic	Regulation	Request
Street Trees	Min. 4-inch caliper and installed within right-of-way	- Min. 6-inch caliper at DBH (54in above ground) but may be installed within the building setback if tree a minimum 5ft x 5ft minimum tree planting area is not available. - None required at alley side
Signage	- Monument Sign Max Size: 24 sq ft - Wall Sign Max Size: 24 sq ft - Canopy/Awning Sign Max Size: 24 sq ft	- Monument Sign: One 32 sq ft (max) at west end of property facing Arcadia Pl - Wall Sign Size: One 48 sq ft (max) at west end of building facing Broadway - Canopy/Awning Sign: One 24 sq ft (max) sign mounted on leasing office along Arcadia Pl (no variance)
Topic	Regulation	Request
Parking	- Spaces: 460 parking spaces required for 300 units - Size: 9ft x 18ft (depending on parking angle)	- Spaces: 495 parking spaces required for 300 units - Size: Up to 20% of spaces may be compact (8ft x 16ft) - Up to 4 head-in spaces provided along Arcadia for leasing office use during designated times - Min. 24 unrestricted public parallel parking spaces shall be provided along Arcadia, Cleveland, and Grove with max 3 before separation requirement - Min. 4 parallel and min. 7 head-in parking spaces on property for public use and accessible with a public access easement
Water Supply / Utility Demand	Cost of water rights and necessary utility upgrades borne by developer	No change

Ms. Hernandez noted the area being replatted would establish the properties into one lot. The minimum requirement for lot area for a multi-family dwelling over 35 feet is 186,000 square feet based on the number of units. The applicant is proposing 160,213.68 sq ft, which would allow up to 257 units and would be considered a variance. The lot width minimum requirement is 75 feet and is being met with the proposed 500.32 ft.

Technical and administrative reviews are required to ensure compliance with the City's Zoning Code and SUP in addition to current adopted Building/Fire codes. A replat is required to be able to construct across the site.

On August 3, 2026, the Planning & Zoning Commission (P&Z) considered the request and voted unanimously to recommend approval of the Specific Use Permit (SUP) with the condition that City Council take into consideration the eleven (11) points that were summarized and brought up by the public and determine what points are appropriate for the SUP as they review it and that the City's attorney review of Section 2 as brought up in the public hearing to confirm that the language is appropriate and meets what the Commission is intending.

Public notifications for the SUP 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 fourteen (14) responses in support and five (5) in opposition.

Ms. Hernandez stated the replat request must be approved by CPS, SAWS, and Public Works prior to release for recordation. On August 3, 2026, the Planning & Zoning Commission considered the replat request and voted unanimously to recommend approval, as written, contingent upon the SUP.

Public notifications for the replat 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 six (6) responses in support and three (3) in opposition.

Ms. Hernandez stated the final review is pending approval of the SUP and replat. On August 18, 2026, the Architectural Review Board (ARB) completed the Final Design review during their regular meeting on August 18, 2026 and the motion to recommend approval of the proposed design as presented was approved with a 3 to 1 vote per Section 2-48(a) of the City's Code of Ordinances with Gaines, Gottsman, McFarland voting to approve and Armes voting to deny.

Public notifications for the final review were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. Staff received eight (8) responses in support, three (3) in opposition, and one (1) neutral response.

Mayor Honigblum opened the public hearing at 6:01 p.m.

Mr. Brad Knolle, representing the applicant, stated Embrey Partners has been working with Mr. Trebes Sasser (applicant) for over a year and is currently under contract to purchase this property that is in dire need of redevelopment. They propose a concept developed in partnership with Lake Flato Architects of a Class A multifamily development that will cater to young professionals, empty nesters, and will compete with the projects currently in operation in the Pearl and also in the Lincoln Heights area, San Antonio. He stated they understood economic hardships are not a reason for approval or denial but assured that Embry has gone to great lengths to try to fit a financial model and a development proposal that is both financially feasible and executable that the City of Alamo Heights will be proud of.

Mr. Knolle explained the project has evolved numerous times as it has significant topography challenges. He reviewed an old site plan and presented an updated plan developed after listening to residents' and Council concerns. He noted they had moved the entrance and positioned it similar to hotel entrances where it allows up to eight cars to wait to enter the parking garage. A secondary entrance is located along Cleveland Court on the east side of the property.

The new design also provides a break in the building in front of the single-family residences along Arcadia. There is a reduction of about 1,800 in square footage, bringing in the

building 10 feet to break the façade and up five (5) stories. The facility will have a private dog park with public seating in the courtyard with potential space for retail development.

Mr. Knolle stated they have had over eighteen (18) meetings with various stakeholders, and responded to many concerns with modifications to the design of the building. He noted there have been significant number of changes and a few neighbors that were originally against the project, are now unopposed. He addressed construction concerns and stated they are committed to no blasting since the geotechnical borings do not show any rock. No groundwater has been found; however, if that changes, they promise to manage it in accordance with geotechnical provisions.

Mr. Knolle commented they plan on using Geopier foundation for the parking garage and are committed to pre and post construction surveys of any residences that would like to have that done to monitor any damage caused by Geopier vibration. He added they commit to the City of Alamo Heights codes and ordinances, as well as state laws regarding abatement and demolition.

To help communicate with the community during construction, Embrey's General Superintendent, James LePage commits to sending monthly email updates on activities going on with the project and will be a direct point of contact between Embry and the neighbors to try to settle any conflicts before they arise.

Mr. Knolle spoke on key points for the project. Regarding construction parking, subcontractors will park in the garage once it is built. They are committed to planting 6-inch caliper trees similar to the project at 7600 Broadway. He noted the realignment of the parking garage caused them to lose a big heritage tree that will be an additional mitigation fee of close to \$20,000 to the city; however, this was a key point for the neighbors. He stated the break in the building reduced the square footage, but the architectural result will look nice.

Regarding parking, the SUP states they will include 39 public spaces as a minimum; however, they project there will be closer to 45 spaces once the design is finished. The project upgrades the existing 4 to 6 feet sidewalks to 8 feet on all 3 sides, and 6 feet in the alley and will provide a nice, wide, new urbanism look. Providing public parking within the existing right-of-way and moving the sidewalk in will allow traffic to flow much better along Arcadia.

Mr. Knolle addressed a concern to install recess windows into the façade which they have committed to do. The design has 2x6 walls on the exterior construction; they plan to bring in the windows 2 inches to provide some shadowing and relief. To break the vertical plane, they plan to use brick, stucco, and hardy siding in the design and will recess windows back approximately 9-12 inches at each break.

Mr. Knolle stated they agreed to a final concession after talking to Mayor Honigblum who had significant meetings with the neighbors who requested a reduction in height on the northeast corner of the structure. It will be reduced to 55 feet for approximately a distance of 60 by 30 and will bring the building down to four (4) stories in height. This will reduce the density of the building from 300 to 296.

In reference to water, Mr. Knolle commented they are going to aggressively pursue water credits at their expense. Embrey proposes to pay the city \$27,000 per credit for however many

credits are agreed upon by a study if they are unable to purchase water credits through the EAA. He stated they are willing to work with the City Manager on a study or agree upon a number of credits beforehand. Mr. Knolle shared they calculate their usage will be somewhere around 25 credits, but understand there is about a 35% drought factor and would like to revise the SUP to accordingly to reflect 30 water credits.

In closing, Mr. Knolle stated they are aware of the Chapter 380 agreement that is along Broadway for the retail development, but they are not asking for any monetary concessions from the city because it is a privately funded development. Embrey has a 52-year history of developing Class A multifamily construction throughout the country. He added the company would not have survived the ups and downs of the real estate cycle over the years if doing the right thing and doing what they said was not ingrained in their company culture.

Mayor Honigblum stated Council would hear citizen comments.

- Ms. Kristi Davis, resident, stated she asks that Council follow the city code and commented each meeting regarding this project has gone sideways from ARB to P&Z to City Council noting they were not upholding Article 6 of the Code of Ethics and Conduct for City Officials and Employees, Section 2-157.
- Ms. Maggie Simpson, resident, stated the agenda packet was never posted on the website, but was received via a link four (4) hours before the meeting and concerned residents were not certain the copy they received was the same version being voted on. She asked Council to consider, before taking the final vote, whether the public had a real opportunity to review what is being voting on.
- Ms. Cassidy Luitjen, resident, stated she supports redevelopment; however, does not support a seven-story building be developed 200 feet from her home. She asked Council to read the fine print on the ordinance exhibits that state they are a schematic and can be altered or modified as needed.
- Ms. Claudia Carlos, resident, stated the SUP is not consistent with the City's Comprehensive Master Plan noting the neighborhood between Broadway and New Braunfels is referred to as a multi-family transition zone outlining multiple types of multi-family housing such as duplexes, triplexes, quads, bungalow courts, etc. that should be compatible with the scale of the street and adjacent structures. It is important to ensure that buildings are composed of house-scale elements and masses sited on lots so as not to dominate adjacent houses.
- Mr. Jim Warren, resident, shared concerns about the new proposed development in the neighborhood stating everything that Embrey mentions should be written into the SUP to include four stories, not five facing Arcadia Place and Cleveland Court.
- Mr. Richard Bilanceri, resident, stated all the benefits the project will provide the City outweigh the concerns. He commented the proposed development is a world-class design, and the city is in need of more density which is inevitable. He understands a two-story building would be better, but understands it is not economically feasible for the developer.

- Ms. Natalie Smith, resident, commented \$41,900 a year is the difference in Alamo Heights tax revenue between the 257-unit project allowed by code and the 300 unit the SUP requests. She stated the SUP adds 43 incremental units and \$11.3 million in projected property value to the applicant and the tax benefit is overstated. She requested Council add a successor binding protection for the promised revenue in the SUP. She stated the question is whether to allow 65 feet, nearly twice the code's 35-foot height, and 6 stories, exactly twice the three-story limit, for less than \$42,000 a year in city revenue that the ordinance doesn't guarantee.
- Dr. Zenon Culverhouse, resident, stated when the project was announced, the households around it did not organize to stop it. From the first meeting they supported new housing on this site. After many meetings with the applicant, neighbors ask for one thing and support the development with one condition written into the ordinance itself stating four (4) stories, not five (5), facing Arcadia Place and Cleveland Court between the two garage portals.
- Mr. Doug Smith, resident, stated he supports redeveloping this property with one condition: four (4) stories, not five (5), facing Arcadia Place and Cleveland Court between the two garage portals. He requested this condition be written into the SUP.
- Mr. Ray Romano, resident, shared concerns regarding the proposed building height and ability for the fire department to be able to put out a fire without the proper ladder height.
- Ms. Joan Cunningham, resident, stated Council, boards and commission are biased toward developers and stated the size of the proposed building is not consistent with the style, the size, and massing of the vicinity. She noted the city's code of ordinances states a multi-family district has a three-story limit and did not understand why the city was not adhering to it.
- Ms. Stephanie Keane, resident, stated Alamo Heights is unique and special and should be protected. Council should consider that the developers do not live here and noted many homes have been lost in the city due to developers. She asked Council to protect the city of Alamo Heights.
- Ms. Sandy East, resident, stated she could not understand how the City Council can ignore the current building codes. She added residents are not opposed to the structure, just the proposed size.

With no one else to speak on the item, Mayor Honigblum closed the public hearing at 6:44 p.m.

Item # 6 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 473, a request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, for approval of a Specific Use Permit (SUP) authorizing certain variances to the City of Alamo Heights' Zoning Code regulations to

**allow for the construction of a new multi-family apartment project
on the properties identified as 102 Arcadia Pl and 141 Grove Pl,
both zoned Multiple-Family Dwelling District (MF-D)**

Councilmember Jacobson took the opportunity to thank everyone involved in the project process. He shared he and his family had lived at the current location several years ago while renovating their house. He commented he always thought the buildings/property were inadequate for Alamo Heights and development standards being prime walking distance from many restaurants and shops in the city. He imagined a better project at that location and was excited when Embrey presented their notice of intent. He thanked the neighbors for sharing their concerns and suggestions and stated Council is taking these very seriously. He commented he has not been as involved as Mayor Honigblum, who has tried his best to be their advocate for the development process.

Councilmember Jacobson asked Mr. Knolle for clarification on comments made during his presentation. He asked if there was an opportunity for the neighbors have the ability to contact the project superintendent if they had issues or concerns with the project.

Mr. Knolle stated the neighbors would definitely have the superintendent's contact information as he is the point of contact for the project. He continued to explain the project process noting the first thing they would build would be the parking garage which is assembled in pieces much like a set of Legos which will take approximately four to six months. He assured the planning pay particular attention to minimize traffic in the residential area and added during demolition, they will follow state laws and local ordinance regarding asbestos abatement.

In reference to ownership of the property/building, City Attorney Frank J. Garza explained, under basic property law, the ordinance would run with the land. The city is prohibited from limiting the property owner to disperse or sell the property. If the property were sold, the new owner would have to also comply with the SUP; however, there is nothing the city can do to prevent it from going to a non-profit or public housing, etc. Mr. Garza added there is legislation limiting types of Public Finance Corporations (PFC) and what they are able to do. A PFC in Alamo Heights would have to be approved by the City Council.

Mayor Pro Tem Jessee asked for clarification on the lack of posting the agenda packet for the Council meeting. Mr. Kuhn stated staff did not forget to post the agenda packet. The agenda packet is always posted on Monday; however, due to system errors, it could not be posted, and a link was emailed to those requesting it.

Mr. Garza advised under the law, the only thing that the City is required to post is the agenda. Very few cities post the entire packet when the agenda is posted because they are still accumulating and gathering the information for the packet. He commented it has been the city's practice to post the packet on the day of the meeting, Monday, not prior.

Mr. Kuhn shared staff had one request from the Smiths who asked for the information, and staff sent it to them. Mayor Honigblum noted Mr. Smith serves as the point of contact for the group of homeowners concerned with the project and had the SUP to share prior to the Council meeting.

Mr. Garza explained as part of the SUP, the P&Z wanted to ensure any future changes would go through the correct process. In Section 2, a sentence was added to address the concern should any additional variances, approvals, or exceptions were needed to accommodate the project, it will require an amendment of the SUP and approval through the City's zoning process of the P&Z and City Council.

Council discussed water impact to the city with the proposed project and came to a consensus of accepting Mr. Knolle's proposal of revising the SUP to reflect purchasing 30 water credits and paying the city \$27,000 per credit for if they are unable to purchase these credits.

Mayor Pro Tem Jessee raised the question on building materials to be incorporated into the project SUP.

Mr. Garza stated City Council needs to have assurance as to what they are approving; however, the builder also needs some flexibility. They are asking for a 10% deviation from the materials they are proposing in their plans. Mr. Garza explained the Texas legislature took away the city's ability to restrict materials in development projects; however, due to the proposed SUP and developer seeking variances, the city is able to require or restrict certain building materials.

Mayor Honigblum addressed the added public parking as agreed by Embrey. He stated this was not required by code for the development, but requested by the city to help make the streets more passible and help mitigate some of this parking along this residential area.

Mr. Knolle clarified the entire 296 unit facility is entirely self-parked within the garage and the street parking is 100% public; however, he could not guarantee that a resident will not park there temporarily. He noted with the exception of four parking spaces restricted during business hours for future residents; all are public parking.

Councilmember Baker asked for clarification on why "Option 6" with a total of four stories did not work for this project. Mr. Knolle explained this option was never presented to Council because it simply did not work. It was presented to the neighbors during one of their meetings where they asked for other site plans that had been considered. He reiterated it was not financially feasible.

Councilmember Billa Burke asked Mr. Knolle if this was a "green" or energy efficient project and if the outside lighting would be appropriate for the neighborhood.

Mr. Knolle explained it is standard practice for Embrey to achieve a green certification on every project through the NGBS, National Green Building Standards. He briefly stated the facilities lighting will be in compliance with city code.

Councilmember Baker noted there was language in the "height" section that referenced materials and elevations and should be removed to avoid confusion. He asked for clarification on the material deviation of 10% and if this applied to each elevation or building side as the language was unclear on the proposed exhibits.

After further discussion Council agreed to add specific enforceable language to the SUP and Exhibits regarding elevation materials and design to be used in the project.

Before making a motion, Councilmember Jacobson stated it is difficult making a decision about this type of case, because you weigh a lot of pros/cons and some cases are not always perfect situations. He stated he appreciated Council's commentary and made a motion to approve the requested Specific Use Permit with noted amendments: to reduce the maximum number of residential units permitted from 300 to 296; and, at the Northwest corner of the site at the intersection of Arcadia Place and Cleveland Court, the maximum building height will be reduced from 65' to 55' (Four (4) Stories) within a rectangle area measuring 60' along Arcadia Place and 30' along Cleveland Court measured along the building setback line; and delete the last sentence in Section 1(e)(i), making references to elevations and materials; and, adding Section 1(h), titled "Building Materials and Design," which shall read: "The project shall be constructed in accordance with the elevations and materials described in Exhibit "B", as incorporated into this SUP; and, adding a note to Exhibit "B" indicating that "exterior windows shall be recessed"; and, adding a note to Exhibit "B" stating that, "the location of building materials shown on the elevations shall generally be constructed where indicated"; and, amendment to Section 1 of the Ordinance, Part (2), regarding water rights, replacing Subsection (A), as follows: "(a) Water Supply Acquisition required. Property owner shall purchase 30 acre-feet of Edwards Aquifer Water pumping rights and convey all such rights into the City's Water Permit. If such water rights cannot be acquired and delivered to the City before final Certificate of Occupancy is issued by the City, property owners shall pay the City \$27,000.00 per acre-foot to purchase the Edwards Aquifer Water pumping rights required by this section. City will not impose any additional costs or fees for property owner's use of such water (e.g. Impact Fees) following the transfer to City's Water Permit, but customer(s) on the property will be charged for water and wastewater usage in accordance with the City's adopted rates for each. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

Item # 7 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 474. A request by Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to replat the properties identified as CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23, also known as 102 Arcadia Pl, and CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23, also known as 141 Grove Pl.

Mayor Honigblum opened the public hearing at 7:59 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 7:59 p.m.

Item # 8 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 474, a request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to replat the properties identified as CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23, also known as 102 Arcadia Pl, and CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23, also known as 141 Grove Pl.

Councilmember Billa Burke moved to approve Planning and Zoning Case No. 474 as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 4-0 vote.

Item # 9 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1050F, a request of Brad Knolle of Embrey Partners, applicant, representing Trebes Sasser, Jr. of Ridgemont Properties, owner, for the final review of the proposed design of a multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl.

Councilmember Billa Burke moved to approve ARB Case No. 1050F as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 4-0 vote.

Item # 10 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 252

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY MEDICAL SERVICES (EMS) AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

Fire Chief Allen Ottmers stated he would be presenting on Items 10 & 11 authorizing the City Manager to execute a new interlocal agreement between the cities of Alamo Heights, Olmos Park, and Terrell Hills to provide emergency medical services (EMS) and Emergency Dispatching / 911 services. He noted Chapter 791 of the Texas Government Code authorizes local government to enter into these type of agreements.

Fire Chief Ottmers stated the EMS agreement between Alamo Heights, Olmos Park, and Terrell Hills began in 1982 and the current EMS contract expires on September 30, 2026. The Dispatch agreement expires 09/30/2026; however, both new agreements will expire 09/30/2029. He stated cost-sharing assures that quality Emergency Medical Services and 911 dispatching is achieved at a low cost to its' citizens.

Citizens are assured quick access to 911, emergency medical care, and transport to area hospitals. With a single dispatch answering point, residents of the tri-cities can call in with requests for extra patrols, notice for out-of-town information and other more personalized services. Alamo Heights remains the owner of both the 911 call center and EMS division and is the managing partner and will work with each community on an annual basis to negotiate budgets, equipment upgrades, etc.

Fire Chief Ottmers stated the agreements will continue to expire concurrently, and cancellation is a one year notice by any city on a rolling 12-month basis. Both the EMS and Emergency Dispatching agreements are binding to each other and will not be considered as stand-alone for purposes of the term and cancellation; termination provisions are contained

therein. Should either Olmos Park or Terrell Hills withdraw from the agreement(s), then Alamo Heights may continue with a new agreement for Dispatching and EMS services with the remaining city.

The proposed agreements were coordinated with the Police and Fire Chiefs of Olmos Park and Terrell Hills who have no opposition to the proposed contracts. The City Attorneys and City Managers have reviewed and approved the agreement.

Fire Chief Ottmers stated fixed percentages for a new 3-year EMS contract were agreed upon by all parties. Fringe and other costs are adjusted annually during budget cycle. He stated the cost share arrangement changes for the next 3-year term are as follows, based on the total number of EMS calls per city in the prior three-year period January 01, 2023 – December 31, 2025.

City	2023-2026 %	2026-2029 %	Difference	Cost
Alamo Heights	69.11%	69.5 %	+0.4	\$562,627
Terrell Hills	18.49%	14.7%	-3.8	\$119,002
Olmos Park	12.40%	15.8%	+3.4	\$127,907

Additionally, fixed percentages for a new 3-year Dispatch contract were agreed upon by all parties. Fringe and other costs are adjusted annually during budget cycle. The cost share arrangement changes for the next 3-year term are as follows, based on based on Alamo Heights at 60% and Olmos Park and Terrell Hills at 20% each respectively.

City	2023-2026 %	2027-2029 %	Difference	Cost
Alamo Heights	60%	60 %	0%	\$555,606
Terrell Hills	20%	20%	0%	\$185,202
Olmos Park	20%	20%	0%	\$185,202

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 252 as presented. The motion was seconded by Councilmember Jacobson and passed by a 4-0 vote.

Item # 11 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 253

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY DISPATCH SERVICES AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 253 as presented. The motion was seconded by Councilmember Jacobson and passed by a 4-0 vote.

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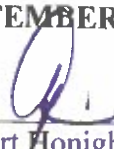
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With no further business to consider, Mayor Pro Tem Jessee moved to adjourn the meeting at 8:10 p.m. The motion was seconded by Councilmember Jacobson and passed by 4-0 vote.

PASSED AND APPROVED THIS 28th DAY OF SEPTEMBER, 2026.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor