

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 25, 2023

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 25, 2023. 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 Blake M. Bonner
Councilmember Lawson Jessee
Councilmember Karl P. Baker – Via Zoom
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn
Assistant City Manager Phil Laney
City Attorney Richard Lindner
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Director of Finance Robert Galindo
Police Chief Rick Pruitt
Deputy Fire Chief Allen Ottmers

Not attending:

Fire Chief Michael Gdovin
Community Development Services Director Lety Hernandez
Public Works Director Pat Sullivan
Human Resources Manager Brenda Jimenez

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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 on the September 11 , 2023 City Council Meeting minutes. Councilmember Lynda Billa Burke moved to approve the minutes as presented. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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Announcements

Item # 2 Mayor Rosenthal read the following caption.

12th Annual National Night Out, October 3rd

Assistant to City Manager Jennifer Reyna announced the City’s 12th Annual National Night Out is scheduled for Tuesday, October 3, 2023 from 5:30 p.m. to 7:30 p.m. It will be held in the rear parking lot of City Hall. She invited residents and their families to join the City for some fun and public safety awareness. Ms. Reyna stated the following sponsors have signed up to participate: Meals on Wheels, Central Market, Raising Canes, Next Level Urgent Care, RBFCU and Bird Bakery.

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Item # 3 Citizens to be Heard

Mr. David Brigham, resident, addressed the Council regarding the Argyle’s outdoor events and parking issues. He stated large events have become more frequent, louder, and more amplified than ever before. He added the loud music can be heard and felt inside their home. Recently, he called the AHPD to issue a complaint, but stated, nothing was done. He shared concerns with allowing the Argyle to expand and host larger events.

Ms. Chrissie Sorenson, resident, shared concerns regarding the Argyle. She stated she felt unheard by the City Manager regarding complaints about loud events at the Argyle and was also concerned about the City allowing a specific use permit for an expansion to the venue. She urged Council to stand by the vision and core values of Alamo Heights.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

RESOLUTION NO. 2023R-168

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AUTHORIZING APPROVAL FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH GRACE & MCEWAN CONSULTING, LLC FOR CONSULTANT SERVICES; AND SETTING AN EFFECTIVE DATE.

City Manager Buddy Kuhn stated this was a resolution for approval to renew a consultant services agreement with Grace & McEwan Consulting, LLC. They will continue assisting the City with analyzing and executing strategies to proceed with the Broadway development project. The agreement is for a 1-year term, with renewal options if mutually agreed to by both parties. They were selected to develop and execute a working strategy with TxDOT to advance the Broadway development project.

Mr. Kuhn stated, per Chapter 252.021 of the Texas Local Government Code, it permits the City Manager to enter into contracts without competitive bidding or proposals for contracts less than \$50,000. Additionally, Chapter 252.022 of the Texas Local Government Code states, Competitive bidding or proposals are not required for contracted personal, professional or planning services, such as the agreement with Grace & McEwan Consulting.

Mr. Kuhn stated the purpose of acquiring Grace & McEwan is to formulate a strategy to advance the Broadway project, to advocate to TxDOT for project continuation, and to reach an agreed upon design by TxDOT standards and the City needs.

Mr. Kuhn reiterated the contract term is for one year with a renewal option if mutually agreed to by both parties and can be cancelled with a 30-day notice by either party with or without cause. The contract expires September 30, 2024. There is a monthly fee of \$7,500.00. The City is responsible for paying additional costs and expenses the contractor may incur while acting on City's behalf. The funds are included in the City Budget.

Mr. Kuhn informed Council staff recently updated the TxDOT TA Program Grant application previously submitted in May and will resubmit with additional information. He added the consultants are working on additional avenues for funding. He noted the monthly fee did not increase and the consulting firm has been assisting the City for about a year and a half. Mr. Kuhn stated Grace & McEwan have helped the City get into the upper tier of TxDOT and continue working to find other funding grants.

Councilmember Karl P. Baker asked if staff had considered paying the consultants an "hourly" fee instead of a monthly fee. Councilmember Jessee commented this was considered early on, but because they are a lobby firm, they do not accept hourly rates due to the frequency/infrequency of work they do on behalf of the City. Councilmember Baker stated he needed to ensure this was a good value for the City.

Mayor Rosenthal agreed. He suggested renewing the contract and continue monitoring the Broadway project it should there be a need to cancel. Mayor Pro Tem Blake M. Bonner also agreed and asked staff to keep a close eye on the Broadway project should it ever start.

Mr. Kuhn stated the project delay was not because of the consultants, but because of TxDOT. He assured Council, staff is overseeing the City's interests, and will continue to monitor the situation.

Councilmember Jessee moved to approve Resolution No. 2023R-168 and authorize the City Manager to execute an Agreement for Consultant Services with Grace & McEwan Consulting, LLC. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

RESOLUTION NO. 2023R - 169

A RESOLUTION APPROVING THE EXTENSION OF AN INTERLOCAL AGREEMENT AMENDMENT FOR EMS SERVICES AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE EMERGENCY MEDICAL SERVICE AGREEMENT WITH SAID CITIES.

Mr. Kuhn announced this was a request to approve a 45-day extension to the interlocal agreement between the cities of Alamo Heights, Terrell Hills and Olmos Park for Emergency Medical Services. The current agreement is scheduled to expire on September 30, 2023.

The interlocal agreement was originally signed in 1982, the cities of Alamo Heights, Olmos Park, and Terrell Hills have had a longstanding contractual relationship to provide emergency medical services. The Emergency Medical Service Agreement negotiations have not concluded but, all parties agreed to extend the original expiration date of September 30, 2023.

Mr. Kuhn stated this agreement shall replace the prior agreement at 12:01 A.M. on October 1, 2023, and shall terminate at 11:59 P.M. on November 17, 2023 unless terminated as hereinafter provided or extended further by the cities. The approval of this amendment will provide additional time for the cities to negotiate terms and have them approved by their respective governing bodies.

Mr. Kuhn noted the only amendment to the original services agreement is the extension of the termination date. He added all other provisions of the original agreement or any approved amendments and exhibits not in conflict with this amendment, shall remain in full force. Mr. Kuhn stated the amendment was drafted by the COAH legal counsel and reviewed by all parties.

In regards to the fiscal impact for each city, it will remain the same through November 17, 2023 per the current contract language. The cost per city is currently under negotiation.

Mr. Kuhn stated EMS staff has been working on negotiations with other the other cities. The cities discussed combining the dispatch and EMS agreements which may be presented to Council for consideration in November.

Mayor Pro Tem Bonner moved to approve Resolution No. 2023R-169 as presented to extend the interlocal Emergency Medical Services agreement between the cities of Alamo Heights, Terrell Hills and Olmos Park for 45-days. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2214

AN ORDINANCE AMENDING THE ADOPTED GENERAL FUND OPERATING BUDGET FISCAL YEAR 2022-23 FOR TRANSFERS OUT FOR A TOTAL OF \$1,794,000

Finance Director Robert Galindo announced a budget adjustment for the General Fund is done annually every September. He reviewed the General Fund 2023-23 projections. The estimated revenue over expenses for fiscal year ending September 30, 2023 is in good standing at \$1,794,449.

Mr. Galindo stated staff proposes using up to \$1,794,000 of the projected positive balance for a budget amendment to transfers out of the General Fund. The budget amendment request is in line with the Strategic Action Plan and Beautification Charette public meetings. The amendment will be for a transfer from the General Fund to Capital Replacement Fund, Street Maintenance Fund and Comprehensive Fund for Beautification projects. He reviewed the budget amendment breakdown:

	Amount
Comprehensive Fund - Beautification Projects	\$ 1,394,000
Capital Replacement Fund	\$ 200,000
Street Maintenance Fund	\$ 200,000
Total	\$ 1,794,000

Mr. Galindo reiterated the budget amendment is in line with sound financial management practices to commit funds when possible for community projects and is consistent with the Strategic Action Plan and Beautification Charette. Budget amendments between funds require Council approval. He noted the proposed amendment was reviewed by the City Manager and City Attorney.

Staff requests Council to approve an ordinance to amend the Fiscal Year 2022-2023 adopted budget for transfers from the General Fund to the Street Maintenance Fund \$200,000, Capital Replacement Fund \$200,000 and up to \$1,394,000 to the Comprehensive Fund for Beautification Projects and to execute all necessary budget documents and accounts necessary to complete the budget amendment.

Councilmember Billa Burke moved to approve Ordinance No. 2214 as presented. The motion was seconded by Councilmember Savage and passed by unanimous vote.


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With no further business to consider, Mayor Pro Tem Bonner moved to adjourn the meeting at 5:51 p.m. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

PASSED AND APPROVED THIS 9th DAY OF OCTOBER, 2023.


Elsa T. Robles, TRMC
City Secretary




Bobby Rosenthal
Mayor