

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
November 9, 2020

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, November 9, 2020. 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 John Savage  
Councilmember Lawson Jessee  
Councilmember Blake M. Bonner  
Councilmember Wes Sharples  
Councilmember Lynda Billa Burke

Also attending were:  
City Manager Buddy Kuhn  
Assistant City Manager/Community Development Services Director Nina Shealey  
City Attorney Frank Garza  
Assistant to City Manager Jennifer Reyna  
City Secretary Elsa T. Robles  
Director of Finance Robert Galindo  
Human Resources Manager Lori Harris  
Police Lieutenant Cindy Pruitt  
Fire Chief Michael Gdovin  
Public Works Director Pat Sullivan

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Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

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Mayor Rosenthal asked if there were any citizens waiting to speak via Zoom so we could disclose the teleconference process to any listeners desiring to speak on an agenda item. Assistant to City Manager Jennifer Reyna stated there were only two staff members logged in; however, she would advise him if anyone else joined and wanted to speak.

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*Item # 5* Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 813F, request of Hilary Scruggs-Beebe of Hilary Scruggs Designs LLC, representing J. Byron Burton III and Laura Nell Burton, owner(s), for the compatibility review of the proposed accessory structure located at 222 Claiborne**

Assistant City Manager/Community Development Services Department Director Nina Shealey identified the property as being located on Claiborne Way near the intersection of Crescent Street and zoned as Single Family-A. The owners requested to construct a 2<sup>nd</sup> story garage and 2-story breezeway connection between the existing garage and the main structure. Ms. Shealey advised the request was considered before the Board of Adjustment on September 2, 2020 where the following variances were approved:

1. Variance to waive the minimum rear yard setback requirement from 20ft to 4ft to the first floor of the main structure.
2. Variance to waive the minimum rear yard setback requirement from 30ft to 4ft to the second floor of the main structure.
3. Variance to waive the maximum height looming standard of 8ft to 17ft 6 inches, an excess of 9ft 6 inches, based on the existing 4ft rear yard setback for the proposed northeastern addition.

Ms. Shealey stated the proposed height is 25ft 4½ inches with a cedar roof and stucco to match the current structure. She added the total lot coverage increased from 23% to 24%, well under the 40% maximum and the floor area ratio also increased from 32% to 43%.

The Architectural Review Board (ARB) reviewed and approved the compatibility review on October 20, 2020.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website, mailed and posted on the property. Staff received two responses in support and none in opposition.

Councilmember Lawson Jessee motioned to approve Architectural Review Board Case No. 813F as requested. The motion was seconded by Mayor Pro Tem John Savage and passed by unanimous vote.

*Item # 6* Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 815F, request of the current owners for the significance review of the existing main structure located at 324 Cloverleaf in order to demolish 100% of the existing residence and accessory structure**

Ms. Shealey informed Council the property zoned Single Family-A was located at 324 Cloverleaf between Buttercup and N. New Braunfels. The owners of 324 Cloverleaf were in

attendance. She added this was a significance request for 100% demolition of the structure with a newly constructed single-family residence to follow. New construction plans will be presented at the November ARB meeting for consideration.

Ms. Shealey reiterated the project is 100% demolition and pointed out deterioration of the structure in several pictures.

The ARB found no significance and approved the demolition at the October 20<sup>th</sup> meeting.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website, mailed and posted on the property. Staff received one response in support and no other responses were received.

Councilmember Jessee motioned to approve Architectural Review Board Case No. 815F as requested. The motion was seconded by Mayor Pro Tem Savage and passed by unanimous vote.

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

**Architectural Review Board Case No. 816F, request of the Sarah Flowers of LPA, applicant, representing Alamo Heights School District in order to construct netting and a detached accessory building at the property located at 250 Viesca**

Ms. Shealey reviewed a PowerPoint presentation depicting the next case. She stated this was the softball field utilized by the high school. The property is located on Viesca between Argo and the Alamo Heights Swimming Pool. Alamo Heights Independent School District (AHISD) is requesting foul ball netting and a detached accessory structure. She identified the location of the proposed netting and structure shown on property pictures.

In reviewing the presentation, Ms. Shealey pointed out the netting had been installed due to miscommunication between staff and the AHISD contractor; however, the compatibility and structure request had been previously approved by the ARB at their October 20<sup>th</sup> meeting.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website, mailed and posted on the property. Staff received one response in support, one in opposition, and one neutral response. The citizen in opposition centered on their frustration in the use of Viesca during the City's street maintenance project and requested additional information on the project.

Mayor Rosenthal stated he was surprised the netting had not been established before. Ms. Shealey advised there had been fencing before; however, the netting will be significantly taller and safer.

Councilmember Lawson Jessee motioned to approve Architectural Review Board Case No. 816F as requested. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

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

**Approving and accepting the renewal contracts for Blue Cross-Blue Shield held for employee health insurance, MetLife for employee dental insurance and Davis Insurance for employee vision insurance and authorizing the City Manager to execute all necessary agreements for the provision of such insurance**

Catto & Catto representatives Mr. Jim Blakey and Mr. Benjamin Halbach were in attendance.

Human Resources Manager Lori Harris spoke on the annual health insurance renewals. She stated Catto & Catto had projected an increase of 20% for medical, 10% for dental, and 5% for vision plan renewals. The renewals obtained were well below these projected amounts. The Medical HSA base plan increased 9.96%. There was no increase on the Dental DHMO plan and only a 2.55% increase for the Dental PPO plan. The Vision, Basic Life with AD&D, and LTD renewal rates did not increase.

Ms. Harris added this was consistent with the City's efforts to provide quality, affordable insurance benefits for its employees and help relieve the impact of increased dependent coverage costs. With the new rates, there will be an approximate savings of \$52,151 for medical, \$1,532 for dental, and \$289 for vision. A total budgeted savings of approximately \$53,972.

Mayor Pro Tem Savage commented this was a good deal and the City was lucky to obtain it. Mayor Rosenthal concurred and thanked Catto & Catto for their work. With no further discussion, Mayor Pro Tem Savage moved to approve the insurance renewal contracts for Blue Cross-Blue Shield – Medical, MetLife – Dental, and Davis Vision as presented. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

*Item # 9* Mayor Rosenthal read the following caption.

**Accepting and awarding the bid to Paloma Blanca Enterprises, Inc., to perform renovations to the Alamo Heights Swimming Pool related to ADA compliance**

Fire Chief Michael Gdovin stated this project was to accomplish three things: to update the pool restrooms and ramps compliant with the Americans with Disabilities Act (ADA), to enable the access to and from the office also ADA compliant, and to redo ADA access on the north side of the pool. Per the City's financial policy, HUB vendors were contacted and bids were accepted from August 19<sup>th</sup> to September 4<sup>th</sup>. Paloma Blanca Enterprises, Inc. submitted their bid and scope of work at \$42,965. Staff recommended awarding the bid contract to Paloma Blanca Enterprises, Inc. to perform the work on the restrooms. Alamo Heights Public Works

Department and sub-contractor Clearsite Construction will conduct the flat work to make the parking spot and office access ADA compliant at \$6,827. The funds are included in the Capital Projects Fund. Fire Chief Gdovin added this project had been coordinated with the City Manager and City Attorney.

City Manager Buddy Kuhn informed Council the work needed to be complete by March 31, 2021. This project will finish off the auditor's findings to become ADA compliant and is the last piece the City has to complete. The timeline to finish the project was 270 days. Mr. Kuhn stated this should be the last expense for this year and added that \$75,000 had been budgeted for this project.

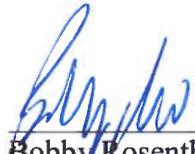
Councilmember Sharples motioned to approve award the bid to Paloma Blanca Enterprises, Inc. as presented. The motion was seconded by Mayor Pro Tem Savage and passed by unanimous vote.

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Mayor Rosenthal took the time to thank Council, staff, and the City Attorney for their involvement and hard work on the bond election. He commented all the bond presentations were well done and closed stating the passage of the bond will be a positive impact for future generations of this City.

With no further business, Councilmember Bonner motioned to adjourn the meeting at 5:53 p.m. The motion seconded by Mayor Pro Tem Savage and passed by unanimous vote.

  
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Elsa T. Robles  
City Secretary

  
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Bobby Rosenthal  
Mayor

