

City of San Antonio



AGENDA City Council B Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, August 21, 2019

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

RECONVENED

Mayor Nirenberg reconvened the Budget Worksession from August 20, 2019 at 2:13 pm to include the Debt Plan presentation provided by Chief Financial Officer Ben Gorzell.

Mayor Nirenberg inquired of the City’s preparedness for a cyclical economic downturn and how it would affect the Debt Plan. Mr. Gorzell responded that staff was prepared for the downturn and noted some of the challenges regarding the Debt Service Tax Rate and the Bond Rating.

Councilmember Courage noted the surplus funds the city might have after its debts have been paid and recommended that those funds could be used for capital improvement projects.

Councilmember Perry indicated his reluctance regarding the use of Certificates of Obligation.

ADJOURNMENT

Mayor Nirenberg adjourned the Budget Worksession from August 20, 2019 at 3:00 pm.

1. Staff presentation of the FY 2020 Proposed Budget focusing on, but not limited to, the following City Departments or Initiatives: [Erik Walsh, City Manager; Justina Tate, Director, Management and Budget]

SUSTAINABILITY

Doug Melnick, Director of the Office of Sustainability, presented their proposed FY 2020 Budget that included funding from Restricted Funds. He noted below a summary of the funding and position counts that would be authorized by the FY 2020 Proposed Budget.

FUND	FY 2020 PROPOSED BUDGET	AUTHORIZED POSITIONS
Solid Waste Operating & Maintenance Fund	\$1,319,557	5
Energy Efficiency Fund	1,399,359	4
Total	\$2,718,916	9

Mr. Melnick stated that the FY 2020 Proposed Budget included \$235,000 to engage the community, institutions, and the business community in the implementation of the SA Tomorrow Sustainability Plan as well as the ongoing discussion and formulation process for the SA Climate Ready plan. He also noted that the Proposed Budget included \$50,000 in one-time funding to engage a consultant experienced in economic analysis to estimate the costs and benefits of potential sustainability policies as part of the implementation of the SA Tomorrow Sustainability and SA Climate Ready Plans

ECONOMIC DEVELOPMENT

Alex Lopez, Interim Director of the Economic Development Department presented their FY 2020 Proposed Budget that included funding from the General Fund and Restricted Funds. She referenced the below summary of the funding and positions that would be authorized by the FY 2020 Proposed Budget.

FUND	FY 2020 PROPOSED BUDGET	AUTHORIZED POSITIONS
General Fund	\$7,971,739	38
General Fund- Workforce Development Agencies	3,665,023	0
Economic Development Incentive Fund	2,490,742	0
Starbright Industrial Corporation Fund	1,662,609	0
Total	\$15,790,113	38

Ms. Lopez stated that the FY 2020 General Fund appropriation for Economic Development was \$11,796,186 of which \$2,161,838 was transferred to the Economic Development Incentive Fund (EDIF) and \$1,662,609 was transferred to the Starbright Industrial Development Corporation Fund.

Ms. Lopez noted that the Economic Development Department collaborated with other agencies to foster job creation and investment in targeted industries including advanced manufacturing, aerospace, cybersecurity and information technology, biosciences, and new energy. She stated that they worked to empower small, minority, and women owned businesses and entrepreneurs in starting and growing local businesses through participation of City contracts, services provided through LaunchSA and access to capital. She noted that they also focus on alignment of local industry workforce needs with training provided through SA Works and investment in delegate agencies to provide training and support for distressed populations. She noted that the Proposed Budget included \$2.5 million for city-wide incentives to stimulate the creation and retention of jobs. Additionally, the Budget included a total of \$100,000 in reductions for SAWorks funding (\$50,000) and the elimination of the Austin SA Corridor Membership (\$50,000).

CENTER CITY OPERATIONS

John Jacks, Director of the Center City Development & Operations Department (CCDO) presented their FY 2020 Proposed Budget that included funding from the General Fund and Restricted Funds. He noted their summary of the funding and positions that would be authorized by the FY 2020 Proposed Budget.

FUND	FY 2020 PROPOSED BUDGET	AUTHORIZED POSITIONS
General Fund	\$16,952,446	68
Inner City Incentive Fund	2,000,000	0
Parking Operation & Maintenance Fund	10,366,177	91
Market Square Fund	2,343,088	6
City Tower & Garage Fund	6,108,385	5
Capital Projects	11,143,682	0
Total	\$48,913,778	170

General Fund

Mr. Jacks stated that the Proposed Budget maintained current service levels for CCDO and that the budget continued funding \$2.5 million towards the City Fee Waiver Program which fosters development including targeted industries, small business, affordable housing, and owner-occupied/historic rehabilitation projects. He noted that the Proposed Budget also included increases to Riverbarge and Tower of the Americas tickets; \$1 per ticket increase to Riverbarge prices was included as scheduled by the concessioner contract, and is estimated to generate \$1.2M which is included in the FY 2020 Proposed General Fund Revenues. He also noted the proposed \$0.50 per ticket increase to both Riverbarge and Tower of the Americas tickets which would generate \$1 million to be utilized for homeless initiatives.

Parking Operating & Maintenance Fund

Mr. Jacks stated that the Parking Fund was established in FY 1980 to account for revenues and expenditures associated with the operation and maintenance of the City's parking structures, parking areas, and required debt service for outstanding bonds. He noted that the Proposed Budget also included \$9.4 million for capital investment in parking facilities including improvements and deferred maintenance for existing garages and lots as well as funding for the design and construction of a new parking garage for downtown.

City Tower & Garage Fund

Mr. Jacks stated that the City Tower & Garage Fund was established in FY 2018 to account for revenues and expenditures associated with the operation and maintenance of the City Administrative Building. He noted that effective August 1, 2019; the City assumed ownership of the former Frost Bank Tower (City Tower) and became responsible for operation and maintenance for the building and the parking structure. He noted the Proposed Budget included 5 new positions to operate the City Tower Garage.

Mayor Nirenberg asked of the issue of equity regarding job growth in San Antonio and asked of the targeted incentives and other opportunities for growth in focused industries such as, advanced manufacturing, cyber, bio-sciences, etc. He also requested for additional information regarding the CCHIP assignment fee and the housing unit fee.

Councilmember Viagran asked of the delegate agencies specifically working with Workforce Development. Ms. Lopez responded that there are eight delegate agencies. Councilmember Viagran also inquired of the increase to the Riverbarge and Tower of Americas tickets. It was noted that revenues had increased by 54% since 2017. Councilmember Viagran noted her reluctance to support the increase of the Market Square Plaza Rental Fee.

Councilmember Andrews-Sullivan noted the eligibility of small business owners to take advantage of incentive programs. Staff noted that there is an emphasis on hiring from certain geographic areas.

Councilmember Gonzalez requested an overview of the Parking Fund and maintenance of city parking

facilities to be scheduled at the Transportation & Mobility Council Committee.

Councilmember Sandoval asked of the Green Fleet Procurement Policy and if the City as such a policy, she also requested an update regarding this topic. Mr. Melnick noted that it was currently being reviewed and staff is providing input. Councilmember Sandoval also requested an overview of the Parking Fund and maintenance of city parking facilities to be scheduled at the Transportation & Mobility Council Committee. She requested details on capital improvements and additional parking supply.

Councilmember Rocha Garcia asked of fee waivers for the use of facilities for nonprofits. Staff responded that waivers are currently provided for nonprofits and the language for such waivers would be included.

Councilmember Courage asked of electric vehicles, solar, and charging stations; staff responded that there are 140 charging stations that CPS manages. He requested additional information about acquiring additional parking.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 4:45 pm to discuss the following items:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Deliberate the deployment of security personnel, critical infrastructure, or security devices and related legal issues pursuant to Texas Government Code Section 551.076 (security devices), Section 551.089 (security devices and audits) and Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 6:05 pm and announced that no action was taken in Executive Session.

CITIZENS TO BE HEARD

Mayor Nirenberg called upon the citizens registered to speak.

Molly spoke of homelessness and displacement issues.

Nazarite Ruben Flores Perez spoke of an article he had read about President Trump helping Israel.

Rich Acosta spoke of public housing projects that have received CCHIP and TIRZ funding. He spoke in favor of a Renters' Commission and suggested that the Housing Commission could provide oversight.

Lydia Garza spoke in favor of an independent Renters' Commission.

Brenda McFarlane spoke in favor of a Renters' Commission.

Amelia Adams spoke in favor of a Renters' Commission.

Terry Read stated that he was a victim of a hit-and-run accident and needed assistance.

Sam Woody suggested that renters should be given legal counsel in eviction cases.

Lazaro Leija spoke of a contractor he hired for a home improvement project that did not finish the work.

James Myart spoke in regards to the importance of diversity among City staff.

Yaneth Flores representing the Esperanza Center spoke in favor of a Renters' Commission. She noted examples of actions the city could take to help renters.

Michelle Boykins spoke in favor of a Renters' Commission.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 7:12 pm.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK, TRMC/CMC/MMC
City Clerk