

**State of Texas
County of Bexar
City of San Antonio**



DRAFT

Meeting Minutes

City Council B Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, October 28, 2015

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 with the following Councilmembers present:

PRESENT: 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. A Briefing on Centro San Antonio, to include the organization's structure, mission and focus areas. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

Don Frost, Chairman of the Centro San Antonio Board of Directors stated that their mission was to advocate for the Downtown Neighborhood and be stewards of the Downtown Brand. He introduced Pat DiGiovanni, CEO of Centro San Antonio.

Pat DiGiovanni presented a Power Point and stated that the Membership Organization was formed in 1983 and that Public Improvement District (PID) was created in 1999 to provide supplemental services. He reported that the Centro Partnership was launched in 2011 to provide catalytic change for the Center City. He stated that the organization was funded by Membership Dues, Management Fees, Sponsorships, and Donations. He noted that they were a 501(c)3 Not-For Profit Organization and were not a City Department. He outlined

the Geographic Focus within the boundaries of the PID. He stated that they would expand into the Central Business District and Greater Downtown Area for projects and programs that can benefit the primary focus area.

Mr. DiGiovanni highlighted the Housing First Strategy in which they would implement recommendations of the Housing Study in partnership with the Center City Development Office (CCDO). He stated that they would work to diversify the Housing Stock, Attract Jobs, and Implement Complete Streets. He spoke of their Place Making work in which they would create public places that inspire, uplift, and connect people. He stated that efforts would include retail attraction and retention, provide programming in the street, and districting.

Mr. DiGiovanni referenced a study conducted in 2012 which noted that over half of San Antonio Residents in Bexar County either never go Downtown or only visit a few times per year. He noted that 2/3 of adults say that finding parking is a reason they do not go Downtown more often. He stated that it was time to re-write the story of Downtown and were ready to help position a new identity for Downtown.

Mayor Taylor expressed support for investing in the Downtown Area and stated that it was important to have a vibrant Downtown to ensure growth. She spoke of the work of Centro on the redevelopment of urban space and requested that information regarding the role of CCDO be included in future presentations. Mrs. Sculley stated that CCDO was managing the incentives and working in partnership with Centro on the Housing First Strategy. Mayor Taylor stated that she was interested in Place Making efforts and that they should be focused on the Local Population. She mentioned the importance of design standards and investment on Infrastructure and asked that staff take advantage of opportunities such as the Unified Development Code (UDC) and Comprehensive Plan to address same. She spoke of the issue of parking in the Downtown Area. Mr. DiGiovanni noted that they were conducting a parking study in coordination with the City of San Antonio that would provide an inventory of parking. Mrs. Sculley added that the Parking Study was scheduled for completion by the end of the year and they could begin the conversation about future investments at that time.

Councilmember Nirenberg asked of the status of the Decade of Downtown. Mr. DiGiovanni replied that they were in a great place and that they had already met the goal of 5,000 units built or scheduled to be build. Councilmember Nirenberg spoke of the issue of parking and asked if ride sharing would be factored into the Parking Study. Mr. DiGiovanni stated that they were performing an Access Management Study of Downtown beyond parking and mentioned the need to address other modes of transportation. Councilmember Nirenberg noted that many individuals that lived on the North Side did not

come Downtown due to the roads. He asked how they would incentivize housing to redevelop current Housing Stock and attract mixed-income families. Mr. DiGiovanni stated that it would be a challenge but that they were working with the School District to provide more educational opportunities. Councilmember Nirenberg asked of incentives for Developers. Mr. DiGiovanni stated that the City Council could influence San Antonio Water Systems to increase their Impact Fee Waivers and could look at CPS Energy to leverage similar opportunities. Lori Houston spoke of the Center City Housing Incentive Policy that developers could take advantage of.

Councilmember Krier asked if there was enough financial strength in the private sector for Downtown to remain the core of the City's Business Center. Mr. Frost stated that there were many large companies that wanted to have a presence in the Downtown Area and that they should focus on companies that employ a small amount of workers at higher wages. Councilmember Krier stated that he did not feel that Locals would come Downtown regularly and referenced the Downtown Area in the City of Austin which was not frequented by Locals. He noted that he was supportive of Downtown and spoke of the great amount of funding that had been allocated to the area.

Councilmember Gallagher stated that many individuals expressed concern with the availability and price of parking Downtown. He noted that there was a lack of childcare in the Downtown Area and that the issue of homelessness should be addressed.

Councilmember Warrick asked of strategies to bring large numbers of people to the Downtown Area. Mr. DiGiovanni stated that they would work on new opportunities and amenities and spoke of the work occurring at Hemisfair. Councilmember Warrick asked of the formula for retail development. Mr. DiGiovanni replied that he did not have that information but would provide it to the City Council. Councilmember Warrick asked of development in the Near East and West Sides of the city. Mr. DiGiovanni replied that a part of Sunset Station and the area on the West Side of the Highway were included in their footprint. He stated that they were also working with the Westside Development Corporation (WDC) and San Antonio for Growth on the Eastside (SAGE) on development.

Councilmember Viagran asked of the vacancy rates in the Downtown Area. Mr. DiGiovanni replied that the vacancy rates were very low and many of the projects were 90-95% leased. Councilmember Viagran asked of Affordable Workforce Housing. Mr. DiGiovanni stated that they had Affordable Housing in the core but lacked quality. Councilmember Viagran spoke of the importance of affordable units in the Downtown Area and asked how projects were prioritized. Mrs. Sculley stated that they focused on Council Priorities.

Councilmember Treviño stated that the message being conveyed about Downtown was the importance of inclusiveness and noted that the most important asset in the city was its History. He noted the issue of Homelessness which they would continue to work on using a diverse and compassionate approach and asked of Centro's effort on the Zona Cultural Designation. Mr. DiGiovanni stated that they would be receiving the Revitalization Plan for the Zona Cultural soon and would be re-imagining some of the iconic places within the area.

Councilmember Gonzales asked if there were any Complete Streets planned for Downtown. Mr. DiGiovanni replied that Soledad and Main Streets were included in the 2012 Bond Program. Councilmember Gonzales stated that she was very supportive of Complete Streets and would like to see them utilized when re-designing.

Councilmember Saldaña spoke of the importance of Public and Private Investment to encourage people to come to the Downtown Area. He stated that there was a demand for housing in the Downtown Area as there were minimal vacancies and was pleased with the great things happening.

Mayor Taylor suggested that Downtown Issues be addressed at the Council Committee Level and thanked everyone for the presentation.

2. A Briefing and status report on the 2012-2017 Bond Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mike Frisbie presented a Power Point regarding the 2012-2017 Bond Program and stated that it included 140 Projects totaling \$596 Million. He reported that 58 Projects were under Construction, 46 Projects were Complete, and the remaining 36 Projects were in the Pre-Design, Design, and Funding Agreements Phases. He highlighted the Online Dashboard which the public could access and provided photos of various projects. He mentioned the October 24, 2015 Rain Event which was coordinated among TCI, Office of Emergency Management, National Weather Service, Bexar County, and City Departments. He noted that up to five inches of rain fell but there were no flood-related fatalities. He spoke of the Diversity Action Plan and outlined the 2012 Bond Design Contract Participation.

Mr. Frisbie stated that the 2017 Bond Program Process was underway and that staff was analyzing projects in coordination with the SA Tomorrow Plan. He noted that they were gathering input from the City Council and providing staff recommendations for projects.

Mayor Taylor thanked the citizens of San Antonio for investing in the community and the staff for their work. She stated that she was pleased to see the progress made on the Diversity Action Plan and looked forward to the 2017 Bond Program.

Councilmember Lopez asked of the projects not funded through the Metropolitan Planning Organization (MPO). Mr. Frisbie replied that they could be considered for the Bond Program. Councilmember Lopez asked how construction concerns could be communicated to TCI. Mr. Frisbie replied that they had a Capital Projects Officer communicating with the businesses in person and would work on Social Media. Councilmember Lopez requested that signage or a mobile application be utilized to inform citizens who to contact for construction issues.

Councilmember Nirenberg spoke of the importance of getting the projects in the 2017 Bond Program right. He stated that he had received compliments on how well the Hausman Road Project was progressing and thanked staff for their work.

Councilmember Gallagher highlighted the Grand Opening of the Senior Center in District 10 on Friday at 10:00 am and invited everyone to attend.

Mayor Taylor thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 5:10 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

- D. Discuss legal issues related to the City's Small Business Economic Development Advocacy Program, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Pro Tem Gallagher reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. City Clerk Vacek announced that Mayor Taylor and Councilmember Krier were attending meetings and could not be present.

CITIZENS TO BE HEARD

Mayor Pro Tem Gallagher called upon the citizens registered to speak under Citizens to be Heard.

Margaret Day referenced the Vista Ridge Hydrogeology Report and expressed concern with the negative impacts of the Vista Ridge Project.

Cheryl Hamilton expressed concern with the San Antonio Water System (SAWS) Rate Structure and Proposed Increases noting the negative impact to low-income families.

Alan Montemayor addressed the City Council in opposition to the Vista Ridge Project and expressed concern with the associated risks.

Meredith McGuire addressed the City Council in opposition to the Vista Ridge Project and SAWS Rate Design. She expressed concern with the challenges for ratepayers to receive assistance from the Affordability Program.

Mark Perez expressed concern with air quality and various staff within the Development Services Department.

Mike Knuffke addressed the City Council in opposition to the zoning of the Planned Parenthood Facility located at 2140 Babcock Road. He expressed concern that the Dreamhill Estates Neighborhood Association was not informed and with the credentials of Mark White, Consultant hired to perform the Third Party Review.

Jack M. Finger also spoke in opposition to the zoning of the Planned Parenthood Facility located at 2140 Babcock Road. He noted concerns with the Third Party Reviewer and the Development Services Department.

Terry Burns stated that he was speaking on behalf of the Sierra Club and noted concerns with the SAWS Proposed Rates and Vista Ridge Project. He asked that the 2015 Water Management Plan be reviewed before voting on the Rate Structure and Increased Rates.

Bryan Hummel provided a map of Major Aquifers in Texas and highlighted the work done at Camp Bullis regarding Habitat Regeneration, Flood Control, and Aquifer Recharge. He offered to provide tours to the City Council if requested.

Nazirite Ruben Flores Perez expressed concern with the celebration of Halloween throughout the city.

Marisa Laufer expressed concern with the death of Marquise Jones who was shot by an Off-Duty Police Officer. She stated that they needed someone to advocate for them and requested assistance from the City Council.

Ellen Berky expressed concern with the SAWS Proposed Rate Structure and the impact of increased rates to the ratepayers.

Patrick Von Dohlen addressed the City Council in opposition the zoning of the Planned Parenthood Facility located at 2140 Babcock Road. He expressed concern with practices of the Development Services Department and the Third Party Consultant, Mark White.

Danny Petri also addressed the City Council in opposition to the zoning of the Planned Parenthood Facility located at 2140 Babcock Road. He noted concerns with the Third Party Consultant, Mark White.

City Clerk Vacek read written testimony from Lisa Pfeiffer, Vice Chairman of the Coalition of Northeast Neighborhoods noting that they represent over 8,500 residents in opposition to the annexation of the IH-10 East Corridor Plan.

Faris Hodge, Jr. submitted written testimony recognizing District Attorney, Nico LaHood. He highlighted the 1,000 wins by Spurs Coach Gregg Popovich. He submitted various newspaper articles regarding the Democrats introducing a Gun-Control Measure, Seventh Annual Student Veterans of America Conference, and Progress at The Alamo.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Gallagher adjourned the meeting at 7:02 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK