

**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, March 11, 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: 8 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Krier, and Gallagher

ABSENT: 3 - Lopez, Medina, and Nirenberg

Mrs. Vacek announced that Councilmembers Lopez and Medina were out of the city and that Councilmember Nirenberg was attending the National League of Cities Congressional City Conference in Washington, D.C.

1. A Briefing on Hemisfair activities, including Yanaguana Garden, Park Streets, Civic Park, Public-Private Partnerships (P3), philanthropy and future plans [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development & Operations.]

Carlos Contreras provided an overview of the Hemisfair Park Area Redevelopment Corporation (HPARC) and introduced Andres Andujar, CEO of HPARC.

Mr. Andres Andujar presented a Power Point and provided an update on the progress and work of HPARC. He stated that HPARC was established in 2009 to manage and oversee redevelopment at Hemisfair Park. He noted that the Hemisfair Master Plan was approved in February 2012 with \$30 Million approved in the May 2012 Bond Election. He mentioned that the Hemisfair Park Public Facilities Corporation (HP PFC) was created in December 2014 authorizing a Master Lease Agreement to allow for long-term ground leases. He stated that the city also approved a Master Lease Agreement with HPARC to manage and oversee park land and buildings. He noted that the first park, Yanaguana Garden, was scheduled to open in July 2015.

Mr. Andujar spoke of Yanaguana Garden noting that it was a four-acre public park that would include active play activities for all ages and abilities. He stated that it would provide jobs and local business opportunities and would incorporate a play area designed for cognitive development. He presented renderings of the park and noted that Public Art would be incorporated. He stated that they would create and convert existing streets within the park as well as protect and restore all of the historic properties. He spoke of the connections that would be made among parks, streets, and neighborhoods to include: Lavaca, Southtown, Downtown, King William, Near East Side, Hemisfair, Alamodome, St. Paul Square, La Villita, Cesar Chavez, South Alamo, East Nueva, Water Street, and Labor Street. He showed maps of the streets and outlined the Phase 1 Construction Area.

Mr. Andujar reported that Civic Park was located in the Northwest Quadrant of the Hemisfair District. He stated that there had been a great amount of public outreach through public meetings, focus groups, surveys, and forums. He mentioned that the Schematic Design was completed in 2014 and that the Northwest Corner of the Convention Center was scheduled to be demolished in 2016.

Mr. Andujar spoke of the Public Private Partnership (P3) that provided a balance between Parkland and Developable Parcels. He stated that the P3 was innovative in that it utilized the real estate urban development expertise of the private sector through a public bidding process that ensured transparency and fairness. He mentioned that it would enhance the Cityscape through residences, offices, neighborhood shops, and a potential boutique hotel. He indicated that lease revenues would help pay for the maintenance and operation of the parks.

Mr. Andujar reported that the Water Street P3 Proposal was being negotiated and would provide 160 mixed income residential units; a 418-space structured parking garage; and 3,200 square feet of neighborhood commercial space. He explained that for the Northwest Quadrant P3, a Request for Qualifications (RFQ) was issued on March 10, 2015 with responses due on April 6, 2015. He stated that they were seeking vertical mixed-use

developers with relevant urban experience, cultural fit, and financial capacity. He noted that there was 500,000-750,000 of total development that could be used for Residential, Office, Hotel, Retail or Restaurant Space. He added that total investment was projected from \$150-200 Million.

Mr. Andujar stated that the Hemisfair Conservancy was launched in 2014 as a separate 501(c)3 with the task of raising private capital investments and endowment dollars. He noted that funds raised would contribute to park improvements and maintenance. He added that Donor Recognition was a primary strategy for raising capital and that the goal was to raise \$2 Million this year. He thanked the City Council for their continued support.

Mayor Taylor thanked Mr. Andujar for the presentation and stated that this would be a transformational project for the city.

Councilmember Treviño expressed his support and highlighted the access and connectivity, infrastructure, and historic context. He stated that he was pleased that people of all ages and abilities could enjoy Hemisfair Park. He noted that he appreciated the connectivity to the city and the use of existing and new infrastructure. He asked of the overarching goal of connectivity between Civic Park and Yanaguana Garden. Mr. Andujar replied that the area would not be divided and would feel like one space. He spoke of the vision to connect to La Villita and the surrounding neighborhoods. Councilmember Treviño stated that he was excited for the future and hoped that San Antonio could be a model for other cities.

Councilmember Saldaña spoke of their meetings while on the S.A. to D.C. Trip regarding the Federal Courthouse and recognized Councilmember Krier for his efforts. He asked of the person or entity taking the lead effort on same. Mr. Andujar replied that they relied heavily on the lobbying efforts of the City Council and City Management. Mr. Contreras added that the City of San Antonio was taking the lead on the project and that they were exploring funding alternatives such as a P3 Initiative. Councilmember Saldaña expressed concern that the City of San Antonio had been placed lower on the funding list and stated that they should continue to advocate for funds. He asked of the Development Plan for fundraising. Mr. Andujar replied that their fundraising goal for this year was \$2 Million and would increase to \$10 Million and more per year in the future. Councilmember Saldaña asked if the park would be ready for the Tricentennial Celebration. Mr. Andujar replied that they would be ready for the Celebration.

Councilmember Warrick asked of outreach to pedestrians in the nearby neighborhoods. Mr. Andujar replied that they were working on a Signage and Wayfinding Master Plan. Councilmember Warrick asked if any free parking would be incorporated. Mr. Andujar replied that they were working on parking and hoped there could be an opportunity for a

free parking night or program similar to “Downtown Tuesday.” Councilmember Warrick asked how the History of the area would be conveyed to visitors. Mr. Andujar replied that they had not identified that yet but ensured the City Council that History would be told.

Councilmember Viagran asked of the amount of Bond Funds that would be utilized. Mrs. Sculley replied that \$30 Million was allocated in the 2012 Bond Program. Councilmember Viagran asked of the fundraising strategies, long-term sustainability, and amount of General Funds. Mrs. Sculley responded that General Funds totaled \$1.5 Million this year which included operating costs. Mr. Andujar stated that their goal was to be self-sufficient by 2021 and would be contingent on factors such as development, parking, and philanthropy efforts.

Councilmember Krier asked of the policy regarding soil relocation. Mrs. Sculley replied that they would provide a draft policy to the City Council by the end of the week. She stated that they were focusing on preserving historic buildings in the area they were currently working in and not demolishing buildings. She noted that in the future, they would dispose of soil following Texas Commission on Environmental Quality (TCEQ) Environmental Standards. Councilmember Krier asked of the discussions with the Institute of Texas Cultures. Mrs. Sculley replied that they were working with UTSA on the project to make the facility more viable to the community. Councilmember Krier asked for assurance that people would visit the park. Mr. Andujar replied that he was confident that many people would visit the park and that Yanaguana Garden could accommodate 250,000 people. He noted that he was more concerned that too many people would visit the park and spoke of the challenges that could cause in regard to maintenance.

Councilmember Gonzales stated that she had visited Hemisfair as a child and looked forward to the development of the park.

In Councilmember Nirenberg’s absence, Mayor Taylor asked how water and energy saving features been incorporated into the design. Mr. Andujar replied that they had an agreement with SAWS to utilize recycled water for water features in Civic Park. He explained that they would capture water condensate from HVAC Systems and Stormwater Run-Off to re-use. He mentioned that they would utilize Low Impact Development features and that the water quality would be improved for Stormwater Run-Off. In regard to energy, he stated that they had set up a series of guidelines that include the potential to register as a LEED Neighborhood Development. Mayor Taylor thanked staff for the presentation and spoke of the funding challenges related to the Federal Courthouse Building. Mrs. Sculley stated that they were looking at Legislation that would allow for a P3 Approach to develop the facility. Mayor Taylor spoke of the importance of Philanthropy Efforts for the development of Hemisfair Park and encouraging Locals to visit the park.

2. A Briefing on Downtown Design Guidelines, Historic Design Guidelines, River Improvement Overlay District Guidelines, and Placemaking. [Carlos Contreras, Assistant City Manager]

Shanon Miller presented information regarding the Historic Design Guidelines which were approved in 2012. She stated that the Guidelines addressed Historic Landmarks & Districts, Alterations, Additions, Construction, Sites, and Signage. She noted that they were applied City-Wide and followed General Preservation Standards. She reported that the Office of Historic Preservation (OHP) administered the River Improvement Overlay (RIO) Standards. She stated that the RIO Standards were adopted in 2002 and revised in 2011. She mentioned that they addressed Site Development, New Construction, River Walk Furnishings, and Signage and that there were six RIO Districts. She spoke of the implementation of District-Specific Guidelines such as the School of Aerospace Medicine Historic District at Brooks City-Base. She stated that there were some neighborhoods looking to adopt District-Specific Guidelines to address color palettes, wayfinding, and non-historic elements.

John Dugan provided information on the Downtown Design Guide which was developed in 2013 to maintain an authentic Downtown. He stated that the Guide utilized the 1999 Downtown Neighborhood Plan and 2012 Center City Strategic Framework Plan. He noted that they applied to the Downtown Business District and addressed New Construction, Additions, and Signage. He mentioned that the Guide did not apply to Historic Properties and may apply in the RIO if not addressed otherwise.

Lori Houston stated that the Center City Development Office utilized the concept of Placemaking, a multi-faceted approach to the planning, design, and management of public spaces. She noted that Placemaking capitalized on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote health, happiness, and well being. She mentioned that the Pearl Brewery, Hemisfair Park, and Travis Park had all utilized Placemaking as a tool prior to development. She highlighted key partners and events that helped improve the visitor experience at Travis Park.

Mayor Taylor thanked staff for the presentation.

Councilmember Treviño thanked staff for the presentation and expressed support for the Historic Design Guidelines. He spoke of the importance of flexibility and asked of the concerns regarding accessibility. Mrs. Miller stated that they had worked closely with the CCDO and HDRC to address accessibility issues and that the Guidelines allowed flexibility

for same. Mr. Dugan added that they would continue to address connectivity and accessibility during work next year on the Downtown Plan Update. Councilmember Treviño asked of the assistance provided. Mr. Dugan replied that staff would assist developers and answer questions to ensure that standards are being met. Mrs. Miller mentioned the Historic Design and Review Commission (HDRC) and noted that individuals should receive approval as soon as possible. Councilmember Treviño asked of coordination with the San Antonio Police Department. Mrs. Houston stated that they had not coordinated with SAPD but they had discussed requiring night-time renderings to ensure that facilities were safer.

Councilmember Warrick asked if the Guidelines addressed use. Mrs. Miller replied that they did not. Mr. Dugan added that the zoning determined the use and intensity allowed. Councilmember Warrick asked of the District Specific Guidelines. Mrs. Miller stated that they were part of the Historic Design Guidelines and that staff could assist as needed. Councilmember Warrick asked when the Guidelines would be updated. Mr. Dugan stated that they were working on administrative issues and could address minor revisions through the HDRC or within the revisions to the Downtown Plan next year. Councilmember Warrick asked how staff determined areas for Placemaking. Mrs. Houston replied that they were focusing on Houston Street, La Villita, and St. Paul Square but were open to suggestions.

Councilmember Gallagher asked of the process. Mr. Dugan explained that OHP Staff could approve routine or minor requests on the Historic Design Guidelines and RIO. However, items that were not routine or minor were sent to the HDRC. He noted that for the Downtown Design Guide, Planning and Community Development (PCD) Staff reviewed the item and forwarded it to the HDRC. He indicated that the HDRC Action was forwarded to the PCD Director to approve, deny or modify. He added that the decision could be appealed to the Board of Adjustment. Mrs. Miller confirmed that the Board of Adjustment had the final decision.

Mayor Taylor thanked staff for the presentation.

RECESSED

Mayor Taylor recessed the meeting into Executive Session at 4:28 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 Board of Adjustment pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues related to worker's compensation benefits pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Pro Tem Krier reconvened the meeting at 5:45 pm and announced that the Executive Session was being recessed and would continue the following day during the Regular City Council Meeting. He called upon Councilmember Gonzales to present the Ceremonial Item.

CEREMONIALS

Councilmember Gonzales presented a Citation in recognition of the 19th Annual Cesar Chavez March for Justice that would be held on Saturday, March 28, 2015. She noted that thousands of citizens would come together to celebrate the legacy and life of Cesar E. Chavez who founded the National Farm Workers Association. She also noted that he persevered to ensure that farmers received benefits and that individuals would not have to live or work in undesirable conditions.

CITIZENS TO BE HEARD

Mayor Pro Tem Krier called upon the citizens registered to speak.

Nikki Kuhns expressed concern for fire dangers posed by Smart Meters. She played a video of a news report covering a house fire and investigation in Dallas.

Susan Straus drew attention to cases throughout the State of Texas of old electrical household wiring being unable to support the demands of Smart Meters. She petitioned the City Council to further investigate these issues.

Cristin Hines spoke against the mandatory installation of Smart Meters and drew attention to health and legal concerns associated with the issue. She asked the City Council to halt CPS installations until further investigations could be undertaken.

Sylvia Villarreal expressed concern for citizen safety amid increased criminal traffic and activities around the 2140 Babcock Area.

George Alejos expressed concern for low income citizens and the rising costs associated with Smart Meter Installation.

Michael Knuffke spoke in opposition to the Planned Parenthood Facility located at 2140 Babcock Road and noted that it did not have the proper zoning.

Danny Petri spoke against the Planned Parenthood Facility located at 2140 Babcock Road and urged the City Council to reconsider development of the facility.

Carol Ann Aguero expressed concern for public safety on her commute to work in District 8.

Rhett Smith expressed his desire for an opt-out option for Smart Meter Installation and proposed a charter amendment regarding same.

Nazirite Ruben Flores Perez urged the City Council to approve Item 29 of the March 12th A Session agenda, an ordinance authorizing the execution of an Interlocal Agreement between the City of San Antonio and San Antonio River Authority.

Faris Hodge, Jr. submitted written testimony highlighting the District 10 Newsletter and 30th Annual Tower Climb & Run. He wrote that a Federal Judge halted Obama's Executive Action on illegal immigration. He wrote that the Obama Drug Strategy aimed to change how Americans view drug abuse. He wrote of the Fast Food Workers Strike. He highlighted the Texas 10 Most Wanted Fugitives.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Krier adjourned the meeting at 6:30 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK