

**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

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Wednesday, February 25, 2015

2:00 PM

Municipal Plaza Building

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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:

1. A briefing on EastPoint and the Eastside Promise Zone including specific updates on the Choice Neighborhoods Initiative/Wheatley Courts Transformation Plan, Eastside Promise Neighborhood, and Promise Zone designation. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

Mike Etienne presented a Power Point highlighting Promise Zone and EastPoint Accomplishments. He stated that the Promise Zone was a Federal Initiative designed to provide the city with tools and resources to reduce poverty and improve the quality of life on the Eastside. He noted that this was accomplished by: 1) Creating Jobs; 2) Increasing Economic Activity; 3) Improving Educational Opportunities; 4) Increasing Public Safety; 5) Attracting Private Investment; and 6) Reducing Poverty and Providing Affordable Housing. He mentioned that the Promise Zone and EastPoint Neighborhoods were located in Council Districts 2 and 3. He indicated that although no direct funding was received; the city was provided technical assistance and access to additional Federal Grants. He reported that since designation, \$32 Million in Federal Grants had been received. He added that tax credits to businesses hiring and investing in the Zone were pending Congressional Approval.

Mr. Etienne stated that EastPoint was a four square mile area inside the Promise Zone that had received three major Federal Revitalization Grants totaling \$54 Million. He noted that EastPoint was located in Zip Code 78202 which had the highest poverty rate in the City of San Antonio. He highlighted the many partners working to revitalize the Eastside which include the United Way, San Antonio Housing Authority (SAHA), Alamo Colleges, and the San Antonio Spurs.

Mr. Etienne spoke of the Choice Neighborhood Transformation noting that in 2012, SAHA had received \$29.75 Million from the Department of Housing and Urban Development (HUD). He reported that to date, 13% of the funds had been spent. He noted that the signature project was the redevelopment of Wheatley Courts and showed photos of the area. He highlighted the Site Plan and Design of Wheatley Courts and mentioned that it was scheduled for full completion in December 2017. He stated that they would provide Infill Housing and Renovations in the area through acquisition of vacant lots and houses. He noted that the new homes would be built to design guidelines and that down payment and closing costs would be provided. He referenced several catalytic projects in the area to include: Alamo Brewery, Merchants Ice House, and the University of the Incarnate Word (UIW) Eye Care & Health Institute.

Mr. Etienne stated that the United Way had received \$23.7 Million in 2011 from the Department of Education to improve education. He reported that 50% of the funds had been spent to date and targeted the following schools: 1) Tynan Early Childhood; 2) Bowden Elementary; 3) Pershing Elementary; 4) Washington Elementary; 5) Wheatley Middle; and 6) Sam Houston High. He reported that the San Antonio Independent School District had converted Wheatley Middle into a Full Service Community School.

Mr. Etienne spoke of the increased economic activity through the partnership with San Antonio for Growth on the Eastside (SAGE). He highlighted new businesses and workforce development. He reported that seven 2012 Bond Projects were located in EastPoint and totaled \$26 Million. He mentioned that they were working to improve Public Safety to address Crime, Canines, and Code Enforcement. He spoke of the EastPoint Shine Initiative, a 30-day concentration of City Services that will result in a safer, cleaner, and healthier community. He stated that in 2015, they would continue construction of Wheatley Courts, Launch a Neighborhood Leadership Academy, and provide Job Fairs & Workshops. He noted the vision for EastPoint: "By 2025, EastPoint will be a vibrant community in demand, rich in diversity and opportunity, catalyzing progress throughout the Eastside."

Mayor Taylor thanked staff for the presentation and stated that she was pleased with all of the progress that had occurred since 2010 when the first Eastside Summit was held. She

recognized Mayor Castro, City Councilmembers, and the many community partners that have helped revitalize the Eastside. She stated that she hoped to see current businesses expand but that the area also needed more private investments.

Councilmember Warrick thanked everyone for their work and stated that this was a big priority for District 2. He asked how long data had been collected in the Promise Zone. Mr. Etienne replied that they began collecting data in 2011. Councilmember Warrick asked if the Sam Houston High School Graduates were performing better than previously. Mr. Etienne replied that he did not have specific data but had heard from School Staff that they were performing well. Councilmember Warrick asked of the number of vacant lots in the EastPoint Neighborhood. Mr. Etienne replied that there were 270 vacant lots. Councilmember Warrick asked about development in areas other than Dignowity Hill. Mr. Etienne replied that there were several types of incentives that could be used to spur development. Councilmember Warrick asked how EastPoint and the Promise Zone Neighborhoods were being promoted. Mr. Etienne stated that they used several methods of communication to include Social Media, Neighborhood Association Meetings, and Vista Volunteers that pass out information door-to-door. Councilmember Warrick asked of the number of people from the footprint that attended the job fair. Mr. Etienne replied that 25-30% of the 1,000 individuals were from the footprint. Councilmember Warrick stated that he would like to see unemployment numbers for the Promise Zone. Mary Ellen Burns of the United Way stated that many of the individuals were underemployed. She stated that it was difficult to track students after they graduated from high school but that they were making incremental improvements.

Councilmember Viagran commended Mayor Taylor for her work on Eastside Initiatives and asked if Art Programs were being provided in the schools within the Promise Zone. Mr. Etienne replied that there was a significant Art Program included within the Promise Zone Grant. Councilmember Viagran referenced Slide 23 and spoke of the great amount of stray animals that had been impounded. She stated that she looked forward to improvements within Crime, Canines, and Code Enforcement.

Councilmember Nirenberg stated that he was pleased with the successes thus far and thanked everyone for their work. He asked of requirements of the development community on revitalization efforts within the Promise Zone. Mr. Etienne replied that they were working very closely with VIA on transportation efforts and with CPS Energy to make homes energy efficient. Councilmember Nirenberg stated that he would like to see SAWS involved in conservation efforts and highlighted the EastPoint Shine Initiative.

Councilmember Krier asked how often the City Council would be updated on Promise Zone and EastPoint Accomplishments. Mr. Etienne replied that they planned to report to the City Council annually and that some information would be included in the Annual Budget.

Councilmember Krier requested that they track the change in assessed real estate values and thanked Mayor Taylor and city staff for their efforts.

Councilmember Gonzales asked of the Byrne Criminal Justice Grant. Mr. Etienne replied that the total grant fund was \$920,000 of which \$600,000 was allocated to SAHA to work with SAPD to increase Police Patrol. He stated that the remaining \$320,000 was allocated to the United Way for the Safe Routes to School Program. Councilmember Gonzales asked of the Community Safety Center. Mr. Etienne stated that they were working with SAHA to acquire a facility that will host various public safety entities to ensure a presence in the community. Councilmember Gonzales asked if there was an EastPoint Board. Mr. Etienne responded that they had a 13-Member Coordinating Council comprised of Community Partners. Councilmember Gonzales asked of the management of Infill Projects. Mr. Etienne replied that they were managed by the City of San Antonio and SAHA.

Mayor Taylor thanked staff for the presentation.

2. A briefing on literacy and learning initiatives: the Learn at SAPL program at the San Antonio Public Library and the San Antonio Public Library Foundation's San Antonio Book Festival. [Gloria Hurtado, Assistant City Manager; Ramiro S. Salazar, Director, San Antonio Public Library]

Dianna Morganti of the San Antonio Public Library presented information on the LEARN at SAPL Adult Education Program. She stated that the goal of the program was to create a self-paced learning environment to increase participation and attainment of adult learning goals. She noted that they designed a program that would assist adult learners in overcoming life barriers that get in the way of completing education goals. She indicated that the program combined the core strengths of the Library and Human Services Departments.

Ms. Morganti stated that they convened Education Partners to assess the needs of Adult Learners and identify gaps in services. She noted that they had built a Learner Support Model with six key components: 1) Group Study & Learning; 2) Family Support and Financial Strengthening; 3) Adult Education Tutoring; 4) Computers for Self-Guided Study; 5) Books and Resources; and 6) Community Partners. She mentioned that the program was implemented at four Branch Libraries: Bazan, West Fall, Carver, and Cortez. She spoke of the various services provided at each of the Libraries and highlighted success stories. She mentioned that they would be hosting job fairs and would be establishing Certified Financial Counseling at each location. She stated that they would work with the Adult Education Consortium to ensure that gaps are filled and to measure results with best practices. She provided results though January 2015 which include 827 users receiving

Tutoring Services and 93% of clients meeting a short-term goal.

Mayor Taylor thanked staff for the presentation and asked the support network. Ms. Morganti replied that the support network provided services outside of the formal Adult Education Classes to include Each One Teach One, Goodwill Industries, and the Department of Human Services. Mayor Taylor asked of other partnerships within the Program. Ms. Morganti responded that the Adult Education Specialists were responsible for performing community outreach and that they hosted field trips to places such as Workforce Solutions Alamo. Mayor Taylor asked of outreach to the target population. Ms. Morganti replied that they work with community partners and that the program was part of the marketing efforts of the Library System.

Councilmember Nirenberg expressed support for the program but noted the importance of educating the community regarding the services available. He asked of marketing funds. Ms. Morganti replied that they had a small amount of funds available to market the program and noted that they had discussed integrating data gathering systems with the Adult Education Consortium to measure results.

Councilmember Warrick referenced the program at the Carver Library and asked of capacity. Ms. Melody Woosley stated that Human Services Staff were available but they did not yet know how many clients could be served. She noted that they were currently accommodating all of the individuals that requested services.

Councilmember Treviño asked if the Adult Learners that were successful came back to assist others. Ms. Morganti replied that was a goal of the program and considered a best practice. She provided an example of a client that received services and is now a volunteer. Councilmember Treviño stated that the District 1 Field Office was located next door to the West Fall Branch Library and requested materials to promote the program.

Mayor Taylor thanked staff for the presentation.

Tracey Bennett, President of the San Antonio Public Library (SAPL) Foundation played a video highlighting the San Antonio Book Festival. She thanked the City Council for their support and spoke of the next Book Festival that would be held on April 11, 2015 from 10:00 am to 5:00 pm at the Central Library. She noted that 10,000 people attended the event last year and expected attendance to grow this year. She mentioned that the event would include Book Sales, Signings, Panel Discussions, Live Music, and Food Trucks. She highlighted authors that would be present and noted special events that the City Council could attend in coordination with the Book Festival.

Mayor Taylor thanked Ms. Bennett for the presentation and stated that she looked forward

to attending the event. She highlighted the Mayor's Book Club and noted that she had written a reflection on the life of Shirley Chisholm, the first Black Woman to run for President.

Councilmember Viagran asked of all of the events that would occur related to the Book Festival. Ms. Bennett replied that the schedule of events was included in the packets provided to the City Council today. She noted that they were still working on scheduling the Authors and Panels. Councilmember Viagran asked if the Poet Laureate would be present. Ms. Bennett replied that she was invited but had another commitment and could not attend this year. Councilmember Viagran asked of the Literary Death Match. Ms. Bennett replied that it was organized by Adrian Todd Zuniga and would be held at the Empire Theatre at 7:00 pm that evening. She stated that there were three Judges and four Authors and that the Authors would have seven minutes to read the best passage they have ever written. She noted that they would get voted off and the last two Authors would compete to become the overall winner.

Councilmember Saldaña expressed his support for the Book Festival and stated that he had attended the Literary Death Match last year. He noted that it was an exciting and fun event and recognized the many sponsors.

Mayor Taylor thanked Ms. Bennett and the Foundation for their work.

### **RECESSED**

Mayor Taylor recessed the meeting into Executive Session at 3:57 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 relating to the regulation of transportation network companies and rideshare mobile apps pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Pro Tem Krier reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. He addressed Citizens to be Heard.

### **CITIZENS TO BE HEARD**

Mayor Pro Tem Krier called upon the citizens to be heard.

Stan Mitchell drew parallels between the Street Car Issue and Smart Meters. He expressed concern for the financial and economic impact on consumers as well as government transparency.

Nikki Kuhns spoke of the importance of public input to the Charter Review Commission and the amendments being considered.

Mark Perez expressed concern with the facilities operating without proper permits and noted the lack of response from city staff.

Artman Bland expressed concern with the use of unnecessary force and abuse of power in property seizure procedures.

Michael Knuffke expressed concern with the improper zoning regulations for the Planned Parenthood Facility located at 2140 Babcock. He urged the City Council to halt the opening of the facility.

Patrick Von Dohlen addressed the City Council in opposition to the Planned Parenthood Facility located at 2140 Babcock. He noted concerns that they did not have the proper zoning.

Wilson Luke Von Dohlen commented on the importance of following the rules.

Nazirite Ruben Flores Perez expressed concern on the issue of soil contamination.

Robert Gonzales spoke of the importance of maintaining sufficient insurance and proper regulations for Transportation Network Companies.

Marvin Perez commented on the importance of uniform regulations for Transportation Network Companies.

John Bouloubasis stressed the importance of public safety by maintaining regulations on Transportation Network Companies.

Raymond Zavala commented on the importance of public safety and government accountability.

Cynthia Brehm expressed concern for the safety of homeowners regarding Smart Meters and urged the City Council to halt their installation.

Faris Hodge, Jr. submitted written testimony highlighting the proposed bridge at Hardberger Park. He wrote that five women qualified for Army Ranger School. He wrote that new home sales were at a six-year high. He wrote that there was increasing evidence of Russian Involvement in the Malaysia Airline Shootdown. He wrote that 10 percent of Americans see Immigration as a threat to the American Way of Life. He requested that filters be placed on all computers at City Libraries to prohibit pornography. He expressed concern that Public Hearings were not scheduled at convenient times.

### **ADJOURNMENT**

There being no further discussion, Mayor Pro Tem Krier adjourned the meeting at 6:55 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC  
CITY CLERK