

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



**DRAFT
Meeting Minutes
City Council B Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, May 31, 2017

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 the following Councilmembers present:

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

1. A Briefing on the proposed implementation strategy for the City’s 2017 – 2022 Bond Program resulting from voter approval of all six propositions on May 6, 2017. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mike Frisbie presented a status of the 2012-2017 Bond projects noting that 105 were complete, 30 were under construction, and five were in design. He reviewed the six propositions for the 2017 Bond Program and noted that a schedule had been established for each project from start to finish. He stated that there was no City Property Tax rate increase associated with the Bond Program. He reviewed the Bond Program and initial schedule, noting that the full appropriation of the Bond Program would be considered on tomorrow’s City Council agenda. He spoke of the innovation of the city’s Prime Link System which was a web-based project management system with 1,500 users. He noted that for transparency; staff recommended continuance of a Citizens Bond Oversight Commission.

He stated that in the past, said commission included the County and the City; however, staff recommended that it continue with only city representatives. He spoke of the transparency of the Website-Based Dashboard where people could see real time information on cash flow, schedules of projects, and information on individual projects. He reviewed the funding for sidewalks and noted that staff would identify the gaps and seek input from the City Council and the public on the projects. He reported that there were four projects which would lend themselves to a Design Build Solicitation: 1) Broadway Corridor Project; 2) Prue Road Project; 3) Police Substation; and 4) Zoo parking garage. He stated that 105 of the 180 projects would include mass selection of design firms which would provide a quick start on Bond Program delivery, save time and money, and create opportunities for local designers. He noted that three Requests for Qualifications (RFQs) were released; one for Civil Engineering; one for Landscape Architecture; and one for Architecture. He reviewed the mass selection RFQ scoring criteria and the aspirational goals for the Bond Program. He stated that firm selection for projects would be based on:

- Statements of qualifications evaluated and scored
- Specific expertise that may be required
- Past experience with the city
- Interest and rank of desired projects

Mr. Frisbie reviewed the mass selection timeline in which design consultant selection would occur on October 5, 2017. He stated that the city had 35 partners in the Bond Program for 46 projects. He noted that partners would have up to two years to meet agreement conditions and a project could be potentially cancelled if agreement conditions or obligations were not met. He reviewed the funding agreements for TxDOT, Brooks City Base, Medical Center Alliance, Port Authority, Bexar County, San Antonio River Authority, Union Pacific Railroad, and VIA Metro Transit. He also reviewed the funding agreements for colleges and school districts, parks, recreation and open space, community and cultural services facilities, and developer agreements.

Peter Zaroni stated that the Neighborhoods Improvement Bond totaled \$20 million and would provide workforce or affordable housing as well as neighborhood improvements. He noted that the city would not be constructing any homes but would utilize the \$20 million to acquire blighted properties and sell those properties to either private or non-profit housing providers who would construct the homes. He reviewed the 12 areas in the city selected for the Neighborhoods Improvement Bond and noted that this Bond Program would be aligned with the SA Tomorrow Initiative. He stated that the city would not displace residents or utilize eminent domain. He noted that any proceeds from the sales to housing providers would go back into the program to buy additional properties and that development would be compatible with the surrounding neighborhoods.

Mr. Zaroni noted that nothing would be implemented until the Neighborhoods Improvement Advisory Committee was convened. He stated that there were 17 members in said Committee which would begin meeting in July 2017. He noted that a Request for Information (RFI) would be released in August 2017. He stated that following the release of a Request for Proposals (RFPs); the results would be brought before the Neighborhoods Advisory Committee, City Council Housing Committee, and to the full City Council and Urban Renewal Agency.

Mayor Taylor asked of the minority contracting goals and process. Mr. Frisbie stated that approved funding has been utilized to engage consultants with expertise in project management to assist the small minority, women-owned firms. He noted that the number of African-American businesses had increased by 134%. He stated that the five-year Diversity Action Plan would be updated. Mayor Taylor asked how the areas to be developed in the Neighborhoods Improvement Program would be selected. Mr. Zaroni replied that selection would be based on the rank scoring and input of the Neighborhoods Advisory Committee, the City Council Housing Committee, and the Urban Renewal Agency Board. He noted that several layers of governmental structure and neighborhood engagement were included in the process.

Councilmember Viagran asked of citizen engagement regarding parks projects. Mr. Frisbie stated that design consultants would meet with the community to gather input. Councilmember Viagran confirmed that funds would remain in their respective category and asked of the communication of the implementation strategy. Mr. Zaroni stated that as staff looked at parcels to acquire, they would be engaging with residents in the surrounding areas. He added that what was placed on the property must be compatible with the surrounding area.

Councilmember Saldaña asked how it would be decided which projects would begin first. Mr. Frisbie replied that the schedules had begun on every project and would be completed according to the size of the project. Councilmember Saldaña asked if other areas not identified as one of the 12 areas for the Neighborhoods Improvement Program could be included. Mr. Zaroni replied that only the 12 areas which were identified in the Urban Renewal Plan could be included.

Councilmember Krier asked if there were adequate staff to complete the Bond Program on time and on budget. Mr. Frisbie replied that as the projects came online they would be adequately staffed in order to complete the projects on time and on budget. Councilmember Krier spoke of the importance of having quality members on the Citizens Oversight Bond Committee. He asked if funding in the Bond Program for sidewalks was separate from

funding for school zone safety sidewalks. Mr. Frisbie replied that funding for sidewalks in the Bond Program was separate from the annual allocation for school zone safety sidewalks. Councilmember Krier requested a list of projects in the Bond Program for District 9.

Councilmember Treviño spoke of the importance of the use of performance based design methodology. He asked for clarification on the use of bond project savings. Andrew Segovia stated that the Bond Committees were advised to identify additional projects which could benefit from cost savings. Councilmember Treviño expressed support for communicating the intent of the Neighborhoods Improvement Program to the Bexar County Appraisal District to protect property valuations through an income based analysis on projects included in the Neighborhoods Improvement Program.

Councilmember Gallagher spoke of the voters support of the Bond Program. He stated that the positive influence of communication and interface on the vote and could serve as a road map for the future.

Councilmember Nirenberg asked how much contingency was built into projects and if staff were confident regarding interest rates. Sheryl Sculley replied that the city's AAA Bond Rating would allow the city to borrow money at the lowest possible interest rate and that escalation was built into the cost of construction. Councilmember Nirenberg asked if SBEDA would be applied to the entire Bond Program. Mr. Frisbie replied that it would.

Councilmember Lopez asked of the timing of projects which include funding agreements. Mrs. Sculley stated that memorandums of understanding had been executed with partners and that staff would be managing the 180 projects each day. She stated that in some cases, staff may recommend a delay in moving forward with partner projects if the partners were not ready with their funding. Councilmember Lopez stated that the public had a high level of confidence in the process.

Councilmember Gonzales asked when the city could proceed with some of the sidewalk projects. Mr. Frisbie replied that discussions with the community on some of the sidewalk projects could occur this summer. Councilmember Gonzales asked if 95% of the \$850 million would go to the private sector. Mr. Frisbie replied that the private sector would participate somewhere in that range on design and construction.

Councilmember Warrick asked of the weight and scoring for city owned property in the Neighborhoods Improvement Program. Mr. Zanoni stated that there would be no additional points awarded for city owned property but said property would provide an advantage in that there was no cost.

Mayor Taylor thanked everyone for the presentation.

2. A Briefing on the San Antonio Metropolitan Health District's Strategic Plan for CY 2017-2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director, Health]

Dr. Colleen Bridger stated that a framework of assurance, assessment, and policy development and ten essential services were utilized in the Strategic Plan. She noted that the vision of the Strategic Plan was "healthy people thriving in a healthy community." She stated that the following themes were utilized in the development of the strategic plan: 1) Health equity; 2) Access to health care; and 3) Alignment with other community plans.

Dr. Bridger spoke of the determinants of health and stated that health was affected primarily by: 1) Social/economic factors; 2) Health behaviors; 3) Clinical care; and 4) Genes and biology. She displayed a map of life expectancy by zip code in San Antonio and noted the extreme variation. She displayed a map from 1935 which depicted areas of the city which were redlined and noted the overlap with life expectancy. She reviewed the following prioritized health indicators: 1) Obesity; 2) Diabetes; 3) Ozone; and 4) Immunizations. She reviewed the data for obesity in adults, obesity in children, diabetes, ozone levels, and immunizations. She stated that to address obesity; programs and policies that promote healthy eating and physical activity have been developed. She noted that Metro Health was working closely with its partners to expand diabetes prevention programs. She stated that one of the health effects associated with high ozone levels was asthma. She noted that the city needed to work with its partners and industry to decrease ozone levels. She stated that too many children were not vaccinated on time noting that people were receiving mixed messages regarding immunizations. She stated that the solution was to make sure that parents were receiving accurate information. She reviewed the first quarter (January-March 2017) highlights. She reviewed the accomplishments of the 1115 Waiver Program. She reviewed the following next steps:

- Share plan with community and stakeholders
- Align FY 2018 budget with Strategic Plan priorities
- Align Metro Health strategies with other city-wide partners/plans
- Provide annual updates on progress through City Council Committees and department annual report

Dr. Bridger stated that \$11 million was provided for the 1115 Waiver Program and the State had submitted a request for a two-year extension. She noted that if this was provided funds would be available through September of 2019. She stated that other sustainability options

would be pursued.

Mayor Taylor asked for an update on what has occurred in the 10 target neighborhoods and more information on teen pregnancies.

Councilmember Viagran expressed support for the programs offered by Metro Health.

Councilmember Gonzales cited the fact that children did not have their needed medications as a contributor to asthma. She asked if the State required children to be immunized before starting school. Dr. Bridger replied that the State made it very easy to opt out of that requirement.

Mayor Taylor thanked staff for the presentation.

EXECUTIVE SESSION

The Executive Session was not held.

- 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. Litigation matters involving the City including pending or contemplated litigation or settlement offers pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to grant requirements promulgated by the State of Texas pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Taylor reconvened the meeting at 5:30 pm and addressed the Ceremonial Items.

CEREMONIALS

Mayor Taylor presented Certificates of Election to Councilmembers Viagran, Saldaña, Gonzales, and Sandoval that were declared elected from the Main Election of May 6, 2017. City Clerk Vacek administered the Oaths of Office & Statements of Elected Officer to Councilmembers Viagran, Saldaña, Gonzales, and Sandoval.

Mayor Taylor recognized Councilmembers Lopez, Medina, Nirenberg, Krier and Gallagher for their valuable service, commitment and contributions to their respective District and citizens. She presented them with an official plaque of appreciation on behalf of the City of San Antonio.

PUBLIC HEARING

City Clerk Vacek read the caption for Item 3:

3. First public hearing regarding the annexation of the Neal Road Area consisting of approximately 5.9 square miles generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road, adjacent to the City limits of San Antonio in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Department of Planning & Community Development]

Mayor Taylor opened the first public hearing on the annexation of Neal Road and called upon the citizens registered to speak.

Mark Perez addressed the City Council in opposition to the annexation. He discussed the use of a refinery on the Southside as part of a previous annexation and expressed concern with public safety services.

Nazirite Ruben Flores Perez addressed the City Council in support of the annexation. He discussed immigration and the need for equality.

Steve Shulz addressed the City Council in opposition to the annexation. He stated his concern that his agricultural exemption would be taken away.

There being no other citizens registered to speak, Mayor Taylor closed the Public Hearing.

CITIZENS TO BE HEARD

Mayor Taylor called upon the citizens registered to speak under citizens to be heard.

Mark Perez noted concerns with public safety and permits highlighting the AGE Refinery Building.

Nazirite Ruben Flores Perez spoke of the United States-Mexico border and noted his support for helping people obtain citizenship.

Hector Garcia asked the City Council to release taxi permits to drivers. He noted the potential benefits for drivers and customers if the permits were released.

Faris Hodge, Jr. submitted written testimony noting that the Pope's Easter message focused on hope and unity. He expressed concern that some San Antonio businesses do not have to pay taxes and that Bexar County lost 10 years of contracting data.

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 6:37 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

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