

**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, August 2, 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 - Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. A Briefing by the San Antonio Water System (SAWS) on the draft SAWS 2017 Water Management Plan. [Robert R. Puente, SAWS President & CEO]

Robert Puente presented a historical perspective of the San Antonio Water System (SAWS) noting that SAWS currently had the largest Aquifer Storage and Recovery System. He spoke of their recognized Conservation Program and added that they had the largest Direct Recycled Water System. He spoke of the importance of supplying the Military with water and reviewed SAWS’ accomplishments. He stated that the SAWS 2017 Water Management Plan had four guiding principles: 1) Conservation; 2) Diversified water sources; 3) Regional partnerships; and 4) Technology. He reported that conservation efforts had decreased the demand for water from 225 gallons per person per day to 117 gallons per person per day and the goal was to decrease the demand for water to 88 gallons per person per day by 2070. He noted that progressive conservation goals included Technology, AMI, continued focus outdoor usage, and nonrevenue water reductions by 2025.

Mr. Puente stated that SAWS had 15 Water Supply Projects from eight different sources. He presented the supply portfolio diversification for an average year and for a drought year. He spoke of community outreach and stated that the SAWS 2017 Water Management Plan was released for public view on June 29, 2017. He mentioned that it would be brought before the SAWS Board on September 12, 2017.

Mayor Nirenberg stated that long-term water security for the city was one of the most important challenges for quality of life as well as economic security.

Councilmember Viagran asked of storm water and rain water capture. Mr. Puente stated that a Rain Barrel Program began this year but this mode of conservation was not a long-term solution. He stated that storm water capture would be utilized in a worst case scenario because of the expense of treating the water which was only available during rainfall.

Councilmember Gonzales asked of information provided to customers. Mr. Puente replied that the SAWS 2017 Water Management Plan and application were available online.

Councilmember Pelaez asked of the effect on the SAWS 2017 Water Management Plan if SAWS were asked to contribute more to transportation, road, and mobility issues. Mr. Puente replied that SAWS' Capital Program would have to be scaled back and many water projects would have to be placed on hold.

Councilmember Courage asked when the Vista Ridge Project would be online. Mr. Puente replied that the Vista Ridge Project would be online in 2020. Councilmember Courage asked of the percentage to be presented for a rate increase. Mr. Puente stated that the rate was projected to be 5% to 7% per year as approved by the City Council. Councilmember Courage requested that the two highest rates be provided to the City Council.

Councilmember Perry asked if SAWS was operating water and sewage systems for the Military. Mr. Puente replied that they were for some but not all of the Military Bases. Councilmember Sandoval asked of the community feedback received. Mr. Puente stated that SAWS received great feedback and noted that SAWS had attended large Neighborhood Association Meetings.

Mayor Nirenberg stated that it would be helpful to add appendices to the report which explained the assumptions. Mr. Puente noted that appendices would be added. Mayor Nirenberg asked of the other technology to be incorporated into the plant. Mr. Puente stated that SAWS had a laboratory at the Brackish Plant and a Scientist would be housed there and teach of the science of brackish water. Mayor Nirenberg asked if there would be decrease

in water rates since the cost of water had dropped. Mr. Puente replied that it would. Mayor Nirenberg thanked SAWS for the presentation.

2. A Briefing regarding the City's Annexation Program, its history, and an update on annexation analysis and proceedings for five commercial corridors and four area enclaves. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Department of City & Regional Planning]

Peter Zaroni reviewed full and limited purpose annexation and presented a timeline of annexation by the City of San Antonio. He stated that a study by the Metropolitan Area Research Corporation (MARC) analyzed the City's Annexation Program to see the results if the city had not annexed any areas beyond the boundaries in 1950. He noted that the results showed that the population would have decreased by 6%; the City's Poverty Rate would be almost twice the metro average; the City's average household income would be 63% of the metro average; and as of 2010, the City's total household income would be \$5.5 billion compared to \$26 billion. He outlined the benefits of annexation to include financing urban level services and capital projects, promoting economic growth, providing for orderly growth and development, and protecting military installations.

Mr. Zaroni stated that in 2013, the City Council adopted an updated set of annexation policies. He noted that in June 2014, City Council requested that staff prioritize the top areas in a list of 30 which could be annexed. In December 2014, the City Council approved the Annexation 360 Program which contained five priority areas to be considered for annexation. He noted that the City Council had added resources to support the Annexation Program with the FY 2015 Budget. He reviewed the five priority areas considered for annexation, numerous studies, and policy documents which had been completed. He reviewed the income and revenue generated by annexations and presented the annexation completed since 2012. He detailed the annexations presented to the City Council in June 2017 and highlighted the public outreach performed in English and Spanish. He stated that the proposed annexation included five commercial corridors and four enclave areas, all which were contained within 19.96 square miles. He reviewed each of the commercial corridors, enclave areas, and Service Plan Analysis and noted that the City Council would consider the staff recommendation on August 31, 2017.

Carlos Contreras spoke of legislative issues affecting the larger three-year annexations, non-annexation agreements, industrial agreements, and Interlocal Agreements. He noted that Senate Bill 6, regarding Annexation, would require an affirmative vote by a majority of voters within the area to be annexed before the city could annex. He stated that the Legislature was expected to pass both the House and Senate Bills considered this during the special session of the Legislature. He reported that the proposed legislation did not contain

any exemptions for non-annexation or industrial agreements, Interlocal Agreements, or protection for military bases except for a small buffer around the bases. He mentioned that House Bill 362 dealt with land use and zoning protection around military bases. He stated that Senate Bill 104 would create a five-mile buffer around military bases and protect all non-annexation and industrial agreements and Interlocal Agreements.

Mr. Zaroni stated that if policy direction was received from the City Council to not pursue the IH-10 Annexation Area; the scheduled public hearing would be cancelled. He noted that this would be consistent with the staff recommendation.

Mayor Nirenberg asked if the IH-10 annexation area was over the recharge zone. Mr. Zaroni replied that portions of said area were over the recharge zone. Mayor Nirenberg expressed concern regarding better protections for impervious cover in the city.

Councilmember Pelaez discussed the pros and cons of annexation and encouraged staff to hold more public meetings. Councilmember Gonzales noted that funds for overlays, potholes, and pavement failure repairs were not listed as a line item in the Budget. She asked if drainage was included in the forecast for annexation. Mr. Zaroni replied that since there was little development in the annexation areas, there was no infrastructure in place to maintain.

Councilmember Sandoval spoke of staff members making recommendations based on revenue. Mr. Zaroni stated that recommendations were made in some part based on revenue but others were not such as the area adjacent to Lackland Air Force Base. He noted that said area had the least net ending balance. Councilmember Sandoval requested the financial analysis performed for the annexation areas.

Councilmember Brockhouse spoke of property rights and stated that the city should take care of its current areas before annexing new ones. Councilmember Saldaña spoke of the misuse of annexation and the appropriate use for same. He added that the city should be able to protect its military bases. Mr. Contreras noted that the analysis of the impact on the military for the entire state would be approximately \$79 billion and the impact to the military in San Antonio would be approximately \$50 billion if the legislation passed. Councilmember Courage stated that the city should not be concerned with the revenue which annexation would provide.

Mayor Nirenberg thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 4:37 pm to discuss the following:

- 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 related to an audit of cable franchise and Public Education and Government Access fees pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 6:06 pm and announced that no action had been taken in Executive Session. He addressed Item 3.

PUBLIC HEARINGS

City Clerk Vacek read the caption for Item 3:

- 3. First Public Hearing regarding the annexation of five commercial corridors and four area enclaves: (A) IH 10 West Commercial Corridor, (B) Babcock Road Corridor, (C) Culebra Road – Alamo Ranch Corridor, (D) Wiseman Boulevard Corridor, (E) Potranco Road – West Loop 1604 Commercial Corridors, (F) Vance Jackson - North Loop 1604 West Tracts, (G) West Bitters Road, (H) Foster Road Area and (I) IH 10

East - Loop 1604 East Interchange Area adjacent to the City limits of San Antonio in Bexar County within the City of San Antonio's Extraterritorial Jurisdiction. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Department of City & Regional Planning]

Mayor Nirenberg opened the first public hearing regarding the annexation of five commercial corridors and four area enclaves and called upon the citizens registered to speak.

Mark Perez stated his opposition to annexation noting concerns with unfinished city projects and lack of funding.

Kathleen Janiga spoke of her family's history of land ownership in Bexar County and stated opposition to her property being annexed.

Marvin Godbolt stated his opposition to the annexation noting concerns with affordability for homeowners in his neighborhood.

Brian Chessman stated his opposition to the annexation noting concern with increased costs for potential homeowners.

Nazirite Ruben Flores Perez expressed his support for expanding the city through annexation.

Julio Martinez stated that annexation would not allow him to continue operating his fireworks business and noted that he had already lost business due to previous annexations.

Michael Bauer noted his affiliation with Hope Center Church and expressed concern with the City's notification process for annexation hearings.

There being no other citizens registered to speak, Mayor Nirenberg closed the public hearing.

City Clerk Vacek read the caption for Item 4:

4. Public Hearing for the \$19,515,760.00 FY 2018 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. [Peter Zaroni, Deputy City Manager; Verónica R. Soto,

Director, Neighborhood and Housing Services Department]

Mayor Nirenberg opened the public hearing for the \$19,515,760 FY 2018 Action Plan and Budget for the four federal grant programs funded by HUD and called upon the citizens registered to speak.

Stephanie Wiese noted her affiliation with Habitat for Humanity and asked the City Council to increase the allocation of funds for single family home construction. She discussed the positive impact of Habitat for Humanity in San Antonio.

Crystal Santos asked the City Council to increase the amount of funds allocated for single family homes.

Vanessa De Hoyos asked the City Council to allocate more funds toward single family homes to increase ownership.

Annette Escobar asked the City Council to increase funds to build more single family homes and spoke of the advantages of homeownership.

Natalie Griffith asked for an increase in funds for single family home construction and spoke of the shortage of single family housing in San Antonio.

Blanca Salazar asked the City Council to increase the allocation of funds for building single family homes and noted the services provided by Habitat for Humanity.

Irma Ochoa noted her affiliation with COPS/Metro and requested that the City Council provide more funding for single family home rehabilitation.

Shirley Ellis noted her affiliation with COPS/Metro and asked for increased investment in homeowners and owner-occupied rehabilitation.

Timothy Payne requested an increased allocation for single family home construction and spoke of the positive impact of Habitat for Humanity.

Cosima Colvin expressed her satisfaction with the formation of the Neighborhood and Housing Services Department and noted support for additional staff to act as neighborhood liaisons.

There being no other citizens registered to speak, Mayor Nirenberg closed the public hearing.

CITIZENS TO BE HEARD

Mayor Nirenberg called upon the citizens registered to speak under Citizens to be Heard.

Monica Salyer discussed a personnel incident with Parks and Recreation employees and asked the City Council for assistance in resolving her issue.

Al Lindsay discussed aging and the perspective of senior citizens on their resources and assets.

Alan Montemayor asked the City Council to consider a solar power farm at the H2Oaks Desalination Facility. He discussed the positive impacts of alternative energy to the environment and citizens.

Mark Perez expressed concern with police work in San Antonio and businesses operating without the proper permits.

Rudolph Wratten discussed limitation with the current systems used for public safety communications and asked the City Council to investigate options to improve the system.

Terry Burns, Chair of the San Antonio Sierra Club, requested an updated report from SAWS regarding the Vista Ridge Pipeline Project. He discussed the benefits of storm water capture.

Kim Endres expressed her opposition to a proposed Transportation User Fee and asked for more information regarding its potential implementation.

Henrietta LaGrange discussed quality issues with Transportation and Capital Improvements projects in her neighborhood; specifically the Seeling Channel Project. She asked for improvements to the inspection process.

Alicia Cortez noted damage to her house due to city construction projects in District 7 and requested assistance to perform repairs.

Antonio Diaz asked the City Council to recognize the Indigenous Community of San Antonio and their social issues.

Nazirite Ruben Flores Perez requested a 4% raise for all City Employees.

Greg Harman thanked the City Council for the Resolution supporting the Paris Accord and requested continued cooperation and funding for a grassroots climate action plan.

Hector Garcia asked for the release of taxi permits to drivers noting the safety and financial benefits for drivers and passengers.

Octavio Manresa asked for more transparency in city government related to taxi companies and requested the release of permits to taxicab drivers.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 7:43 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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