

**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, October 10, 2018

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 Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. Briefing on the Alamo Plan approved by the Citizens Advisory Committee, the Alamo Executive Committee and the Alamo Management Committee; and presentation to City Council on next steps to implement the plan. [Lori Houston, Assistant City Manager]

City Manager Sheryl Sculley stated that the City Council approved a Cooperative Agreement with the Texas General Land Office (GLO) and Alamo Endowment Board regarding a Joint Master Plan for Alamo Plaza. She noted that the agreement represented the first coordinated effort between the City and State regarding The Alamo. She outlined the following key elements of the Alamo Master Plan: (1) Restore the Church and Long Barracks; (2) Delineate the historic footprint; (3) Recapture the Historic Mission Plaza and create a sense of reverence and respect on the historic battlefield; (4) Repurpose the Crockett, Woolworth, and Palace Buildings into a world-class Visitor Center and Museum that tells the story of the Battle of the Alamo and over 300 years of layered History; (5) Create a sense of arrival to

the site and enhance connectivity between the site and other public spaces. She stated that the City Council approved the five key elements and provided conceptual approval of the following: Closing parts of Alamo and Crockett Streets; Repairing and relocating the Cenotaph; and Future conveyance or lease to the State of Texas parts of Alamo Plaza that are necessary to reclaim the Historic Plaza. She noted that PGAV Destinations, Cultural Innovations, and Reed Hildebrand were selected for the Comprehensive Interpretive Plan Team. She reviewed major revisions to the proposed design since May 2017.

Councilmember Treviño stated that he served on the Alamo Management Committee and Alamo Citizens Advisory Committee. He noted that the process included several opportunities for community engagement including 50 public meetings and 200 stakeholder meetings. He stated that the Alamo Citizens Advisory Committee approved seven Resolutions for the following: Close streets to vehicular traffic; Develop a new parade route that honors the complete History; Relocate the Cenotaph within Alamo Plaza; Encourage a formal point of entry; Assess adaptive reuse potential of the Crockett, Palace, and Woolworth Buildings; Site plan and framework; and Master Lease Agreement. He described the components of changing the parade route and adapting the use of historic buildings surrounding the Plaza.

John Kasman of PGAV Destinations stated that a world class experience at the Alamo should provide inspiration, connection, authenticity, understanding, reverence, commemoration, and celebration. He noted that the Alamo was at the heart of civic life in San Antonio but was currently neither a welcoming Urban Plaza nor a powerful historic site. He stated that the Alamo Master Plan would create an expansive Civic Plaza and a powerful cultural destination.

Eric Kramer of Reed Hildebrand stated that the City currently obscures layers of Alamo History and that Alamo Plaza would be an expansive, shaded pedestrian zone for gathering, public expression, and events. He presented an overview of historical sites throughout the Plaza and proposed updates to highlight same. He stated that relocating the Cenotaph would clarify periods of historic significance in alignment in the original plans for its location. He noted the importance of a primary entrance during museum hours to orient visitors to site offerings and programming and highlighted continued availability of open north-south entrances. He stated that the reimagined Alamo would allow visitors to experience living History, explore Mission stories, trace historical roots, understand diverse perspectives, honor lives lost, and see excavations in action.

Mrs. Sculley stated that the Alamo Executive Committee approved the Alamo Master Plan. She noted that City Council approval was necessary to move the plan forward for street closures, the Ground Lease and Management Agreement with the GLO, and the negotiation of contracts for the restoration and relocation of the Cenotaph. She stated that the Planning

Commission and Historic and Design Review Commission would also review components of the plan for approval. She noted that the Texas Historical Commission must consider relocation of the Cenotaph and the use of historic buildings owned by the GLO. She stated that funding would be provided through public-private partnerships for plan completion by 2024.

Councilmember Treviño stated that the redevelopment would result in 5,000 new permanent jobs and thanked the Citizens Advisory Committee and Management Committee for their commitment.

Mayor Nirenberg noted the importance of reflecting the entirety of Alamo History and the necessity of an agreement with the GLO to care for the Plaza.

Councilmember Perry expressed concern with damaging the Cenotaph and asked of the cost to move it. Mrs. Sculley replied that engineering analyses were not yet performed. Councilmember Perry expressed support for repurposing the Crockett, Palace, and Woolworth Buildings and noted his opposition to street closures, lowering the grade of the Plaza, installing barriers, the possibility of selling The Alamo Site, potential visitor fees, and restricted access.

Councilmember Pelaez expressed support for the process and asked of conflicts with stakeholders resulting from the GLO Contract. City Attorney Andy Segovia replied that the contract was inclusive of stakeholder relationships to ensure continued cooperation.

Councilmember Courage asked of modifications to the plan resulting from public engagement efforts. Councilmember Treviño replied that various design elements were modified. Mrs. Sculley added that parade and ceremony accommodations were also changed. Councilmember Courage expressed concern with costs and congestion associated with proposed street closures. Councilmember Treviño stated that Pape-Dawson Engineers was conducting a traffic study to include the proposed street closures and changes. Councilmember Courage expressed opposition to limited entry points and GLO management. He noted support for restoring the Cenotaph but not relocating it.

Councilmember Gonzales asked of the development of the Cooperative Agreement. Mrs. Sculley replied that it was developed by the City of San Antonio, GLO, and Alamo Endowment. Councilmember Gonzales asked if the City Council was able to select museum content. Councilmember Treviño replied that they could not. Mrs. Sculley added that City Council input would be utilized by the Management Committee. Councilmember Gonzales expressed concern with controlled entry points and the City Council's lack of input and control resulting from the GLO Lease.

Councilmember Viagran asked of remedies for failure to execute the plan as expected by the City. Mr. Segovia replied that the GLO lease could be terminated. Councilmember Viagran asked of procedures if additional burial sites were discovered. Douglass McDonald, CEO of The Alamo, replied that sites would be surveyed with penetrating radar to ensure remains were not disturbed and such site information would be shared with stakeholders. Councilmember Viagran noted the importance of sharing diverse stories around Alamo Plaza.

Councilmember Sandoval asked how demonstrations would be affected by changes to Alamo Plaza. Mr. Segovia replied that there would be an area designated for free speech activities. Councilmember Sandoval asked if there would be fencing around the footprint. Councilmember Treviño replied that railings, landscaping, and other design elements would direct people around the site. Councilmember Sandoval expressed concern that locals would be unnecessarily limited by controlled access points and asked to investigate other methods to encourage site flow.

Councilmember Brockhouse expressed overall support for the Alamo Master Plan but expressed concern with relocating the Cenotaph and restricted access points.

Councilmember Saldaña expressed overall support for the Alamo Master Plan and asked of Councilmember Perry's concerns regarding the grade reduction. Councilmember Perry noted foundation problems due to poor drainage and disrupting existing landscaping. Mr. McDonald stated that multiple experts analyzed the stone on site and additional studies would be performed before lowering the site grade. Councilmember Saldaña expressed confidence in the City's ability to move the Cenotaph successfully.

Mayor Nirenberg thanked everyone for the presentations.

EXECUTIVE SESSION

Mayor Nirenberg announced that the Executive Session would held the following day after the Business Portion of the City Council Meeting. He recessed the meeting at 5:46 pm and announced that the meeting would resume at 6:00 pm for Citizens to be Heard.

- 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).

RECONVENED

Mayor Nirenberg reconvened the meeting at 6:03 pm and addressed Citizens to be Heard.

CITIZENS TO BE HEARD

Mayor Nirenberg called upon the citizens registered to speak.

Perry Donop asked that the Cenotaph remain in place to honor History.

Artman Bland expressed concern with criminal activity and police conduct.

Mark Perez expressed concern with businesses operating without necessary permits.

Nazirite Ruben Flores Perez expressed concern with fraud and abuse by non-profit organizations and cautioned against false teachings.

Antonio Diaz thanked the City Council for their support for Indigenous Peoples Day and expressed concern that indigenous remains would be disturbed at Alamo Plaza.

Diana Uriegas invited the City Council to celebrate Indigenous Peoples Day and sang a song of healing.

Ross Laughead spoke on behalf of the Oakland Estates Neighborhood Association and requested amendments to the proposed Land Use Category updates to protect neighborhoods without Restrictive Covenants.

Sue Snyder spoke on behalf of the Oakland Estates Neighborhood Association and requested amendments to the proposed Land Use Category updates to allow greater flexibility for neighborhoods.

Ray Zavala expressed concern with public safety.

Jim Cisneros asked Mayor Nirenberg to speak at Roy Cisneros Elementary.

Barney Tearney spoke on behalf of the Oakland Estates Neighborhood Association in support of the requested amendments.

RECESSED

There being no further discussion, Mayor Nirenberg recessed the meeting at 6:46 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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