

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



**FINAL  
Meeting Minutes  
City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Wednesday, April 6, 2016**

**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:

**PRESENT:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier, and Gallagher

**ABSENT:** 1 - Lopez

Mrs. Vacek announced that Councilmember Lopez was out of the office due to a medical emergency.

1. A Briefing on the River Barge Design Competition for a new fleet design in preparation for the City's 300th anniversary celebrations in 2018. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development]

John Jacks presented information on the River Barge Design Competition and highlighted the Members that served on the Jury and Technical Committees. He stated that during Phase 1; there were 19 Registrants and 12 Anonymous Submissions. He outlined the Evaluation Criteria noting that 60% was allocated toward Constructability, Functionality, & Maintenance; while 40% was allocated toward Design and Innovation. He spoke of Phase

2 which included Innovation, incorporating the San Antonio Culture, and the Technical Review Process. He reported that the Jury selected Metalab Design and highlighted their design which includes durable materials and San Antonio Branding. He outlined next steps and stated that the new fleet would be operational in September 2017. He added that the Rio SA Cruises Contract would be extended to September 30, 2017 and that they would increase ticket pricing effective May 1, 2017.

Mr. Jacks reported that the Barge Operator Request for Proposals (RFP) would be released next month and outlined the Scope and Criteria. He stated that the proposals were due in July and would award the contract in October.

Mayor Taylor thanked staff for the presentation and stated that she was pleased with the creativity in relationship to the process. She asked of the cost and payment for the new barges. Mr. Jacks replied that they estimated purchasing 44 barges at a maximum cost of \$4 Million. Lori Houston added that they would issue debt for the \$4 Million and service the debt with revenue received from the Barge Contract. Mayor Taylor asked of the life of the barges. Mr. Jacks stated that the life cycle was 20 years for the barges.

Councilmember Viagran stated that changing the barges was long overdue and asked of the battery life. Mr. Jacks replied that the expectation was that all electric barges would operate in the same time frame as they are operating today in which the battery could be used from 12-14 hours. Councilmember Viagran asked of the responsibility of maintaining the batteries and fleet. Mrs. Houston replied that it would be the responsibility of the selected Operator. Councilmember Viagran asked what made Metalabs stand out from the other proposals. Mr. Jacks indicated that it was based on their durability, maintainability, and accessibility.

Councilmember Warrick asked of the local manufacturers available to create the barge. Mr. Jacks stated that he was not aware of any but the RFP would be open to anyone. Councilmember Warrick asked if the design would still be appropriate in 20 years which was the life span of the barge. Mr. Jacks stated that he could not speak to that but that they were looking for something both innovative and functional. Councilmember Warrick asked of the capacity for the barges to operate for other uses. Mrs. Houston stated that it would depend on capacity and that they were required to run tours every 30 minutes.

Councilmember Treviño thanked everyone for their work and asked if the selection was unanimous. Mr. Jacks replied that the vote was 9 to 1. Councilmember Treviño asked of other uses for the barge. Mr. Jacks stated that the boats would be available for charters and configured for special events that may not be available today. Councilmember Treviño spoke to the panels that could be interchanged for special occasions and asked

representatives from Metalab to discuss their design. The representative stated that they were honored to be selected and that the barge included ground lighting that would shine downward into the water and make the barges glow.

Mayor Taylor thanked everyone for the presentation.

2. A Briefing by Brooks Development Authority on economic activity at Brooks City Base. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Leo Gomez presented information on Brooks City Base and stated that their goal was to attract investment, create jobs, and sustain growth. He presented a Land Use Plan and highlighted the uses at Brooks today. He stated that the future at Brooks would include an Embassy Suites Hotel and University of the Incarnate Word (UIW) School of Osteopathic Medicine. He outlined the projects in process and spoke to the Challenges and Opportunities.

Mr. Gomez reported that their Reserve Funds consisted of \$4.8 Million in Operating Funds and \$5 Million in Capital Funds. He stated that Land Sales were used to replenish both Capital and Operating Reserve Funds. He mentioned that they began pursuing Revenue Bonds in 2015 and now have nearly \$55 Million of which \$36 Million will be utilized for Infrastructure Projects. He provided an overview of the Tax Increment Reinvestment Zone (TIRZ) that was designated in 2004 with a Base Value of \$36.8 Million. Mr. Gomez spoke to the Employment at the Brooks Campus noting over 3,000 jobs. He reported that the TIRZ had created more than \$6.8 Million in tax revenue for the City of San Antonio and Bexar County last year. He highlighted the Road Improvements occurring and mentioned the Legislative Agenda Item they would be pursuing with regard to Third Party Equity Investments. He provided projections for the next three to five years in the areas of Job Growth, High-Density Urban Development, and Sustainable Development.

Mayor Taylor thanked Mr. Gomez for their work and the Board Members for their service. She stated that Brooks was a great economic generator for the entire city and was pleased to see the growth occurring. She asked of the funding requested in the 2017 Bond Program. Mr. Gomez replied that they had requested a total of \$29 Million to include \$5 Million to make South New Braunfels shovel ready for consideration by the Metropolitan Planning Organization (MPO). Mayor Taylor asked if the Brooks Employees were living in nearby housing. Mr. Gomez stated that the Multi-Family Development "The Landing" was fully occupied and 1/3 of the residents worked on the Brooks Campus. Mayor Taylor asked of the EB5 Program. Mr. Gomez responded that they had two projects that were part of the

EB5 Program to include a Multi-Family Development and the Embassy Suites Hotel. He noted that the EB5 Investors have not come online as quickly as they would have liked.

Councilmember Viagran thanked the Board Members for their service and spoke of the importance of the Road and Infrastructure Improvements in the area. She stated that she was pleased with the proactive planning for the area which was close in proximity to the World Heritage Sites. She asked that they look at all types of housing to ensure there is Affordable and Work Place Housing. Mr. Gomez spoke of the Base Academy that has an enrollment of 1,800 students and mentioned that KIPP Academy was bringing a 15-Acre Campus to Brooks a year from Fall 2016.

Councilmember Warrick asked of Market Rate Housing and how it compared to other parts of town. Mr. Gomez replied that it was from \$1.35 to \$1.40 per square foot and was comparable to other Multi-Family Development in and around the Urban Core. Councilmember Warrick asked of Affordable Housing. Mr. Gomez replied that it was not included within the current developments but would consider it in future development at Brooks and in the surrounding area. Councilmember Warrick asked of the impact from the Eagle Ford Shale. Mr. Gomez replied that they had not been negatively affected as there was enough demand at "The Landing." He stated that Eagle Ford Shale should have an even greater impact once the hotel was completed and those living in Atascosa and Wilson Counties would be frequenting the area.

Councilmember Saldaña stated that he was pleased with the economic development and balanced growth for the area and asked of the \$5 Million requested for South New Braunfels. Mr. Gomez replied that they needed the project to be shovel ready if Federal Funding became available. Councilmember Saldaña spoke to the investments being made in order to address future congestion.

Councilmember Medina stated that this was a great City-Wide Asset and asked of the projected housing for the area. Mr. Gomez replied that they were building 2,000 units and would review future projections with the Board. He added that they would evaluate the 2,000 units before determining any more significant investments to be made in the area. Councilmember Medina referenced the CCR he submitted regarding Live Music and asked if there was a culture for same at Brooks. Mr. Gomez replied that they were investing in a 40-Acre Linear Park that could be used for Music Festivals.

Councilmember Krier commended Mr. Gomez for his great work and asked of the future of the area due to the UIW School of Osteopathic Medicine. Mr. Gomez stated that UIW would have an option to develop three additional buildings for a campus to be used for their Medical School or other Medical Related Offerings. Councilmember Krier spoke of the

great demand for Medical Services to include Medical Research and Manufacturing and stated that it would continue to grow over the next 25 years.

Councilmember Treviño stated that the projects at Brooks were great force multipliers that would impact other things in the area. He asked of the regional benefit of a partnership with Stinson Airport. Mr. Gomez replied that many of their prospects fly into Stinson Airport. He noted that the Airport helped them connect to the rest of the country and to Mexico. Councilmember Treviño expressed his support for improving connectivity with Stinson and the surrounding area.

Councilmember Gonzales asked of the Legislative Agenda related to Third Party Equity Investments. Mr. Gomez replied that as a Development Authority, they were prohibited from entering into a direct partnership with a private entity that may be interested in investing equity. He stated that they were looking to change that in order to make projects more attractive for investors. Councilmember Gonzales stated that she served on the MPO and spoke to the importance of having shovel-ready projects.

Councilmember Gallagher expressed support for the great work occurring at Brooks and stated that he was pleased that they were working on the Legislative Agenda to resolve issues. Councilmember Nirenberg added that he was also pleased with everything occurring at Brooks and stated that it was important to continue conversations regarding congestion management to include the Legislative Agenda.

Mayor Taylor thanked everyone for the presentation and commended Councilmember Viagran for her leadership.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 4:29 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 a solid waste services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to financial advisor services contracts and the City's Small Business Economic Development Advocacy Program pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 5:43 pm and announced that no action was taken in Executive Session. She addressed the Ceremonial Items.

### **CEREMONIALS**

Mayor Taylor presented a Proclamation to Texas Cavaliers King Antonio XCIV (94), Mr. R. Hunt Winton. It was noted that this member of royalty will reign over the Texas Cavaliers River Parade to be held on Monday, April 18, 2016. It was also noted that during his year-long reign, King Antonio will visit schools, hospitals, nursing homes, local businesses and community groups. King "Tony" presented his Official Fiesta Medal to Mayor Taylor and the City Council.

Mayor Taylor presented a Proclamation to the South Texas Damage Prevention Council in recognition of National Safe Digging Month during the month of April 2016. It was noted that excavation damage remains one of the leading causes of serious pipeline accidents and that the first step in preventing these type of accidents is to call 8-1-1 before digging.

Mayor Taylor presented a Citation to the Alamo City Bhangra Dance Team for winning 1st Place at the 11th Annual Raas Rave & Bhangra Blitz (R2B2). It was noted that the event was hosted by the Indian Student Association at Southern Methodist University. It was also noted that R2B2 is an intercollegiate Raas/Garba and Bhangra Competition and the only South Asian Acapella Competition in the nation. Mayor Taylor commended the Alamo City Bhangra Team for having won the 1st Place trophy three times in the last four years.

### **CITIZENS TO BE HEARD**

Mayor Taylor called upon the citizens registered to speak.

Mark Perez expressed concern with various businesses operating without the proper permits to include the AGE Refining Facility. He expressed concern with various City Staff that had not responded to his concerns.

Dustin Martinez stated that he was an unemployed Veteran and expressed concern with the City's Hiring Process. He noted that he had applied for numerous City Positions but had not been contacted for an interview. He asked for assistance from the Human Resources Department with regard to his application.

Will McLeod expressed concern with the appointment of Steven Hussain to the VIA Metropolitan Board of Directors noting that there was a potential conflict of interest. He also expressed concern with the deterioration of one of the streets in his neighborhood.

Sherry Reddick stated that she had collected 75 signatures from citizens of San Antonio requesting that all past raises for Police Officers and Firefighters be retroactive from the dates of past contract raise approvals. She noted that they were also requesting annual raises from the current adjusted rates as of July 1, 2016.

Faris Hodge, Jr. submitted written testimony referencing Siebert Brandford Shank, the nation's largest African-American, Latino, and Woman-Owned Public Finance Firm. He noted an inventory of gasoline by the U.S. Energy Information Administration. He highlighted the new candidates of diversity in the Republican Party.

### **ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 6:22 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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