

# NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE MEETING MINUTES

MONDAY, OCTOBER 17, 2016

4:30 P.M.

MEDIA BRIEFING ROOM, CITY HALL

<b>Members Present:</b>	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Alan Warrick, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i>
<b>Members Absent:</b>	Councilmember Ray Lopez, <i>District 6</i> Councilmember Cris Medina, <i>District 7</i>
<b>Staff Present:</b>	Erik Walsh, <i>Deputy City Manager</i> ; Maria Villagómez, <i>Assistant City Manager</i> ; Joseph Harney, <i>Assistant City Attorney</i> ; Steven Whitworth, <i>Assistant City Attorney</i> ; Juan Ayala, <i>Director, Military Affairs, Government and Public Affairs Department</i> ; John Jacks, <i>Interim Director, Center City and Downtown Operations Department</i> ; Roderick Sanchez, <i>Director, Development Services Department</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Xavier Urrutia, <i>Director, Parks and Recreation Department</i> ; Homer Garcia, <i>Assistant Director, Parks and Recreation</i> ; Melissa Ramirez, <i>Assistant Director, Development Services Department</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Erin Bley, <i>Government Relations, Kaufman &amp; Killen</i> ; Lynn Osborne Bobbitt, <i>Executive Director, Brackenridge Park Conservancy</i> ; Valerie Collins, <i>Senior Environmental Manager, Pape-Dawson</i> ; Lewis Fisher, <i>Principal, Fisher Heck Architects</i> ; David Hanman, Jr., <i>Principal, Fisher Heck Architects</i> ; Johnny Hernandez, <i>President, La Gloria</i> ; Bill Kaufman, <i>President, Kaufman &amp; Killen</i> ; Mark Navarro, <i>Principal, Fisher Heck Architects</i> ; Tanya Sommer, <i>Biologist, U.S. Fish and Wildlife Services</i> ; Adrianna Swindle, <i>Architect, Latinos in Architecture</i>

## Call to Order

Chairman Treviño called the meeting to order.

### 1. Approval of Minutes for the September 19, 2016 Neighborhoods and Livability Committee Meeting

Councilmember Warrick moved to approve the Minutes of the September 19, 2016 Neighborhoods and Livability Council Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

### Briefing and Possible Action on:

Item 3 was considered at this time.

**3. Briefing and Possible Action on Head Start Program Items.** [Maria Villagómez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Melody Woosley stated that the U.S. Department of Health and Human Services (HHS) required that recipients of Head Start Grants provide monthly briefings on program and fiscal activities and ongoing training throughout the program year to their governing bodies. She noted that staff was requesting approval of the grant refunding application which totaled \$28,104,932. She stated that the grant period was from February 1, 2017 through January 31, 2018 and would serve 3,020 children. She stated that the Center Enrollment Plans included Head Start (HS) and Early Head Start Childcare Partnership (EHS-CCP) children in 26 Head Start Centers. She noted that 2,243 children were enrolled in the San Antonio Independent School District (SAISD) at 23 campuses; 777 children were enrolled in the Edgewood Independent School District (EISD) at 3 campuses; and 216 children were enrolled at the six EHS-CCP Centers.

Ms. Woosley stated that the 2015-2016 Department of Human Services (DHS) Head Start Program Information Report (PIR) was required annually and contained descriptive program and service data which was available to the general public, the Head Start Community, and Congress. She noted that said report was submitted on August 2, 2016 for the HS Program; and on August 10, 2016 for the EHS Program.

She presented the following Program and Fiscal Report for July-August 2016:

	<b>EHS</b>	<b>HS</b>
<b>Enrollment</b>	216	3,020
<b>Waitlist</b>		
July	185	
August	86	97
<b>Attendance</b>		
July	88%	
August	85%	93%
<b>August Physical Exams</b>	67%	67%
<b>August Family Needs Assessment</b>	91%	91%
<b>Budget</b>	\$3.3 million	\$28.1 million
<b>Expended</b>		
July	\$107,021	\$9,903,258
August		\$11,983,362
<b>Balance</b>		
July		\$17,709,431
August	\$3,272,299	\$16,206,841

Councilmember Warrick asked of the comparison of the quality of education of Pre-K 4 SA Students and Head Start Students. Ms. Woosley stated that said comparison was ongoing.

Councilmember Saldaña moved to recommend and forward the 2017-2018 DHS Head Start Refunding Application and the 2016-2017 DHS Head Start Center Enrollment Plans to the full City Council for consideration. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

Item 2 was considered at this time.

**2. Briefing and Next Steps of the Brackenridge Park Draft Master Plan.** [Maria Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]

Xavier Urrutia stated that in March 2016, a copy of the Brackenridge Park Master Plan (Master Plan) was presented to the Mayor and City Council. He noted that seven public meetings were held to obtain written and verbal feedback from April 2016 to July 2016. He stated that on August 15, 2016, staff presented a summary of citizen comments and feedback of the Draft Master Plan to the Neighborhoods and Livability Council Committee. He noted that the Committee approved staff's recommended course of action to move forward with strategies supported by public input and comments. He stated that strategies which did not have public support were not included in the final Master Plan. He noted that the next course of action included six events-based master planning events in the park. He stated that said events coincided with the following endorsed Master Plan Strategies:

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| <ul style="list-style-type: none"><li>• Restore natural, cultural, and historical features</li><li>• Increase park visibility and connectivity</li><li>• Restore historic features and establish park as a National Historic Landmark &amp; Heritage Area</li><li>• Increase park visibility and restore natural features</li><li>• Restore natural features</li><li>• Restore cultural and historical features</li></ul> | <p>Brackenridge Cultural Soiree</p> <p>Brackenridge by Train<br/>Movie at Sunken Garden Theater</p> <p>Brackenridge Nature Bike Tour</p> <p>Brackenridge Coffee and Painting Class<br/>Brackenridge Archaeology Exploration</p> |
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Mr. Urrutia stated that the events were advertised in English and Spanish across various mediums such as online, social, and print media. He reviewed the dates and times for said events and noted that the first two events held were a success. He stated that participants were asked to complete a survey and after all events were complete; staff would provide the Committee with a report in December 2016 of the comments received at the events.

Lynn Bobbitt stated that the Brackenridge Park Conservancy was offering tours and Trinity University Students would complete a User Study on October 22, 2016 with users in the park. She noted that the Oral History Program was launched at Parktoberfest and would continue.

No action was required for Item 2.

Item 4 was considered at this time.

**4. Briefing and Discussion on the Implementation of Southern Edwards Habitat SEP-HCP (SEP-HCP) and the Interlocal Agreement between the City of San Antonio and Bexar County. [Erik Walsh, Deputy City Manager; Roderick J. Sanchez, Director, Development Services]**

Melissa Ramirez stated that in an effort to protect Camp Bullis, the Southern Edwards Habitat SEP-HCP (SEP-HCP) offered projects that must remove habitat in a more expedient way to comply with the Endangered Species Act (ESA). She noted that implementation of recommendations made in 2005 by the Defense Base Closure and Realignment Commission (BRAC) transformed Fort Sam Houston into a leading Military Medical Education Training Facility and made the Military Training Missions at Camp Bullis vital to National Security. She stated that in August 2008, the City Council approved several initiatives based on the Joint Land Use Study which was created to address, support, and protect Camp Bullis. She noted that the Camp Bullis Final Joint Land Use Study was accepted by the City Council in June 2009 to preserve and protect activities at Camp Bullis. She stated that the Development Services Department Staff have implemented the following Ordinances in support of the Military's Mission:

- Military Notification Area-December 2008
- Military Lighting Overlay District-December 2008
- Habitat Compliance Ordinance-August 2009
- Environmentally Sensitive Area (ESA) Ordinance-October 2009
- Strengthened Tree Ordinance-May 2010
- Military Sound Attenuation Overlay District-June 2010

Ms. Ramirez stated that the Regional Habitat SEP-HCP was an initiative which began in 2009. She noted that the intent of the SEP-HCP was to conserve habitat while accommodating compatible uses around military bases. She reported that in December 2009, preparation of the Southern Edwards Plateau-Habitat was led by Bexar County. She noted that projects would participate in the SEP-HCP by awarding credits for acquired projects and through property acquired and submitted for approval. She stated that the SEP-HCP would streamline the process for achieving compliance for the following stakeholders: 1) Landowners; 2) Developers; 3) City of San Antonio; 4) Bexar County; and 5) Anyone conducting Non-Federal Activities within the SEP-HCP Area. She stated that U.S. Fish and Wildlife Services would provide feedback on what projects were viable under the SEP-HCP. She noted that with the execution of an Interlocal Agreement between the city and Bexar County an organizational structure and allocation of shared responsibilities could be established. She stated that creation of a SEP-HCP Coordinating Committee, comprised of land owners, developers, government agencies, conservationists, and biologists would enable the SEP-HCP to carry out the following goals:

- Assist with the compliance of the ESA
- Promote regional conservation
- Provide support to Camp Bullis
- Streamline endangered species permitting

Ms. Ramirez reported that the SEP-HCP was released in 2011 and again in 2015 to seek input from the Advisory Committees, Agencies, and the General Public. She stated that the SEP-HCP was submitted to U.S. Fish and Wildlife Services in 2015 and approved; and in 2016, a joint 30-year Incidental Take Permit (ITP) was issued to the City of San Antonio and Bexar County. She noted that the following counties were included in the SEP-HCP:

- ❖ Bandera
- ❖ Bexar
- ❖ Blanco
- ❖ Comal
- ❖ Kendall
- ❖ Kerr
- ❖ Medina

She presented the following questions for a policy discussion with accompanying staff recommendations:

1. Should the city participate in the SEP-HCP Management?
2. Should the city participate in funding the SEP-HCP?
3. Should city property be utilized as preserves for the SEP-HCP?
4. Should the SEP-HCP support both public and private projects?
5. Should credits from city property be utilized for both public and private projects?
6. Should the SEP-HCP exclude projects of the Recharge and Contributing Zones?
7. Should the SEP-HCP limit preserves to Bexar County?

Ms. Ramirez stated that these policy questions and recommendations would be presented to the full City Council at B Session on November 16, 2016. She noted that participation in the SEP-HCP would require negotiation of an ILA with Bexar County to include direction received from the City Council. She stated that following execution of said ILA; the City Council would be required to appoint Coordinating Committee Members and establish long-term funding for the SEP-HCP. She reviewed the habitat area that the SEP-HCP covered.

Councilmember Warrick asked what would happen to the land if it no longer contained Endangered Species. Rod Sanchez replied that the land would then be preserved in perpetuity.

Councilmember Saldaña asked of the enforcement of the ESA. Mr. Sanchez stated that U.S. Fish and Wildlife Services would have to approve the development in which land must be purchased elsewhere to preserve the habitat disrupted. Councilmember Saldaña asked of the source of revenue for the SEP-HCP. Mr. Sanchez stated that by levying a surcharge on the land, the SEP-HCP would become self-sustaining.

Chairman Treviño asked of the cost to operate the SEP-HCP. Mr. Sanchez stated that the maintenance costs would be approximately \$30,000 per year.

Bill Kaufman stated that the SEP-HCP would assist in compliance with the law.

No action was required for Item 4.

**5. Briefing on the Request for Interest (RFI) Identifying a Culinary Concept and Operator for Maverick Plaza located within historic La Villita. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]**

John Jacks stated that the Center City Development and Operations Department released a Request for Information (RFI) for La Villita Maverick Plaza in Spring 2016. He noted that two submissions were received from Grupo La Gloria and Benjamin Mondragon. He stated that an evaluation team consisting of members from the Office of Historic Preservation, Finance Office, World Heritage Office, and the Hemisfair Park Area Redevelopment Corporation met with both submitters in August 2016 and recommended to continue discussions with Grupo La Gloria. He reported that Grupo La Gloria proposed to transform and activate the plaza with permanent food and beverage retailers along with daily programming to include artisans and musicians. He stated that Chef Johnny Hernandez and his team would develop a new Mexican Restaurant showcasing Mexican People, Food, and Culture. He noted that a German Beer Garden and a French Bakery and Coffee Shop were also part of the vision for Maverick Plaza. He noted that staff seeks approval to enter into a six-month Memorandum of Understanding (MOU) for more due diligence. He stated that the city would provide \$25,000 which would partially fund a consultant to assist Grupo La Gloria with a concept plan to address space planning, design guidelines, economics, and public infrastructure. He noted that Grupo La Gloria would contribute \$25,000 toward the concept plan. He stated that following the expiration of the MOU; staff anticipates entering into a funding agreement with Grupo La Gloria to fund public improvements in and around Maverick Plaza.

Johnny Hernandez, Lewis Fisher, and Adrianna Swindle spoke in support of this item.

No action was required for Item 5.

**Adjourn**

There being no further discussion, the meeting was adjourned at 5:44 p.m.

*Respectfully Submitted,*



**Denice F. Treviño,  
Office of the City Clerk**



**Roberto Treviño, Chair**