

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



**FINAL  
Meeting Minutes  
City Council Special Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Tuesday, August 21, 2018**

**9:00 AM**

**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 noting the following Councilmembers present:

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. Staff presentation on the FY 2019 Proposed Budget focusing on, but not limited to, the following City Departments and Initiatives: [Sheryl Sculley, City Manager; Justina Tate, Director, Management and Budget]
  - A. Affordable Housing/Neighborhood and Housing Services
  - B. Planning
  - C. Library
  - D. Sustainability
  - E. Metro Health
  - F. Human Services and Delegate Agencies
  - G. Parks and Recreation

**AFFORDABLE HOUSING/NEIGHBORHOOD AND HOUSING SERVICES**

Verónica Soto stated that the Neighborhood and Housing Services Department was focused on stable and diverse neighborhoods through the delivery of programs to provide safe and affordable housing for the community. She stated that the proposed Fiscal Year 2019 Budget totaled \$34.5 million with \$25.1 million for housing and 24 new and transferred staff positions. She noted that the Housing Budget would be supplemented by grants; the San Antonio Housing Trust; and the General Fund. She stated that major programs within the department included: Neighborhood Engagement; Housing Program Delivery; Coordinated Housing System; Housing Bond; Grants Administration; Fair Housing and Navigators; and Tax Increment Financing. She described activities associated with the 2017 Neighborhood Housing Bond, issues in housing affordability, home ownership trends in San Antonio, and programs to support affordable housing.

Mayor Nirenberg expressed support for restructuring department staff to meet housing needs. Councilmember Gonzales expressed support for the Housing Development at 1409 Buena Vista.

Councilmember Pelaez asked of the progress to create a Neighborhood Registry of Neighborhood Associations. Ms. Soto replied that the information was collected and progress was ongoing to establish regular communication in coordination with Government and Public Affairs and Development Services. Councilmember Pelaez asked that departments coordinate to extend information to all neighborhood stakeholders.

Councilmember Viagran expressed support for a Housing Coordinator and risk mitigation and requested that a staff member be present at all community meetings regarding Competitive Housing Tax Credits.

Councilmember Courage asked if affordable housing rents could be increased if Area Median Income (AMI) increased. Ms. Soto replied that they could but annual caps applied and were subject to approval by the department. Councilmember Courage recommended pursuit of additional partnerships to secure funding for affordable housing and asked staff to investigate additional support for the San Antonio Housing Trust.

Councilmember Sandoval asked of community education regarding affordable housing. Ms. Soto replied that there was individual counseling as well as outreach to Neighborhood Associations and local organizations. Councilmember Sandoval asked for increased focus on homeownership aside from standalone houses.

Councilmember Perry asked of the source of additional grant funds. Ms. Soto replied that it

was a combination of redirection of grant funding due to the refinancing of the Section 108 Loan, reduction in certain programs, and elimination of funding for EastPoint. Councilmember Perry asked of the anticipated total of grant funding for FY 2019. Ms. Soto replied that the department received federal grants comprised of CDBG Funds totaling \$12.74 million; HOME Funds totaling \$5.49 million; ESG Funds totaling \$1 million; and HOPWA Funds totaling \$1.61 million. She added that they did not yet know the availability of State Grant Funds but they typically totaled \$3.2 to \$3.5 million. Councilmember Perry expressed concern with the utilization of the General Fund to influence the housing market.

Councilmember Treviño expressed the importance of collecting and sharing data to support affordable housing and home improvement.

Councilmember Brockhouse asked that voters be given the opportunity to approve recommendations for affordable housing and expressed concern with long term investment of City Funds in housing construction and rehabilitation.

Mayor Nirenberg thanked staff for the presentation and the Housing Policy Task Force for their work.

### **PLANNING**

Bridgett White stated that the Planning Department was divided between the Citywide Planning and Regional Planning Divisions. She noted that the department was responsible for implementation of the SA Tomorrow Comprehensive Plan and outlined same. She stated that the department's Equity Impact Assessment outlined a framework for proactive and effective land use planning to improve the quality of life for residents. She noted that the proposed FY 2019 Budget totaled \$4.7 million and enhancements included three Sub-Area Rezoning positions; Spanish translation services; Videography; and the Bandera Road Corridor Study.

Councilmember Courage asked of integration between Sub-Area Plans and Land Use Plans. Ms. White replied that Sub-Area Plans would be dependent on standardized Land Use Categories once the Unified Development Code (UDC) was amended.

Councilmember Viagran asked if the Brooks Regional Plan could be expedited in advance of the rest of the Comprehensive Plan. Ms. White replied that plans were delayed due to a vote by the Comprehensive Plan Committee to delay action until after the American Institute of Architects (AIA) conducted public discussions. Councilmember Viagran requested that the Committee move the Brooks Regional Plan forward in advance of other plans.

Councilmember Sandoval expressed support for conducting the Bandera Road Corridor Study in FY 2019 to take advantage of temporarily available cost-sharing measures with

TxDOT and the City of Leon Valley.

Mayor Nirenberg expressed support for pushing the Brooks Regional Plan forward in advance of other plans.

Councilmember Perry expressed concern with zoning changes causing issues with property rights and asked that extensive community outreach be performed regarding Land Use Categories.

Mayor Nirenberg excused himself from the meeting and Mayor Pro Tem Viagran presided.

Councilmember Brockhouse expressed support for the Bandera Road Corridor Study and advancing the Brooks Regional Plan. He expressed concern that the AIA was wielding too much influence and slowing the planning process.

Councilmember Shaw noted the complex nature of planning and asked of pushing the Brooks Regional Plan forward in advance of other components. Ms. White replied that City Council must adopt a Land Use Plan prior to hosting mandatory public review of Brooks Regional Plan and subsequent adoption. Councilmember Shaw expressed support for advancing the process quickly and for the Bandera Road Corridor Study. Councilmember Pelaez expressed support for the Bandera Road Corridor Study.

Councilmember Gonzales clarified that delays in the planning process were due to community desire for more information and discussion rather than due to the AIA. She expressed support for advancing the Brooks Regional Plan in advance of other plans if possible. Ms. White stated that advancing plans without adopted Land Use Categories would perpetuate issues with incompatible land use. Councilmember Treviño stated that the request for delays originated within the District 1 Community rather than AIA and expressed support for maintaining a comprehensive public input process.

### **RECESSED**

Mayor Pro Tem Viagran recessed the meeting at 12:20 pm to break for lunch. She announced that the City Council would reconvene in Executive Session at 1:30 pm in the C Room.

### **EXECUTIVE SESSION**

Mayor Nirenberg convened the Executive Session at 1:30 pm to discuss the following:

- A. Discuss legal issues relating to Delegate Agency Request for Proposals pursuant to Texas Government Code Section 551.071 (consultation with attorney)

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:00 pm and announced that no action was taken in Executive Session. He continued with the Budget Presentations.

**HUMAN SERVICES AND DELEGATE AGENCIES**

Melody Woosley stated that the mission of the department was to improve the quality of life for vulnerable residents. She reviewed the following major initiatives of the department: Early Childhood Education and Care; College Opportunity and Access; Financial Security; Seniors; Homeless Prevention and Intervention; and the Faith-Based Initiative. She stated that the proposed FY 2019 Budget totaled \$130.7 million and reflected goals for Youth Re-Engagement, Homeless Encampment Initiative, Mental Health Support, and Delegate Agencies. She stated that \$21.2 million was recommended for 56 agencies and 83 programs.

Rene Dominguez stated that the Economic Development Department provided oversight Workforce Development with two main components: (1) Target industry employment and (2) Skill development for job attainment. He stated that the Workforce Development Budget totaled \$3.1 million with \$2.2 million for Project Quest. He noted that staff was developing a Client Management System to handle referrals and support employment.

Mayor Nirenberg asked what challenges were anticipated in the future. Ms. Woosley replied that funding to support DHS programs were not currently targeted for cuts but increased efforts would likely be needed to address challenges in the community.

Councilmember Gonzales expressed support for consistency between funding cycles to track success and support long-term initiatives. Ms. Woosley noted that DHS worked collaboratively with community partners to make necessary adjustments in support of long-term outcomes.

Councilmember Pelaez asked why San Antonio Independent School District (SAISD) received the largest portion of After School Challenge Funds. Ms. Woosley replied that they served the largest number of students in the greatest area of need. Councilmember Pelaez expressed concern with allocating City Funds to State-Level Programs such as the Prefreshman Engineering Program (PREP). Ms. Woosley stated that PREP was a long-term partner who supported STEM Education to fill a community need. Councilmember Pelaez asked of the choice not to recommend Delegate Agency Funding for St. Vinny's Bistro at Haven for Hope. Ms. Woosley replied that DHS chose to maintain existing funding levels to support Haven for Hope.

Councilmember Viagran expressed support for recommended increases for the Homeless Encampment Initiative and for clearly defined metrics and goals developed through

community partnerships.

Councilmember Saldaña expressed support for outcome-based allocations and programming. Councilmember Courage expressed support for performance evaluation to justify funding.

Councilmember Perry asked of administration overhead. Ms. Woosley replied that the administrative rate was less than 4%. Councilmember Perry expressed concern with the request to fund a Youth Re-Engagement Center separate from existing services. Ms. Woosley replied that the request was made with best practices in other cities.

Councilmember Treviño expressed support for Youth Engagement Initiatives. Councilmember Courage asked if each delegate agency was subject to written goals and outcomes. Ms. Woosley replied that they were and performance metrics would be compared year-to-year.

Councilmember Gonzales asked if delegate agency outcomes impacted the City's Bond Rating. City Manager Sculley replied that the availability of an employable workforce could impact the rating.

Mayor Nirenberg thanked staff for the presentation.

### **METRO HEALTH**

Dr. Colleen Bridger stated that the department aimed to support healthy people thriving in a healthy community. She noted that it was comprised of the following three divisions and reviewed their functions: 1) Communicable Disease; 2) Community Health; and 3) Environmental Health and Operations. She stated that an Informatics Team was implemented in the Director's Office in 2018 to enhance data collection and sharing. She noted that the City of San Antonio was a Finalist for the Robert Wood Johnson Foundation Culture of Health Prize and highlighted improvements in performance measures from 2017 to 2018. She stated that the proposed FY 2019 Budget totaled \$42.9 million and noted an administrative adjustment converting temporary employees to grant-funded positions. She described proposed enhancements to create awareness of adverse childhood experiences (ACEs) and trauma-informed care; work with DHS and Pre-K 4 SA; create a trauma-informed certification program; add one Coordinator position; and conduct an Ozone Component Point Sources Analysis. She stated that 2019 goals included the Gold Medal for City Health; implementation of Tobacco 21; development of a trauma-informed care consortium; national accreditation; and greater focus on grant funding.

### **LIBRARY**

Ramiro Salazar stated that the San Antonio Public Library aimed to change lives through the transformative power of information, imagination, and ideas. He outlined the following

strategic areas and their associated services: Support education and learning opportunities; Support workforce and economic prosperity; and Foster community connections. He discussed FY 2018 accomplishments, the organization of the department, and estimated service levels. He stated that the proposed FY 2019 Budget totaled \$42.8 million with the core service being access to information. He noted proposed enhancements including funding for books and materials; Community engagement; Building improvements; and computer replacements. He stated that ongoing priorities included addressing barriers to access; developing a responsive library collection; and improving the customer experience.

### **SUSTAINABILITY**

Doug Melnick stated that the Office of Sustainability served to protect natural resources; improve public health; and create resilient, healthy, and equitable neighborhoods. He noted that the department was divided into four divisions: 1) Energy Management; 2) Sustainable Transportation; 3) Municipal Sustainability; and 4) Community Sustainability. He outlined components of the SA Climate Ready Plan NS highlighted the completion of Municipal Solar Installations and Dark Sky Policy in FY 2018 to support SA Tomorrow. He discussed the importance of SA Climate Ready to deal with climate change and progress toward City Council consideration of the final plan. He stated that the proposed budget totaled \$3 million between the Energy Efficiency and Solid Waste Funds. He noted that the proposed FY 2019 Budget included a request for an Electric Vehicle Acquisition and Infrastructure Study totaling \$150,000 to assess the existing City Fleet and develop a strategy for fleet electrification and charging infrastructure.

### **PARKS AND RECREATION**

Xavier Urrutia stated that the Parks and Recreation Department aimed to provide access to parks, amenities, and recreational activities that promote conservation and encourage health and wellness. He noted that the department was divided into four divisions: 1) Operations and Maintenance; 2) Recreation Services; 3) Community Outreach; and 4) Park Planning. He stated that the department had added 27% more parkland since 2006. He provided comparisons between San Antonio, Dallas, and Houston in terms of Park Score, acreage, and population percentage within a 10-minute walk of a park. He stated that the proposed budget totaled \$106.4 million with \$53 million in the General Fund. He noted enhancements to support newly completed park and greenway projects and youth programming at the Frank Garrett Community Center. He stated that the budget included \$2.9 million in deferred maintenance projects and described the transition of the Botanical Garden resulting in the reduction of 10 vacant positions. He outlined the Tree Planting Program, Edwards Aquifer Protection Plan, and Greenway Trails System. He highlighted FY 2019 goals including the transition of the Botanical Garden; Cities Connecting Children to Nature; the SA Parks System Plan; Tricentennial Parks-Specific Event; and the Fit Pass Program.

Mayor Nirenberg asked of the SPARK Park Program. Mr. Urrutia replied that it would be

re-examined as part of the upcoming System Strategic Plan. Mayor Nirenberg asked of the top priorities in terms of health risks. Dr. Bridger replied that she wanted to mitigate health risks early on in life to reduce rates of chronic disease.

Councilmember Saldaña asked of the role of the ACEs Coordinator. Dr. Bridger replied that their primary functions would be to educate people on the connection between ACEs and poor adult health outcomes; and increase screenings at the pediatric practice level. Councilmember Saldaña asked of updating the library card system. Mr. Salazar replied that the Request for Competitive Sealed Proposals (RFCSP) had already been released for an Integrated Data System.

Councilmember Sandoval asked of providing more structured swimming hours for certain groups. Mr. Urrutia replied that staff would investigate designation of certain sections for targeted groups. Councilmember Sandoval expressed support for the efforts of the Health Department to pursue grant funding aligned with organizational goals and requested an amendment to fund asthma reduction and prevention efforts.

Councilmember Viagran asked the Health Department to address food deserts more aggressively and expressed support for asthma management initiatives. She asked of performing cost assessments to enforce Paid Sick Leave. Mrs. Sculley replied that they were not currently recommended due to the implementation and enforcement timeline.

Councilmember Courage asked of animal management in City Parks. Mr. Urrutia replied that wildlife management fell under the Texas Department of Parks and Wildlife. Councilmember Courage asked of the key stakeholders in developing the SA Climate Ready Plan and guidelines. Mr. Melnick replied that there were 94 stakeholders involved in the process to develop a plan tailored to San Antonio and compliant with the goals of the Paris Climate Agreement. Councilmember Courage asked of the future of Municipal Solar. Mr. Melnick replied that there would likely be future projects and staff was meeting with CPS Energy to conduct long-term solar planning. Councilmember Courage asked of the progress of the Tobacco 21 implementation. Dr. Bridger replied that it was on track for implementation on October 1, 2018 and enforcement on January 1, 2019. Councilmember Courage asked of late fee forgiveness for library materials. Mr. Salazar replied that they currently did not offer fee forgiveness but were investigating it to reduce barriers to access.

Councilmember Pelaez asked of the South Texas Asthma Coalition. Dr. Bridger reported that they developed an evidence-based Action Plan to address asthma. However, outcomes identified were not included in the Metro Health Budget. Councilmember Pelaez expressed support for an amendment to fund the South Texas Asthma Coalition's Action Plan.

Councilmember Perry asked when planning would begin to address the impacts of Earned



Paid Sick Leave. City Manager Sculley replied that it would not be examined until after action by the Mayor's Committee and the actions of the State Legislature. Councilmember Perry asked of coordination with other municipalities in developing the Climate Action Plan. Mr. Melnick replied that staff had focused on completing studies specific to San Antonio but the next stage of planning would incorporate surrounding communities.

Councilmember Treviño expressed support to fund the South Texas Asthma Coalition's Action Plan and also the Under One Roof Program. Mayor Nirenberg also expressed support to fund the South Texas Asthma Coalition's Action Plan.

### **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 5:35 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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