

**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, September 14, 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:** 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. Staff presentations and possible action on the FY 2017 Proposed Budget focusing on, but not limited to, the following City policies and initiatives: [Sheryl Sculley, City Manager; John Woodruff, Director, Management and Budget]

A. Hemisfair Park Area Redevelopment Corporation;

B. Potential City Council amendments to the FY 2017 Proposed Budget.

A. Lori Houston presented the Hemisfair Park Area Redevelopment Corporation (HPARC) FY 2017 Proposed Budget. She stated that HPARC was created by the City Council in 2009 to develop Hemisfair Park. She noted that it was governed by an 11-Member Board of Directors and 2 Ex-Officio Voting Members. She mentioned that the City Council had adopted the Hemisfair Master Plan in 2012. She outlined the HPARC Budget History from 2009 to present. She stated that moving forward; they analyzed alternatives for the

redevelopment of Hemisfair to include the City of San Antonio staffing and managing Hemisfair Operations and Development. She noted that the June 30, 2016 Funding Agreement provides \$1,687,000 annually for 4 years contingent upon Council Appropriation. She reported that HPARC must be self-supporting by FY 2021. She outlined HPARC Responsibilities/Milestones to include: 1) P3 Development Agreements; 2) Fundraising; 3) Programming; and 4) Public Outreach. She indicated that the City of San Antonio would continue to fund and perform maintenance of the parkland and perform Capital Project Management.

Mr. Andres Andujar, Chief Executive Officer highlighted the FY 2017 HPARC Organizational Chart consisting of two divisions: 1) Operations and 2) Development. He reported that their budget totaled \$2,258,289 with \$1,687,000 allocated from the City's General Fund. He outlined the FY 2016 Operations Accomplishments to include the opening of Yanaguana Garden which was voted the "Best Playground" by SA Magazine. He reported that they held 124 events with 51,870 attendees and created a Volunteer Program consisting of 85 Volunteers. He noted that the first of several Historic Homes had opened as Paleteria San Antonio and the second tenant was scheduled to open in early 2017. He spoke of the Public Private Partnership (P3) in which a Lease Agreement had been executed with AREA which would include \$25 Million in Private Investments. He mentioned that \$782,797 Total Funds had been raised to date while \$2,500,000 had been pledged. He reported \$1,946,456 in Foundation Grants and \$77,750 in Corporate Solicitations were pending.

Mr. Andujar provided an overview of FY 2017 Real Estate and Park Programming Initiatives, noting that they would launch three new, local, park-activating businesses in Historic Homes at Yanaguana Garden. He mentioned that the Civic Park Design and Bid Infrastructure Scope was scheduled to be completed prior to the Tricentennial Celebration in 2018. He mentioned that they would host more than 1,000,000 visitors by October 2017 and grow the Volunteer Program to more than 120 Volunteers. He added that they would generate \$40,000 in Event Revenue. Lastly, he presented an Annual Economic Impact totaling \$274 Million.

Mayor Taylor stated that she was looking forward to seeing it all unfold and asked of Philanthropic Efforts in the future. Mr. Andujar stated that the majority of the operations would be funded from the P3. He noted that their endowment funds would grow and play a larger role in funding Park Operations.

Councilmember Viagran asked of the 18% in General Funds utilized for Philanthropy. Mr. Andujar responded that the 18% totaled \$300,000 and was provided to the Hemisfair Conservancy to run their operations. Councilmember Viagran asked when HPARC was originally scheduled to become self-supporting. Mrs. Houston replied that should have

occurred in 2012 but after completion of the Master Plan, HPARC made an additional request from the City of San Antonio. She clarified that to be self-supporting meant that the City of San Antonio would no longer provide a General Fund contribution to HPARC for their operations. Councilmember Viagran asked if HPARC followed the City's Selection Process with regard to the P3. Mrs. Houston replied that the City Council was required to approve the agreement between the Developer and HPARC. Councilmember Viagran asked how donations could be made. Mr. Andujar noted that the Conservancy staffs a booth at events and utilizes an iPad for individuals to make online donations. He noted that they also kept a jar at the booth where cash contributions could be made. Councilmember Viagran asked what would occur if HPARC does not become self-supporting by 2021. Mrs. Houston noted that they will look at milestones annually to ensure that they are self-supporting.

Councilmember Treviño asked of the fundraising strategy and any impact from Downtown Events. Mr. Andujar stated that the competition for dollars is very difficult; however, strategies were being developed by the Conservancy and would be measured for progress annually. Councilmember Treviño asked of the community impact. Mr. Andujar stated that people were visiting from all areas of the city with over 420,000 in attendance. He noted that the other 15% of visitors were from outside counties, cities, other states, and abroad. Councilmember Treviño called on Bill Shown, Member of the HPARC Board of Directors to speak on the benefits of the HPARC Structure. Mr. Shown stated that the Board was structured so that individuals with expertise in various areas were represented. He noted that this allows for an engaged and professional Board of Directors with experience in making the space world class.

Councilmember Gonzales asked staff to clarify the concern that park land was being taken for the development community. Mr. Andujar replied that development was not occurring on designated park land and the group gathering signatures against same was misinformed. Councilmember Gonzales asked if the park would be open to the public at all times. Mr. Andujar stated that they did not intend to close the park at any time; however, there were areas that could be rented or reserved. Councilmember Gonzales asked why it was so expensive to operate the park. Mr. Andujar stated that the cost in San Antonio was much less expensive than a park elsewhere such as Millennium Park. Councilmember Gonzales thanked Mr. Andujar for his work and stated she would continue to support the park.

Councilmember Krier asked of the management plan and why the City of San Antonio was not operating HPARC. Mrs. Houston stated that HPARC was initially created as a Local Government Corporation serving as a separate governing body to oversee the redevelopment of Hemisfair Park. She noted that they estimated that the city could save \$600,000 annually by taking over the operations; however, they have developed a plan for HPARC to become self-sustaining by 2021. Councilmember Krier asked of the current Courthouse and how the land would be used. Mrs. Houston stated that the General Services Administration would

vacate the property in 2020 and its use had not been determined. Councilmember Krier expressed concern with the great amount of funds that have been allocated to HPARC and noted the need to be more aggressive with fundraising efforts.

Councilmember Gallagher also requested that more aggressive fundraising occur and asked if they should be looking at support from the County, State, and Federal Governments. He also asked what amount was being requested in the Bond Program. Mr. Andujar responded that they were requesting \$26 Million in the 2017 Bond Program.

Councilmember Nirenberg spoke of the 50th Anniversary of the World's Fair and asked that a wider net be cast in seeking funding. He noted concern that the corporation will be in place for a long time.

Mayor Taylor thanked staff for the presentation.

B. Mrs. Sculley reported that packets have been provided to the Mayor and Council regarding Potential Amendments to the FY 2017 Proposed Budget. However, she noted that a revised sheet was distributed to the Council that increases the Entry Level Wage from \$13 to \$13.75. She noted that the budget is balanced with the foregoing amendments.

Mayor Taylor stated that she had met with COPS/Metro and agreed to disagree with regard to the Entry Level Wage. She noted that they all agreed that San Antonians should have access to jobs that allow them to meet their obligations to take care of their families. However, she requested that staff continue discussions on increasing the Entry Level Wage with the inclusion of performance metrics.

Councilmember Saldaña stated that he was pleased with the recommendation to increase the Entry Level Wage to \$13.75. He asked of the increase in benefits for Council Aides. Mrs. Sculley replied that staff was recommending to increase the Healthcare Stipend from \$300 to \$400 per month as requested.

Councilmember Lopez stated that he was also pleased with increasing the Entry Level Wage to \$13.75 but would like to continue the path to \$15. He noted that he had rescinded one of his requests for a Workforce Development Project that could possibly be funded during the Mid-Year Budget Amendment and asked how that process would work. Mrs. Sculley stated that she met with Ben Gorzell and Maria Villagomez on a monthly basis to review all funds. She noted that they would make a recommendation to the City Council on projects that could be considered during the Mid-Year Budget Adjustment. Councilmember Lopez asked that the process occur by May 2017.

Councilmember Viagran asked if Skill Certification would be offered to Part-Time

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Employees. Mrs. Sculley replied that Part-Time and Temporary Employees were not included and would cost an additional \$93,000. Councilmember Viagran recommended that they be included and advocated for capital funding for the South New Braunfels Extension. She noted that she had some questions with regard to various Council Requests to include the Under 1 Roof, MLK March, and Dreamers Academy Programs.

Councilmember Gonzales asked of the funding for SA Tomorrow. Bridgett White stated that \$1.1 Million was allocated in FY 2017 for Five Regional Centers. Councilmember Gonzales asked of the funding for Project Quest. Mrs. Sculley stated that \$2 Million was included in the budget for Project Quest and \$200,000 for their Cloud Academy. Councilmember Gonzales asked if they were a Line Item in the Budget as six Councilmembers had requested. Mayor Taylor stated that she cautioned against it but would be open to the idea as long as the City of San Antonio received a seat on their Board of Directors. Councilmember Gonzales stated that they were open to allowing the City of San Antonio have a seat on their Board.

Councilmember Krier asked how much would be spent on SA Tomorrow Implementation over the next four years. Ms. White stated that they estimated a total of \$3.8 Million over the next three years. Councilmember Krier asked why the Plan could not be implemented with existing staff. Ms. White noted that they needed a staff person for each Regional Center Plan as well as staff to work with Neighborhoods. Councilmember Krier expressed concern with the hiring of new staff. He advocated for additional benefits for Council Aides.

Councilmember Gallagher expressed support for the additional benefits for Council Aides and recommended that no additional funds be allocated for the Under 1 Roof Program as it was still in a pilot phase.

Councilmember Warrick stated that he would like to reduce various District 2 requests to include the Roof Program (\$20,000) and SAGE Corridor Improvements (\$50,000) and asked that the \$70,000 be used for Council Aide Benefits. He recommended that \$25,000 be reduced from the Eastside Dreamers Academy and that Park Improvements at Mahncke Park be removed (\$50,000) for a total savings of \$75,000. He asked that these funds be allocated to the Midnight Basketball Program.

Councilmember Treviño spoke of the importance of repairing roofs and the great impact they have made thus far. He expressed concern that his requests for additional public restrooms and a Boys and Girls Club in District 1 were not included in the amendments.

Councilmember Medina asked if there was room to expand the Capital Budget. Mrs. Sculley replied that there was not and if other projects were requested; they would have to adjust the current requests. Councilmember Medina requested funding as follows: 1) Dog Park in

the Woodlawn Lake Area; 2) \$50,000 for Comprehensive Music Economic Study in partnership with SA Sound Garden; 3) \$100,000 for Park Improvements for the Old Spanish Trail and Gilbert Garza Park; and 4) \$75,000 for the creation of a Music Office.

Councilmember Viagran added her support for additional funding for Council Aide Benefits. Councilmember Saldaña reduced his funding request for the Transportation to Swimming Program from \$50,000 to \$25,000 and requested that various programs in District 2 be further reduced. Councilmember Warrick agreed to reduce the funding request for the MLK March to \$150,000 for a savings of \$25,000, as well as reduce the SAGE Corridor Improvements from \$200,000 to \$160,000 for a savings of \$40,000. Mayor Taylor stated that she appreciated all of the concessions that had been made. Mrs. Sculley stated that staff would work on a revised list of Budget Amendments and provide it to the City Council.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 5:29 pm for discussion on 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 related to ad valorem real property taxes, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 6:37 pm and announced that no action was taken in Executive Session.

**CITIZENS TO BE HEARD**

Mayor Taylor called upon the citizens registered to speak.

Mark Perez stated that he had been contacting the Texas Commission on Environmental Quality (TCEQ) with regard to pollutants in the community. He expressed concern with businesses operating in the city without the proper permits.

Thomas Gregory, Karen Koppers, and Heidi Manti representing SEIU addressed the City Council. Ms. Koppers, representing Para-Professional Workers noted concerns for the wages of Contractors and potential issues of Wage Compression. Mr. Gregory requested that Contractors also be considered when increasing the Entry Level Wage and to receive the compensation that City Employees receive. Mr. Dee Lim also spoke in support of Contractors receiving wages that City Employees receive. Ms. Manti added that she would like for the issue of Compression to be considered when increasing the Entry Level Wage and for Contractors to be paid the same as City Employees.

Christopher Baird spoke of the great work provided by the San Antonio Clubhouse to adults with Mental Illness. He stated that they had been of great assistance to him and thanked Mayor Taylor for her support.

Amber Garza expressed concern with the lack of input sought from citizens on the FY 2017 Proposed Budget. She spoke of her experience attending a Budget Open House in which a limited amount of time was given to ask questions.

James Justice noted that he would like to resolve a hiring issue with the City of San Antonio as he was supposed to be hired as a Construction Project Manager with the TCI Department but had not been contacted.

Nazirite Ruben Flores Perez referenced the book of Psalms in The Bible and spoke of the law of love and kindness.

John Merson spoke of their work on the Midtown Neighborhood Plan and stated that he did not want the SA Tomorrow Comprehensive Plan to override their Plan.

Faris Hodge, Jr. submitted written testimony noting that the San Antonio River wastes a lot of water each day. He wrote that vehicles were the main source of the City's Pollution. He also wrote that Public Employee Salaries were better in Bexar County.

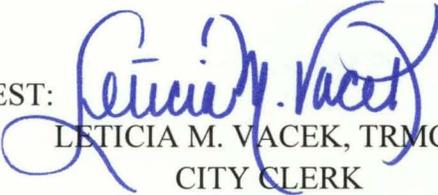
**RECESSED**

There being no further discussion, Mayor Taylor recessed the meeting at 7:03 pm. She announced that the Executive Session would be reconvened the following day after the Business Portion of the City Council Meeting.

APPROVED



IVY R. TAYLOR  
MAYOR

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