

Quality of Life Council Committee

Meeting Minutes

Thursday, August 17, 2006

7:30 a.m.

City Hall Media Briefing Room

Members Present: Councilmember Art Hall, Chair, District 8
Councilmember Richard Perez, District 4
Councilmember Elena Guajardo, District 7
Councilmember Chip Haass, District 10

Staff Present: Pat Di Giovanni, *Deputy City Manager*; Frances Gonzalez, *Assistant City Manager*; Michael Bernard, *City Attorney*; Malcolm Matthews, *Parks and Recreation Director*; Ramiro Salazar, *Library Director*; Ron Smudy, *Parks and Recreation Assistant Director*; Aubrey George, *Assistant Library Director*; Steve Whitworth, *Assistant City Attorney*; Sebastian Guajardo, *Parks and Recreation*; Susan Spegeda, *Parks and Recreation*; George Logan, *Parks and Recreation*; Krystal Strong, *City Manager's Office*; Janice Pokrant, *District 8 Staff*; David Plylar, *District 5 Staff*; Tiffany Young, *District 10 Staff*; Thomas Guevara, *District 4 Staff*; Brandon Smith, *Office of the City Clerk*

Also Present: Jane Macan, *Fulbright & Jaworski*; John Nicolas, *Library Board*; Tony Piazzi, *Golf SA*; PJ Wright, *Golf Subcommittee*; Ralph Meyers, *Golf Subcommittee*; Mary Carriker, *Golf Subcommittee*; Bob Krammer, *Fulbright & Jaworski*; Bobby Perez; Laura Jesse, *SA Express News*

Call to Order

Chairman Hall called the meeting to order.

1. Approval of the Minutes for the June 1, 2006 and June 15, 2006 Quality of Life Council Committee Meetings.

Councilmember Perez moved to approve the minutes of June 1, 2006 and June 15, 2006. Councilmember Guajardo seconded the motion. Motion carried unanimously.

2. Monthly status report on Proposition 1 Program Presented by Pat DiGiovanni, Deputy City Manager

Pat DiGiovanni reported that the Scientific Evaluation Team was conducting spacial modeling to identify properties for acquisition and that the project should be completed by November 2006. He noted that the Land Acquisition Team Contracts would soon be ready for review. He identified Trust for Public Land, Bexar Land Trust, and Nature Conservancy as the Three-Member Team. He noted that there were two acquisitions to be presented to the City Council for consideration at the August 31, 2006 City Council Meeting.

Malcolm Mathews informed the committee that the two acquisitions totaled over 100 acres at a cost of \$8,000 to \$13,000 per acre. He noted that the Scientific Evaluation Team gave the property a high rating and added that this was the first time the City has acquired property outside of Bexar County.

In response to Chairman Hall, Mr. Matthews responded that the two acquisitions were an extension of the property adjacent to it which is owned by the City.

3. Staff update regarding status of Golf Operations

Presented by Pat DiGiovanni, Deputy City Manager

Mr. DiGiovanni informed the Committee that a consultant, James Roschek, was retained to conduct an assessment of the Municipal Golf Courses. He noted that a full report was forthcoming from Mr. Roschek and that he observed that the Courses were under-staffed and under-capitalized resulting in the Courses being under-played.

Mr. DiGiovanni stated that staff would be presenting a 5-year Capital Plan for the Golf Facilities and revealed that he had been in discussion with the Golf Subcommittee, Golf Managers and Golf Facility Employees regarding Municipal Golf Course issues.

Councilmember Haass pointed out that the golf course fairways should be the main focus of improvement rather than just structural improvements.

Councilmember Perez stated that it appears that privatization is no longer an option. He expressed that he was not in favor of capital improvements to the facilities and that he did not feel that golf operations should be a function of a city. He noted that the Municipal Golf Courses should be privatized.

Mr. DiGiovanni responded that staff is attempting to turn around the Golf Operations dilemma without being a drain on the City and without privatization. He noted that the consultant feels that Golf Operations can be improved without privatization.

Councilmember Guajardo asked how the Capital Plan will affect the budget. Mr. DiGiovanni responded that if approved, some of the courses may have to be closed for improvements. He noted that Mr. Matthews has devised a plan to move those employees to other facilities. He added that neither the Capital Plan nor the consultant recommendations should affect the budget.

Mr. Matthews reported that there were no responses to the Food and Beverage RFP and that the current concessionaire contract expired August 31, 2006. He detailed a proposed Agreement with the RK Group and explained the remaining capital improvement terms of the agreement. He stated that the Agreement with the RK Group would begin September 1, 2006, not leaving a break in concessions at the golf facilities.

Councilmember Haass directed staff to present a briefing from the RK Group 90 days after September 1, 2006. He noted that he would like to hear their plans for the year and any concerns that they may have.

Councilmember Haass moved to forward said item to the City Council for full consideration. Councilmember Guajardo seconded the motion. Motion carried unanimously.

4. Consideration of staff's recommendation regarding the proposed Lease Agreement between the COSA and the National Western Art Foundation for use of the Hertberg Library Building

Presented by Ramiro Salazar, Library Director

Ramiro Salazar detailed the terms and conditions of the proposed Lease Agreement with the National Western Art Foundation, SAWS and the City of San Antonio. He outlined the proposed improvements to the SAWS property and the Hertberg Building. He defined the parameters of construction and the operations of the proposed facility.

Mr. Salazar reported that the planning phase would be completed by May 29, 2008 with the building phase to be completed within three years. He noted that the Lease Term was 25 years with three five year renewals all entities involved recommend approval of the Lease Agreement.

Jane Macan delivered a brief history and background on the Hertberg Museum and the proposed Project. She noted that the Project would provide Western Art to the City of San Antonio and would restore and rehabilitate the Hertberg Building. She expressed great appreciation to the Committee for their consideration of the proposed Project.

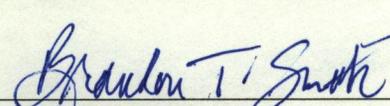
Adjournment

There being no further discussion, the meeting was adjourned at 8:58 a.m.



Art Hall, Chairman

Respectfully Submitted,



Brandon T. Smith
Administrative Assistant II
Office of the City Clerk