

# INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE MEETING MINUTES

WEDNESDAY, OCTOBER 16, 2013

11:30 A.M.

MUNICIPAL PLAZA B ROOM

<b>Members Present:</b>	Councilmember Rey A. Saldaña, Chair, <i>District 4</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember Cris Medina, <i>District 7</i> Councilmember Ron Nirenberg, <i>District 8</i>
<b>Members Absent:</b>	Councilmember Shirley Gonzales, <i>District 5</i>
<b>Staff Present:</b>	David Ellison, <i>Assistant City Manager</i> ; Ms. Gloria Hurtado, <i>Assistant City Manager</i> ; Sergeant James Serrato, <i>SAPD Office of the Chief</i> ; Mark Brodeur, <i>Assistant Director, Planning and Community Development</i> ; Eric Friedland, <i>Assistant City Attorney</i> ; Gabriel Garcia, <i>Assistant City Attorney</i> ; Anthony Chukwudolue, <i>Interim Director, Public Works</i> ; Art Reinhardt, <i>Assistant Director, Public Works</i> ; Denice Trevino, <i>Office of the City Clerk</i> ; Ryan Cook, <i>Office of the City Clerk</i>
<b>Others Present:</b>	James McKnight, <i>Brown &amp; Ortiz</i>

## 1. Citizens To Be Heard

There were no items addressed by citizens.

## 2. Approval of Minutes for the September 18, 2013 Infrastructure and Growth Council Committee Meeting

Councilmember Medina moved to approve the Minutes of the September 18, 2013 Infrastructure and Growth Council Committee Meeting. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

## 3. Briefing, discussion and Committee consideration of the dissolution of the City South Management Authority and proposed annexation areas south of San Antonio [John Dugan, AICP, Director, Department of Planning and Community Development]

John Dugan provided a briefing and overview of the dissolution of the City South Management Authority and proposed annexation areas South of San Antonio.

Mr. Dugan stated that the City Council directed the implementation of "Option 2"; annex areas impacted by economic develop nodes, modify land use and zoning to encourage economic development, and dissolve the Management Authority. Limited Purpose Annexation (LPA) will be utilized to enable the City to transition land use regulation and zoning in the former CSMA area to the City, and extend its authority within adjacent, non-CSMA areas in order to capitalize on economic development opportunities. He indicated that the LPA is the most expeditious way to initiate dissolution of CSMA while still protecting environmental resources and development opportunities. He added that State Law requires the City to prepare a planning study and regulatory plan; conduct two public hearings by the governing body; and adopt the annexation

ordinance and regulatory plan. He listed and described the four annexation studies areas: Area 1: Warehousing, Logistics, and Distribution; Area 2: Natural Node; Area 3: Energy Node; and Area 4: Eagle/Ford-Shale, a southward extension of Area 3. Lastly, he provided the schedule for the LPA and the dissolution of CSMA.

Councilmember Medina asked of the LPA timeline. In response, Mr. Dugan stated that within a 36-month time frame, City Service Plans will be examined. He added that the same level of service needs to be provided that is comparable to an area in the City. Councilmember Medina asked for the location of the SAWS Infrastructure. Mr. Dugan pointed out the location on a map and discussion ensued regarding the SAWS Infrastructure.

Councilmember Nirenberg asked how the LPA would be able to accomplish the amount of growth that is expected. Mr. Dugan replied that in terms of economic development, the assessment is to incorporate the aforementioned energy node locations as strategic energy sites. Additionally the City will have the opportunity to simplify zoning, as well as provide zoning in areas that does not already exist. Discussion ensued regarding the services that are to be provided by the City.

Councilmember Viagran asked how the square miles of the study areas were determined. Mr. Dugan replied that they were based on existing property boundaries, potential economic nodes, and emergency response radial service areas. He noted that the listed areas are for study purposes only. Councilmember Viagran asked who had provided input regarding the potential master planning. Mr. Dugan replied that plans were provided by property owners and Heritage South Sector dialogue from residents. Councilmember Viagran asked of the time frame that services will be provided to each area. Mr. Dugan replied 36 months. He added that public safety services are a priority. Mr. David Ellison noted that services were provided based on available resources. He added that planning for facilities and planning for services as they were two separate issues. Councilmember Viagran asked of the size of Von Ormy. Mr. Rudy Niño replied that it was less than three square miles.

Chairman Saldaña asked if the Fire Department was ready for growth. Chief Hood replied that Fire Station 50 is currently available in Area 2, but more stations will need to be built in Areas 1, 3 and 4. He added that they do not have the capacity at this time to incorporate those areas as response times would be extended, but the LPA allows for the needed stations to be built.

Councilmember Medina asked how many residents currently live in study areas. Mr. Dugan replied that there are less than a 1,000 residents except Area 4 which has approximately 4,000 residents. Councilmember Medina asked if logistics would be an issue in terms of population and response time. Chief Hood replied that there would be an issue because the population density is not yet built around the station.

Chairman Saldaña asked how the City is confronting the challenge of allowing incorporated areas to grow, while protecting its own interest. Mr. Dugan replied that the City adopted the Extra Territorial Jurisdiction (ETJ) Policy for that specific reason. Chairman Saldaña asked who was handling the negotiations. Mr. Dugan replied that the Planning Department was responsible for same. Mr. Ellison added that the negotiations are conducted based on Council Policy.

Chairman Saldaña asked of City South. Mr. Dugan replied that areas once zoned with CSMA would need to be rezoned within the first 90 days to reflect standard City Zoning. Discussion ensued on the areas needing to be rezoned.

No action was required for Item 3.

**4. Briefing on the proposed Sidewalk Maintenance & Repair Pilot Initiative** [Anthony Chukwudolue, Interim Director, Public Works]

Anthony Chukwudolue provided an overview and update of the Sidewalk Maintenance Policy and Repair Pilot Initiative.

Mr. Chukwudolue reported that there are 4,544 miles of existing sidewalks and 2,620 miles of sidewalk gaps. In addition, he noted that \$1.3 billion would be needed to fill the sidewalk gaps. He stated that currently, when pavement needs repairing minor sidewalk repairs are made to maintain compliance with the current City Code. He indicated that historically, Section 29-11 of the City Municipal Code has not been enforced making it difficult to hold property owners accountable for their sections of the sidewalk. He listed the goals of the program: Assess the Quality of Existing Sidewalks, Identify Significant Damage/Obstructions, Create a Partnership with Property Owners, and Enforce City Municipal Code Section 29-11. He indicated that the target area of the pilot program is Broadway from E. Houston to Burr and Downtown Health Facilities. He added that the commercial locations were selected based on pedestrian and transit activity. He stated that property owners would be offered three options when partnering with the City to offset the cost of sidewalk repairs. He presented photo evidence of sidewalk damage, deterioration, slopes, and gaps. He noted that future issues to address are utility pole and mailbox obstructions.

Councilmember Medina asked if there is a policy currently in place that prevents new developers from obstructing sidewalks. Mr. Chukwudolue replied that since utilities are placed underground; new developments are not an issue. However, existing communities are an issue. Gabriel Garcia, Assistant City Attorney added that as long as the City is acting within its authority, utility companies can be asked to move poles at their own cost.

Councilmember Viagran asked how many miles of sidewalks need to be repaired. Mr. Chukwudolue replied that he was unable to quantify that information. Councilmember Viagran asked how long Section 29-11 has been a part of the City Municipal Code. Mr. Chukwudolue replied that he did not know when the Code was adopted. Councilmember Viagran inquired if Broadway is Texas Department of Transportation (TxDOT) responsibility. Mr. Chukwudolue stated that the City and TxDOT share responsibility. Discussion ensued regarding the pilot program. Councilmember Viagran asked if CPS Energy has been involved in conversations regarding relocating power poles. Mr. Chukwudolue replied that detailed conversations have yet not begun.

Chairman Saldaña requested further discussion of a possible neighborhood pilot program.

No action was required for Item 4.

**5. Briefing on the project management plan for the City of San Antonio's Storm Water Utility Fee restructuring to be developed within fiscal year 2014** [Anthony Chukwudolue, Interim Director, Public Works]

Mr. Chukwudolue provided an overview and briefing of the Storm Water Utility Fee and spoke of the FY 2013 Budget concerns, as well as recommendations for the FY 2014 Budget.

Mr. Chukwudolue stated that in FY 2013, Public Works contracted with Kimley-Horn and Associates to complete a Pilot Study that focused on: Current Structure, Impervious Cover, Benchmark Survey, and Cost for a Comprehensive Study. He stated that the study revealed that the City should be using Impervious Cover. He indicated that the FY 2014 Budget includes \$590,000 for a Comprehensive Study of the Storm Water Utility Fee. He added that Public Works will conduct an internal review of operations supporting the MS4 Permit concurrent with the comprehensive study.

Councilmember Nirenberg asked of definition of Impervious Cover. Mr. Chukwudolue replied that it is a combination of asphalt and rooftops.

Councilman Saldaña asked if Impervious Cover was pertaining to residential or commercial properties. Mr. Chukwudolue replied that it is for residential, commercial, multi-family, and public facilities. Chairman Saldaña asked if there would be a fee increase or decrease associated with Impervious Cover. Mr. Chukwudolue stated that they currently have two fee tiers for residential areas, but will be working with a consultant on those tiers.

No action was required for Item 5.

**6. Adjourn**

There being no further discussion, the meeting was adjourned at 1:00 p.m.

*Respectfully Submitted,*



**Ryan J. Cook**  
*Office of the City Clerk*



**Rey Saldaña, Chairman**