State of Texas
County of Bexar
City of San Antonio

FINAL

Meeting Minutes

City Council B Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, February 11, 2015 | **2:00 PM** | **Municipal Plaza Building**

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, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

Item 2 was addressed first.

2. A Briefing regarding Animal Care Service's Strategic Priority to Help Control the Stray Animal Population. [Gloria Hurtado, Assistant City Manager; Kathy Davis, Director, Animal Care Services]

Kathy Davis presented a progress report on controlling the Stray Animal Population. She reported that in FY 2004, the Euthanasia Rate in San Antonio was 90%. She stated that the Strategic Plan implemented in FY 2006 was revised in FY 2011 to include an Increased Live Release Rate, Enhanced Enforcement, and Better Control of the Stray Animal Population. She noted that since implementation of the Revised Strategic Plan, the Animal Care Services (ACS) Department has increased its Live Release Rate by 55 percentage points with an 87% Live Release Rate. She stated that controlling the pet population was a big challenge. She introduced Janice Darling, Executive Director of the Animal Defense

League. She also introduced "The Seven Dwarfs," seven puppies that were found in a box on a cold, rainy morning.

Ms. Davis highlighted the Grass Roots Education Campaign in which they provide: 1) Education in Schools; 2) Targeted Neighborhood Marketing Campaign; 3) Comprehensive Neighborhood Sweeps Initiative; and 4) Pets for Life Program in coordination with the Humane Society. She reported that 9,500 free Spay/Neuter Surgeries had been provided by the City of San Antonio through partnerships with SpaySA, SNAP, SA Humane Society, and the Animal Defense League. She noted that 58,817 Spay/Neuter Surgeries were performed in Calendar Year 2014. She spoke of the Petco Spay/Neuter Clinic and the future Spay/Neuter Clinic being constructed at Brooks City Base. She reported that the Clinic was scheduled to open in FY 2016 and that the Clinic would be leased to a Spay/Neuter Provider.

Ms. Davis reported on the Trap Neuter and Return (TNR) Initiative and stated that they had entered into a three-year partnership with the Best Friends Society. She highlighted results noting that they had decreased cat intake and increased the Live Release Rate. She noted that the birth of 1,616,126 animals had been prevented through Spay/Neuter Services in FY 2014 and that Dead Animal Pick-Up had been reduced to 25,460 animals in FY 2014.

Mayor Taylor thanked staff for the presentation and stated that she was pleased with the progress that had been made.

Councilmember Lopez thanked staff for their work and asked if the ACS Board was engaged. Ms. Davis replied that Board Members were very engaged and thanked the City Council for their appointments to the ACS Board. Councilmember Lopez asked of potential legislation that would prohibit an animal from being euthanized if a kennel was available. Ms. Davis replied that she was not aware of the legislation and that it would be a challenge to comply due to logistics issues. Councilmember Lopez stated that it was important to address the issue of abuse and violence as a community. Gloria Hurtado noted that there were challenges in getting all of the stakeholders together and that they would continue to work on same.

Councilmember Viagran thanked everyone for their work and stated that she was pleased with the progress in District 3. She asked of the impact of animals being dumped in City Parks. Ms. Davis replied that they were working to educate the community and were concerned with people feeding stray animals and releasing them from traps. Councilmember Viagran expressed concern with packs of dogs roaming the streets. Ms. Davis stated that they have a team of three staff that identify packs and work with 3-1-1 and the public. Councilmember Viagran thanked the many partners and sponsors and spoke of the importance of educating the community.

Councilmember Gonzales stated that a great amount of progress had been made but there was still much work to be done. She asked of the ACS Budget. Ms. Davis replied that the budget was $11.6 Million. Councilmember Gonzales spoke of the importance of educating the community and asked of the facility at Brooks City Base. Ms. Davis explained that the City of San Antonio would lease it for $1 to $10 per year and services would be provided by a Spay/Neuter Provider. Councilmember Gonzales thanked staff for their efforts.

Councilmember Warrick asked if there were goals for each Council District or if there were Citywide Goals. Ms. Davis replied that they were Citywide Goals; however, they could address specific problem areas. In response to Councilmember Warrick, she indicated that the Return on Investment would be less calls for service, less animals roaming the streets, and less bite cases. Councilmember Warrick asked of incentives for responsible pet owners. Ms. Davis replied that there were none at this time. Councilmember Warrick stated that it was important to set measurable, attainable, and timely goals.

Councilmember Saldaña spoke of the great partnerships and great progress that has been made thus far. He noted that the City Council should continue to invest in programs and partnerships in order to address the stray animal population.

Councilmember Treviño stated that he was pleased with the accomplishments achieved over the last 10 years. He asked if existing facilities had been reviewed prior to selecting the location at Brooks City Base. Ms. Davis replied that they had looked at existing facilities before moving forward with the proposal to construct a new facility at Brooks City Base. However, she stated that they were unable to identify a suitable location that would not need a great amount of investment.

Councilmember Krier thanked Mayor Taylor for her leadership and ACS Staff for their work. He noted that he includes a photo of an adoptable pet in his newsletter and had adopted one himself.

Councilmember Medina stated that he was thoroughly impressed with the ACS Facility and operations. He noted that resources should be made available for a staff person to visit the schools and educate youth on responsible pet ownership.

Councilmember Gallagher thanked ACS Staff for their work and invited everyone to visit the Animal Defense League Facility located at 11300 Nacogdoches.

1. A Briefing on the REnewSA housing and commercial real estate market analysis. [Peter Zanoni, Deputy City Manager; John Dugan, Planning and Community

Development]

John Dugan presented a Power Point regarding the REnewSA Housing and Commercial Real Estate Market Analysis. He stated that REnewSA was a program to coordinate redevelopment efforts primarily in the Inner City. He noted that the program focused on five neighborhoods: 1) Edgewood; 2) University Park West/Blueridge; 3) Collins Garden; 4) Harlandale; and 5) Wheatley. He reported that over the past 12 months, 5,766 Code Enforcement Cases had been resolved; 18 homes had been rehabilitated; and 18,000 feet of sidewalks are programmed to be built.

Mr. Dugan stated that the Housing and Urban Development (HUD) Strategic Housing Plan indicated that San Antonio had 153,000 housing units in need of rehabilitation. He noted that they had looked to the City of Baltimore's Vacants to Values Program for Best Practices and needed Private Investment to engage in renewal efforts. He spoke of the criteria for future target area selection which includes: 1) Emerging Market Potential; 2) High Quality Urban Form; and 3) Significant Community Investment. He stated that it was important to understand the Real Estate Market and noted that the Consultants that performed the Study had reviewed 410,000 parcels of land in San Antonio on 12 variables. He mentioned that they had created a Citywide Typology Map and rated areas as: 1) Vibrant; 2) Rapid Growth; 3) Emerging; 4) Underperforming; or 5) Challenging. He reported that different strategies were used to address different markets and outlined top strategies for each of the five ratings.

Mr. Dugan provided an overview of the Typologies of the current REnewSA Neighborhoods. He highlighted tools for better decision making that include conducting a Distressed Property Inventory and utilizing Envision Tomorrow Scenario Planning. He stated that they had created a two-year REnewSA Work Plan in which they would work to better understand the Real Estate Market and identify REnewSA Target Neighborhoods. He noted that they would also test redevelopment scenarios and implement site-level strategies. He outlined next steps for identifying FY 2016 and FY 2017 REnewSA Target Areas noting that they would recommend neighborhoods to the City Council in August 2015.

Mayor Taylor thanked staff for the presentation and stated that there had been a great amount of discussion regarding neighborhood dynamics. She noted that she was chairing a Task Force on Creating Diverse and Dynamic Neighborhoods to create policy recommendations to better manage change. She mentioned that they would be hosting a Housing Summit tentatively scheduled in May 2015. She asked what will happen to the existing REnewSA Neighborhoods. Mr. Dugan replied that they would review the investments thus far and look to add improvements where necessary.

Councilmember Nirenberg spoke of the need to create jobs and housing in the Downtown Area while also filling gaps in the suburbs. He asked how this would be balanced. Mr. Dugan referenced the Comprehensive Plan and stated that they would utilize incentives to renew and revitalize underutilized and vacant properties. Councilmember Nirenberg requested that this information be presented to the Infrastructure and Growth Council Committee and other stakeholders that can help the city achieve its goals.

Councilmember Saldaña spoke of the the Inner City Reinvestment Infill Policy (ICRIP) Area and its comparison to REnewSA. Mr. Dugan stated that the ICRIP Area included areas with the highest need, crime, and poverty and totaled 40 square miles. He outlined the Renew SA Areas noting that they had been identified based on Real Estate Markets, Infrastructure, and Property Values. He noted that each area had specific needs and would need different types of investment. Councilmember Saldaña highlighted the Collins Garden Neighborhood in District 5 and highlighted the new investment by HEB. He spoke of the Indian Creek Neighborhood that needed a great amount of investment in District 4.

Councilmember Warrick asked how closely San Antonio's Program would align with Baltimore's Vacants to Values Program. Mr. Dugan replied that San Antonio's Program was greatly modeled after the Vacants to Values Program and would craft different incentive packages for different markets. Councilmember Warrick asked of the potential to auction the properties for a nominal amount if they are revitalized. Mr. Dugan replied that the challenge to using this method was that the city did not own many of the vacant parcels of property identified. However, he noted that they could incentivize the property owners. Councilmember Warrick asked if they would incentivize decreasing the density on the properties in the Inner Core. Mr. Dugan stated that would be determined on the results of the Comprehensive Plan.

Councilmember Gonzales spoke of the great investments that had been made in the Collins Garden Neighborhood and asked of the term "Urban Form." Mr. Dugan explained that the term referred to neighborhoods that were walkable, had a good street grid, and transit access. Councilmember Gonzales asked of the Rapid Growth Areas that were next to Challenging Growth Areas. Mr. Dugan stated that they would be looking very closely at these areas that could benefit from Tax Increment Reinvestment Zones (TIRZ) and could find good opportunities for both.

Councilmember Viagran asked when the research was conducted. Mr. Dugan replied that the information was current (2014) and included Bexar County. Councilmember Viagran asked of the term "Emerging Market." Mr. Dugan stated that it indicated areas that have been emerging since 2005 which had experienced an increase in rents, property values, building permits, and infrastructure improvements. Councilmember Viagran requested a breakdown of the current data related to REnewSA Neighborhoods listed on Slide 3. She

asked of the input from the REnewSA Communities. Mr. Dugan replied that other than the Wheatley Neighborhood; there had been very little community participation. Councilmember Viagran highlighted the Harlandale Neighborhood in which there was great opportunity for development.

Mayor Taylor thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 4:24 pm to discuss 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 Luis Rodriguez v. City of San Antonio pursuant to Texas Government Code Section 551.071 (consultation with attorney).

E. Discuss legal issues related to the San Antonio Fire and Police Pension Fund pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Pro Tem Krier reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session.

CITIZENS TO BE HEARD

Mayor Pro Tem Krier called upon the citizens registered to speak.

Vincent Huizar stated that he was a sixth generation descendant to Don Pedro Huizar,

Master Sculptor of the legendary Rose Window at Mission San Jose. He noted that he was looking for support from the City Council to honor Don Pedro Huizar who arrived in San Antonio 247 years ago.

Nazirite Ruben Flores Perez presented an article from the SA Express-News entitled, "Mormons seek balance in handling gay rights." He stated that Jesus was opposed to homosexuality.

Douglas Richter requested that the City Council reconsider the regulations that will be implemented for Transportation Network Companies (TNCs). He expressed concern with the permit fees, insurance levels, and driver testing.

Theresa Berlanga read a poem that she received at a Women's Conference that she recently attended. She asked the City Council to remove sanctions from Russia.

Antonio Diaz expressed concern with the excessive use of force by the San Antonio Police Department and stated that he had met with Chief Treviño and Erik Walsh regarding same. He noted that he was supportive of the restrictions for TNCs.

Faris Hodge, Jr. submitted written testimony regarding the oil tanker docked at the Houston Ship Channel in Baytown. He highlighted CPS Energy's Solar Energy Facility on South Blue Wing Road. He wrote of Sandy Oaks hosting its first Election. Additionally, he noted the new hotel that will be built at Brooks City Base. He wrote that 24 individuals were awarded the Medal of Honor. He wrote of the VIA Bus Routes that were being revised this year.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Krier adjourned the meeting at 6:20 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK