

QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, OCTOBER 15, 2013

10:00 A.M.

MEDIA BRIEFING ROOM, CITY HALL

Members Present: Councilmember Elisa Chan, Chair, *District 9*
Councilmember Diego Bernal, *District 1*
Councilmember Ivy R. Taylor, *District 2*
Councilmember Shirley Gonzales, *District 5*
Councilmember Carlton Soules, *District 10*

Members Absent: None

Staff Present: Gloria Hurtado, *Assistant City Manager*; Kathy Davis, *Director, Animal Care Services*; Xavier Urrutia, *Director, Parks and Recreation*; Nikki Ramos, *Assistant Director, Parks and Recreation*; Brandon Ross, *Parks and Recreation*; Patrick Howard, *Assistant Director, Planning and Community Development*; Tom Morgan, *Grants Administrator, Department of Planning and Community Development*; Denice Trevino, *Office of the City Clerk*

Also Present: Kelly Plessala, *Citizen*; John Kenny, *Executive Director, San Antonio Housing Trust*; James Plummer, *Partner, Fulbright Jaworski*

Call to order

Chairperson Chan called the meeting to order.

1. Citizens To Be Heard

Kelly Plessala stated that Animal Care Services (ACS) began using the facility at the former Brooks Air Force Base (Brooks) as a kennel on October 18, 2013 and asserted that the majority of the animals housed there were euthanized. She stated that said kennel was not Americans with Disabilities Act (ADA) Compliant and had not been treated for pests. She indicated that the hold time for all animals was reduced from three to two days. She requested that Committee Members deny the request to decrease the hold time and to renew the lease at Brooks.

2. Approval of Minutes of the September 17, 2013 Quality of Life Council Committee Meeting

Councilmember Soules moved to approve the Minutes of the September 17, 2013 Quality of Life Council Committee Meeting. Councilmember Bernal seconded the motion. Motion carried unanimously by those present.

Item 5 was addressed at this time.

5. Briefing and Overview Presentation of the San Antonio Housing Trust Program Including Financials [Presented by John Dugan, Director, Planning and Community Development]

John Kenny stated that the mission of the San Antonio Housing Trust (Trust) was to provide decent and affordable housing opportunities for low, moderate, and middle income families and to affect the revitalization of the neighborhoods and the downtown area through the creation of housing developments. He reviewed the Trust's key roles and functions and indicated that the Trust was created by the City in 1988 with a corpus of \$10 million. He stated that the corpus was supported by Non-Governmental Funds from the Cable Franchise Fee and the Trust's 11 Board Members were appointed by the City Council. He noted that the San Antonio Housing Trust Foundation, Inc. (Foundation) was a non-profit established in 1990. He mentioned that the Foundation was comprised of an Executive Director and four staff members. He noted that the City approves the Foundation's Administrative Budget annually for the Foundation. He reported that the San Antonio Housing Trust Investment Corporation (Investment Corporation) was established in 1991 whose purpose was to hold land and buildings for the Trust. He indicated that the San Antonio Housing Trust Finance Corporation (Finance Corporation) was established in 1997 under the Texas Housing Finance Corporation Act whose purpose was to issue Bonds for Single Family Mortgages and Multi-Family Apartments. He added that the Finance Corporation Board was comprised of five City Councilmembers.

Mr. Kenny stated that the San Antonio Housing Trust Facility Corporation (Facility Corporation) was established in 2009 whose purpose was to provide for financing, acquisition, and construction of Public Facilities. He reported that the Facility Corporation Board was comprised of the same five above-noted City Councilmembers and was a Public Non-Profit Corporation. He reported that the Trust has provided \$13 million in Loans and Grants and was able to leverage \$164.9 million along with creating 5,000 affordable Housing Units. He noted that the Finance Corporation provided \$71 million in Single Family Bonds to 800 first time Homebuyers and \$29 million in Multi-Family Bonds resulting in 452 affordable Rental Units. He added that the Public Facility Corporation provided \$67 million in Multi-Family Assets for 504 Mixed Income Rental Units. He reported that in District 5, the Cevallos Lofts were funded for \$38 million with 252 units and Woodlawn Ranch was funded for \$29 million with 252 units. He stated that the typical Issuer Fee based on a Bond for \$15 million would be \$150,000 or 1% of the Bond.

Chairperson Chan asked of the Board of Directors Members. Mr. Kenny reported that the recently appointed Board Members were Councilmembers Bernal, Taylor, Viagran, Gonzales, and Chan.

Chairperson Chan asked of the relationship with the private developer once a project was completed. Mr. Kenny stated that in almost all cases, the private developer would end the business relationship once they have received the Developer Fee. He reviewed the structure for the Cevallos Lofts Project. He stated that rents in said Project were just below those of the Pearl and units were 96-98% occupied.

No action was required for Item 5.

4. Consideration of Applicants for Six (6) Available Slots to the Municipal Golf Association – SA (MGA-SA) [Presented by Leticia M. Vacek, City Clerk, TRMC/CMC]

Chairperson Chan stated that MGA-SA Applicants would be given three minutes to speak. The Committee interviewed the following applicants.

Gabe Farias stated that he was the Chairman of the MGA-SA. He noted that the MGA-SA established partnerships with the Texas Golf Hall of Fame; has made two Capital Improvement Investments; and created a mechanism to establish self-sustaining courses. He stated that the goal of the MGA-SA was to provide San Antonio with an affordable, quality round of golf.

Lou Miller stated that he served on the MGA-SA which has taken the City Golf Courses from \$1 million in losses to a profit. He added that its cohesiveness has created synergy.

Marcus Andrews stated that he was looking for an outlet to serve his community and indicated that he appreciated what the City Golf Courses offer to beginners like himself.

Ted Davis, Jr. stated that he was a Retiree and Graduate of the Master Leadership Program sponsored by the United Way. He noted that he was a Rater for the United States Golf Association and could add value to the MGA-SA.

Councilmember Bernal asked Mr. Davis for his opinion on how the City could compete better with private courses. Mr. Davis replied that City Golf Courses could compete better if they had Clubhouses and amenities that are offered by private courses.

Chairperson Chan stated that Henry Galindo, Matthew T. Frondorf, Jeff Harvey, and Michelle Pair were absent and had provided statements to the Committee.

5. Executive Session

Chairperson Chan recessed the meeting into Executive Session at 9:59 a.m. She reconvened the meeting at 10:16 a.m. and announced that no action was taken in Executive Session.

Councilmember Gonzales moved to forward the appointments of Theodore Davis, Jr., Jeff Harvey, and Michelle Pair, and the reappointments of Gabriel Farias, Lou Miller, and Ricardo Villasenor to the Municipal Golf Association to the full City Council. Councilmember Taylor seconded the motion. Motion carried unanimously by those present.

Item 3 was addressed at this time.

3. Briefing on the Mission of the Linear Creekway Advisory Board [Presented by Xavier Urrutia, Director, Parks and Recreation]

Xavier Urrutia indicated that the Linear Creekway Advisory Board (Board) is currently Chaired by former Mayor Howard Peak and members were appointed by the City Council. He stated that the Board serves in advisory capacity to the Parks and Recreation Department with regard to acquisitions, design, and route layouts of the Howard W. Peak Greenway Trails System (Creekway System).

Brandon Ross stated that the Board's Mission was to enhance the quality of life for San Antonio Residents and Visitors. He noted that this would be accomplished by expanding recreational opportunities, preserving open space for the wildlife habitat, installing building blocks for a comprehensive system of pedestrian and bicycle connectivity, and increasing the effectiveness of stormwater management. He stated that in the late 1990's, Mayor Howard Peak and several City Councilmembers advocated for the Program. He stated that it was funded in the year 2000 with a one-eighth cent sales tax that generated \$20 million shared with the Edwards Protection Program. He noted that subsequently, the Program was funded for \$45 million in 2005 and \$45 million in 2010. He noted that tax revenues would be collected for the 2010 Proposition through Spring of 2016.

Mr. Ross reported that \$116 million has been collected thus far for the Creekway System. He stated that \$110 million was collected through said Propositions, \$800,000 was collected through 1999 Bond Funds, \$4 million was collected through the Transportation Efficiency Act (TEA-21), and \$1.3 million was collected through 2003 Bond Funds. He reported that over 1,200 acres of Creekways Property has been acquired to date. He noted that 42 miles of trail were completed, 4.8 miles of trail was under construction, 18.1 miles of trail was under design, and 20 miles of trail were in the Land Acquisition or Planning Phase. He stated that approximately 86 miles along Leon Creek, Salado Creek, the Medina River, Westside Creeks, and other waterways have been funded and were completed. He reported that to achieve the ultimate vision for the Greenway Trails System; trails would be added from Leon Creek and Salado Creek to the south for an estimated 32.4 miles. He noted that this would require an estimated 66 land acquisitions totaling 680 acres. He stated that the significant number of land acquisitions, addressing Leon Creek where it flows through Lackland Air Force Base, landfill acquisitions, and addressing Leon Creek where it flows through the Toyota Property were the most notable challenges. He indicated that the estimated required funding for completion would be \$60 million. In conclusion, he stated that the Creekway System would provide an integrated approach for providing neighborhood based recreational opportunities.

Chairperson Chan asked of the reason for a separate Board for the Creekway System. Mr. Urrutia responded that until the Creekway System was completed and because that would involve the purchase of property, an objective independent body was needed to provide recommendations to the City Council.

Councilmember Soules stated that he supported maintaining the Creekway System Board as a separate entity.

Councilmember Gonzales asked of the timeline for the Westside Creeks. Mr. Urrutia replied that all three segments were in the Design Phase and bids would be requested in the Summer of 2014. He stated that ground breaking would occur in the Fall of 2014, with completion estimated in early 2016.

No action was required for Item 3.

6. Animal Care Services Department Presentation on Strategies to Increase Capacity and Impoundments, and the Brooks Lease [Presented by Kathy Davis, Animal Care Services Department Director]

Kathy Davis reported that the Animal Care Services (ACS) Strategic Plan was revised in 2011 to enhance enforcement, control the stray population, and increase the live release rate. She reviewed the ACS live release rate before and after revision of the Strategic Plan noting the dramatic increase since said revision. She indicated that the live release rate in FY 2006 was 10%, the live release rate in FY 2011 was 30%, and the live release rate in FY 2013 increased to 77%. She reported that FY 2014 Initiatives were to increase the budget by \$100,000, reduce the stray hold period for pets with a live outcome, require pets to be spayed/neutered following the first impoundment, and renew the Brooks Facility Lease for one year with an option for an additional year. She stated that the proposed initiatives would result in approximately 2,383 more pets picked up for a total of 33,500; an increase in spay/neuter surgeries of 1,283 for an overall total of over 10,700; and Animal Care Officers spending approximately 1,100 additional hours in the field. She added that a response to Ms. Kelly Plessala would be composed and a copy would be provided to the Committee.

Councilmember Taylor suggested that a Communication Strategy be created and the Parks and Recreation Advisory Board be utilized to communicate said changes to citizens.

No action was required for Item 6.

There being no further discussion, the meeting was adjourned at 10:27 a.m.

Respectfully Submitted,

Denice Treviño

Denice Treviño
Office of the City Clerk

for *Elisa Chan, Chair*