

SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
WEDNESDAY, FEBRUARY 16, 1994.

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94-08 The special meeting was called to order at 3:00 P.M. by the Presiding Officer, Mayor Nelson W. Wolff, with the following members present: PEREZ, McCLENDON, BILLA BURKE, AVILA, SOLIS, AYALA, ROSS, THORNTON, PEAK, LARSON, WOLFF. Absent: NONE.

94-08 Mayor Wolff briefly explained the purpose of today's special City Council meeting, which was to consider a proposed ordinance to approve the principal elements of an agreement conveying VIA Metropolitan Transit Authority's ownership of the Alamodome to the City of San Antonio.

94-08 City Council recessed the special meeting at 3:10 P.M. to convene in Executive Session to discuss a proposed ordinance on the above-listed topic, reconvening in special meeting at 4:20 P.M.

94-08 The Clerk read the following Ordinance:

AN ORDINANCE 79,615

APPROVING THE PRINCIPAL ELEMENTS OF AN AGREEMENT WHICH CONVEYS VIA METROPOLITAN TRANSIT AUTHORITY'S OWNERSHIP OF THE ALAMODOME TO THE CITY OF SAN ANTONIO; AND AUTHORIZING THE NEGOTIATION OF AN AGREEMENT THAT ENCOMPASSES SAID ELEMENTS.

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Mr. Solis made a motion to approve the proposed Ordinance. Ms. Ayala seconded the motion.

Mr. Alex Briseno, City Manager, spoke to some 10 principal

elements of the proposed Alamodome conveyance from VIA to the City of San Antonio. A copy of a memorandum to this effect is made a part of the papers of this meeting. He noted that a final contract will be some two to three weeks in preparation, and also noted that the VIA board last night had approved these elements of the proposed transfer.

Mr. Watson Burnfield, Mayor of the City of Windcrest, stated that he was speaking for all suburban cities in the VIA service area, and addressed certain concerns of those suburban cities, relative to disposition of the Alamodome without allowing any input from those suburban cities. He stated that he wanted an opportunity to discuss the proposal with the affected parties, before any final action is taken, transferring ownership of the Alamodome from VIA to the City of San Antonio. He stated that he would reject any future membership of suburban cities on a newly-constituted board for the Alamodome, and proposed that suburban cities be given 10 per cent of any future net revenues of the Alamodome, noting that the cities desire to be equitably compensated for the dollars their citizens paid into creation of the Alamodome via the 1/2-cent VIA sales tax.

Mr. Efton F. Geary, 6215 Little Fawn, spoke to his concern with the lack of information on the Alamodome financial audit and on certain environmental matters, stating his feeling that the Alamodome should instead be run by Bexar County.

Mayor Wolff spoke to the Alamodome's impact as an economic generator for everyone concerned, although the City of San Antonio has paid the Alamodome bills, thus far. He then addressed the wording in the Alamodome's lease document with VIA, to show that the Alamodome has been the City of San Antonio's responsibility. He spoke to the need to have a single owner of the facility in order to properly address operations of the Alamodome and remediation of any problems, and he commended VIA's board for its actions in agreeing to the ownership transfer.

Mr. Thornton spoke to the use of VIA and its ability to levy a sales tax as a 'unique vehicle' used to finance the Alamodome construction, and noted that the Alamodome now will have single responsible ownership, accountable directly to the public. He noted that some 10 per cent of the funds raised through the VIA 1/2-cent sales tax came from citizens who do not live in either the City of San Antonio or in any of the surrounding suburban communities.

In response to a question by Mr. Thornton, Mr. Briseno spoke to a comparison of current and future Alamodome benefits for the suburban communities, and pointed out that these suburban communities do not have to pay the estimated \$2-20 million soil remediation expenses or operational costs for the Alamodome. He stated his belief that one cannot speak to sharing assets without also speaking of sparing responsibilities, as well.

Mr. Thornton addressed projected out-year costs to refurbish the Alamodome, and stressed that everyone needs to look at the 'big picture'.

Mr. Peak stated his belief that anyone who wants to share in any Alamodome profits should also share in its costs.

Mr. Solis spoke to the advantages of single-ownership of the Alamodome, in the area of accountability.

Ms. McClendon noted that the Alamodome is an economic generator for District 2, and asked that the City Council hold a work session on the entire Alamodome matter, including its budget and the matter of amendments approved for the Alamodome by the City of San Antonio. She spoke in support for appointing a new advisory board for the Alamodome.

Ms. Ayala spoke in support for ownership of the Alamodome by the City of San Antonio, since the City already is responsible for its operational costs. She addressed the use of the VIA sales tax financing for Alamodome construction, and expressed her desire to see a firm new Alamodome policy in place, soon.

(At this point, Mayor Wolff was obliged to leave the meeting. Mayor Pro Tem Billa Burke presided.)

In response to a question by Mr. Larson, Mr. Briseno spoke to the matter of 'resources and uses' in the Alamodome sales proposal.

Mr. Larson expressed his concern with the proposal because of past IA policies concerning the expending of monies that had heretofore been held back. He also addressed his concerns about the City assuming VIA liabilities for the Alamodome, as well.

A discussion ensued concerning item 10 in the proposal, the 'renewal and improvement fund', as it is managed under VIA and how it will be managed under the City's purview.

(At this point, Mayor Wolff returned to the meeting to preside.)

Mayor Wolff discussed the question of liability, relative to how the Alamodome soil is to be disposed of, and the advantages of having the City of San Antonio as sole owner of the Alamodome.

In response to a question by Mr. Larson, Mr. Lloyd Garza, City Attorney, discussed VIA's responsibility for delivering a 'clean' Alamodome site for construction.

Mr. Larson addressed his concern that the City of San Antonio is assuming an unknown liability with ownership of the Alamodome, and releasing VIA from any responsibility. He stated his feeling that VIA should pay a part of any final bill for disposal of any contaminated

soils from the Alamodome site.

Mr. Ross spoke in support of the proposed 'split' between VIA and the City of San Antonio, relative to ownership of the Alamodome.

Mr. Perez spoke in support of the City of San Antonio controlling the Alamodome, and allowing VIA to get back to the transportation business.

Ms. McClendon stated her desire that the health of Alamodome-area residents be uppermost in any actions relative to the Alamodome.

Mr. Solis spoke to the City's actions already taken to insure the health and safety of Alamodome-area residents.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, McClendon, Billa Burke, Avila, Solis, Ayala, Ross, Thornton, Peak, Wolff; NAYS: Larson; ABSENT: None.

94-08 There being no further business to come before the Council, the meeting was adjourned at 5:38 P.M.

A P P R O V E D

Richard W. Way
M A Y O R

Attest: *Alfonso J. Rodriguez*
C I T Y C L E R K