

City of San Antonio



Facilities Bond Committee Meeting Minutes

San Antonio Public Library
Central Branch
600 Soledad St.

Tuesday, November 1, 2016

6:00 PM

600 Soledad St.

Bond Committee Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

6:05 P.M. – Call to Order, Board Room

Co-Chair John Clamp, called the meeting to order, and introduced fellow Co-Chair Joe Linson

- Attendance of Committee Members
- Head count of general attendance: 104
- Claudia Mancillas, Interpreter Translation Services, was present.

I. Opening Comments and Meeting Procedures by Committee Co-Chairs

Opening remarks were made by Co-Chairs Mr. Linson and Mr. Clamp. Mr. Linson introduced Mike Frisbie, Director of Transportation and Capital Improvements.

II. Staff Presentation on Projects Submitted by Residents at Last Meetings

Mr. Frisbie commented that the committee had been provided printouts addressing the follow-up, and highlighted some of the handouts, including a project list. Mr. Frisbie presented on the proposed project change to the District 2 Community Centers, including scaling down the Wheatley Heights Community Center from \$6 million to \$3 million, and using the remaining \$3 million to fund the Zerona Black Community Center and Greater Love Community Center.

Co-Chair Mr. Clamp opened the floor for committee questions regarding the presentation.

District 1: Andi Rodriguez asked how this changed the rough proportionality. Mr. Frisbie responded that it did not change the rough proportionality.

District 3: Marilu Reyna asked if the community centers that were presented were part of the City recommendations. Mr. Frisbie responded that the staff recommendations were

presented in the first meeting, and the community centers presented were modifications of those recommendations.

District 4: Miguel Sepulveda asked what would be removed from the Wheatley Heights projects, and if it would be added or moved to the other projects. Mr. Frisbie responded that more information could be given by the groups attending, and noted that one of the amenities that Wheatley Heights would provide was community space and locker rooms.

District 5: David Komet asked if the City had entered into this type of agreement in the past. Mr. Frisbie responded that the City had not partnered with churches or non-profits in a similar manner in the past as part of the bond program. He added that the City had attempted to during the 2012 Bond Program, but due to restrictions of religious practice in the spaces, the agreement fell through.

Mr. Komet asked for Mr. Frisbie to describe the agreement. Mr. Frisbie stated that it would be a legally binding funding agreement between the City and the two non-profits. He described a high level overview of the agreement and outlined requirements.

District 6: Lora Eckler asked if Hotel Occupancy Tax (HOT Tax) could be used as a funding source for Market Square. Mr. Frisbie responded that staff would need to follow-up. Co-Chair Mr. Clamp added that the HOT Tax may be eligible, but the uses are very restricted.

District 7: Michele Dalbis Robelo asked if there would be other funding associated with Wheatley Heights and the two new District 2 community center projects presented to ensure completion of the facilities. Mr. Frisbie responded that each non-profit has committed to \$1 million of funding and purchasing the land. He added that the non-profit could look for additional funding sources to scale the buildings.

District 4: Miguel Sepulveda asked if this would raise concern among voters since a funding agreement had not been included in the bond before. Mr. Frisbie responded that in the 2012 Bond, the Lonestar Community Center site had not been picked prior to the vote, with the vision of finding a funding match, and is now under construction with the Boys & Girls Club.

District 1: C. Leroy Cavazos asked what the vetting process is to make sure that the projects remain sustainable for the next 15 to 20 years. Mr. Frisbie responded that the City has a strong track record of managing funding agreements, reviewing design and construction. He added that the non-profits would be responsible for the operations and maintenance, and showed that their revenues were high enough to cover these costs.

Co-Chair Joe Linson thanked the committee for their work and showed admiration for the community groups working together to complete projects.

III. Bond Committee Discussion and Analysis

Co-Chair Mr. Clamp opened the floor for committee discussion and questions for staff.

District 10: Glenn MacTaggart asked Mr. Frisbie to describe the percentage of bond funding devoted City-wide Urban Core Projects compared to 2009 and 2012 Bond. Mr. Frisbie responded that this bond includes more city-wide impact projects than the previous bond, adding that about 79% of the projects are spread around the city and 21% are focused downtown. Mr. Frisbie added in the 2012 Bond Program about \$90 million of the \$600 million was dedicated to downtown projects and this bond dedicates about \$182 million of the \$850 million to downtown projects. Mr. Frisbie gave an overview of the philosophy behind rough proportionality. Mr. MacTaggart asked staff to provide these percentages by the next meeting.

District 8: Marc Harrison asked if the bus tour was still happening. Mr. Frisbee responded that a survey would be going out to the committee to select sites.

Mr. Harrison asked the Co-Chairs if there would be an opportunity to add projects at the end, and if there would be time to discuss this process. Mr. Clamp responded that they would come up with a plan on the recommendation for City Council. He added that the committee will have more time at the next meeting. Co-Chair Mr. Clamp added that there was no set dollar amount for additional projects, but the projects would need support.

District 7: Michele Dalbis Robledo noted that District 7 did not have a project and asked how to attain a project in this bond. Mr. Frisbie responded that the Bond looks at the total investment in the areas, and that there is more in the streets, drainage, and parks areas. He added that District 7 could propose a project. Mr. Clamp stated that this was a good example of a time to present a project to the committee, and to meet with their district representatives from other committees to discuss other committee projects. Mr. Frisbie gave an overview of other projects in the Bond.

District 7: Marie Cooper asked if the Eastside had a community center. Xavier Urrutia, Parks and Recreation Director responded that there are a number of recreation centers in District 2, including senior centers and community centers, but that they are older facilities.

District 6: Virginia Brown asked for information regarding the unfunded Zoo parking garage. Mr. Frisbie noted that “unleveraged” means that the City would fund the project in full, without outside funding.

District 5: David Komet asked about the Ella Austin Community Center and what the thinking was and it is not in the cost sharing. Mr. Frisbie responded that the community

came to the City with the idea for the new facilities and funding options. He added that the Ella Austin facility is a great facility that is aging.

District 4: Miguel Sepulveda asked if the bond recommendations were capped out for facilities. Mr. Frisbie responded that yes the facilities bond funding is capped at \$120 million.

Mr. Sepulveda asked what the cutoff date is for Citizen Projects. Mr. Frisbie responded that tonight is the last opportunity for Citizens to be Heard.

District 3: Marilu Reyna asked if the committee could do their own homework and field trips or if they must stick with the committee. Mr. Frisbie responded that for field trips would be better as a group, and the staff could answer questions for the committee.

Ms. Reyna asked for clarification on the public art selection process. Mr. Frisbie responded that 1% of the bond is dedicated to the public art, and once voters approve the bond, staff works with Public Art San Antonio and the Public Art board to commission the projects.

District 2: Alan Neff asked how unfunded projects were chosen. Mr. Frisbie responded that most were presented via Citizens to Be Heard or requested by citizens ahead of the community process.

Mr. Neff asked if the funding listed in the presentation was the amount requested by the organizations. Mr. Frisbie responded that both Greater Love Community Center and Zerna Black Community Center asked for \$3 million each, but staff recommended \$3 million total.

Mr. Neff asked about other organizations the City was working with to leverage other taxing entities' bonds. Mr. Frisbie noted that the City is working with other organization including, TxDOT and school districts.

District 1: C. Leroy Cavazos stated that more than 75% of the circulation at the Central Library is outside of District 1, including 13% outside of San Antonio, and asked how to have this project be considered a city-wide project. Mr. Frisbie responded that the Central Library project is considered part of the city-wide calculation, but is listed as a District 1 project to identify location.

Mr. Cavazos stated that there is a \$50 million allocation for streets and sidewalks allocation surrounding Market Square, and asked if this could be allocated for the unfunded Market Square facilities project or if funding could be earmarked for this project. Mr. Frisbie responded that the streets and sidewalks funding addresses different needs.

District 5: Manuel Garza asked if funding could be changed after the vote. Mr. Frisbie responded that the dollar amount is set for each committee, however, when the recommendations go to Council they may make changes.

IV. Citizens to be Heard

Co-Chair Mr. Clamp opened the floor for Citizens to be Heard, and those signed up would allotted two minutes per person and five minutes for groups.

Barbara Hawkins, with George Gervin Youth Center, showed support for the proposed projects, which would create community access points. She spoke on the need for transportation to facilities; the need for education, life skills, and job readiness skills; and the need to help a community. She described the benefits of these facilities over the existing, older facilities, including technology.

Joshua Bryan spoke in support of the San Antonio Museum of Art funding. He described taking his children to the museum every Wednesday, and the impact of the museum on him and his family.

Anthony E. Hargrove, CEO of Ella Austin Community Center, requested Ella Austin Community Center to be included in the bond program. He described the need for community centers on the Eastside, and the history and goals of the Ella Austin Community Center. Steven Lucky described the programs of the Ella Austin Community Center and asked that the committee put Ella Austin Community Center back on the bond.

Kimberly Britton, with EpiCenter, described the handout distributed to the committee and how the center aligns with SA Tomorrow. Ms. Britton asked that the City include the EpiCenter in the bond program.

Angela McClendon-Johnson, with EpiCenter, asked the committee to include the EpiCenter in the bond. Ms. McClendon-Johnson discussed the infrastructure needs that the bond funds would address. She invited the committee to tour the facility.

John Folks, with UTSA, showed support for fully funding the UTSA Athletic Complex. Mr. Folks described his background with the City and UTSA. Mr. Folks described the \$14M swimming facility that Bexar County and Northside built in conjunction with one another.

Martha Pelaez showed support for funding the Rape Crisis Center and Family Violence Prevention Services in the bond program. Ms. Pelaez stated that Bexar County is the

second highest county in the state for domestic violence cases, and the majority of the victims are children.

Frank Faulkner showed support for the Texana Collection expanding to the entire sixth floor of the library. Mr. Faulkner described the history of the Texana Collections, including the books, maps, sheet music, recordings, and other materials.

Michael Guarino showed support for including funding for the San Antonio Museum of Art in the bond program. Mr. Guarino described how the museum supports his curriculum as a professor.

Maria Halff, with San Antonio Museum of Art, showed support for including funding for the San Antonio Museum of Art in the bond program. Ms. Halff described the infrastructure needs and the history of the facility.

Brad Parrott, with UTSA, showed support for fully funding the UTSA Athletics Complex. Mr. Parrott described the future partnership and community use of the facility, and encouraged the committee to tour the Park West facility.

Bill Fisher, with the San Antonio Public Library Foundation, showed support for the Texana Collections at the Central Library. Mr. Fisher described his use of the archive in a research project.

Jeff Leech spoke in support of including funding for the San Antonio Museum of Art in the bond program. Mr. Leech described his volunteer activities and experience of working with schools at the museum.

Susan Weaver spoke in support of including funding for the San Antonio Museum of Art in the bond program. Ms. Weaver described her background with the museum, art, and San Antonio.

Dawn Munoz was called, but was not present.

Lynn Bobbitt requested the committee approve the full funding of the Brackenridge/Witte Museum Parking Garage Expansion. Ms. Bobbitt described the infrastructure need of the facility.

Maria Watson-Pfiffer showed support for the funding of the Texana Genealogy Project. Ms. Watson-Pfiffer described her history and passion for the project, and her experience using the collection.

KT Whitehead yielded her time to Maria Watson-Pfiffer.

Joe Vasquez showed support for the UTSA Athletics Complex. Mr. Vasquez described his time at St. Phillips and UTSA, his business, and his support for the football program at UTSA.

Tracey Bennett, President of the San Antonio Library Foundation, showed support for the funding of the Texana Genealogy Project. She added that the Foundation is committed to raising funds to match the \$1M in bond funding.

Joel Settles, with the Guadalupe Cultural Arts Center, asked for Historic Guadalupe Theatre and Progresso Pharmacy Building renovations totaling \$710,920 to be included in the bond funding. Mr. Settles described the history of the facilities and the bond criteria that the facilities and programs meet. Jorge Pina described his experience with the Guadalupe Cultural Arts Center and the facility needs. Mr. Pina described the programs of the facility and the impact to the community. Marcie Martinez described the history of the facilities and the artists the facilities have hosted.

John Rightmyer showed support for the Palo Alto Aquatic Center Improvements. Mr. Rightmyer described facility conditions, need for funding, and facility programs.

Jessica Esquiver showed support for the Palo Alto Aquatic Center Improvements. She described her and her family's experience with the Learn to Swim Program, facility conditions, and programs.

Ralph Voight yielded his time to Marise McDermott.

Marise McDermott, with the Witte Museum, showed her support for the Brackenridge Park/Witte Museum Parking Garage Expansion. Ms. McDermott described the Witte funded study and the capacity that the expansion would allow for.

Marcello Martinez, George Green, and Peter Ray, with Playhouse San Antonio, showed support for including San Antonio Playhouse in the bond funding. Mr. Green described the need for a professional theatre in San Antonio and the facility needs. Mr. Martinez described the \$3.5 million need that would allow for ADA upgrades in the bathroom and additional classroom space.

Ramiro Salazar was called, but was not present.

Stan Randall showed support for the Palo Alto Aquatic Center Improvements. Mr. Randall described the reach of the facility and the history and condition of the facility.

Kathleen Goei, with Alamo Area Aquatics Diving, showed support for the Palo Alto Aquatic Center improvements. Ms. Goei described her experience with synchronized diving and the need for an indoor diving facility. Luz Law also showed support for the

Palo Alto Aquatic Center improvements. Ms. Law described her son's experience diving at Palo Alto and the positive experience with the facility and its programs.

Linda Nairn was called, but was not present.

Carroll Brown, with Alliance for San Antonio Missions, showed support for the World Heritage/Cultural Arts Center funding. Mr. Brown described the Alliance's goals for the Mission area communities, including community space and historical space.

Brady Alexander, President of East Pyron Symphony Lane Neighborhood Association, showed support for the World Heritage/Cultural Arts Center funding. Mr. Alexander showed support for property acquisition, small business development, and appropriate tourism activities near the missions.

Margarita DeLeon, a member of the Library Board of Trustees, showed support of the McCreless Branch Library bond project. Ms. DeLeon described the impact of the library on the community, the service area, demographics of the library users, and the ways funding would be used.

V. Next Steps for Community Bond Committee Process

Co-Chair Mr. Clamp discussed the process for future meetings and recommended committee members to be prepared to make decisions about projects.

District 4: Celia Morales asked how it was decided that tonight would be the last night for citizens to be heard. Mr. Frisbie stated that the staff recommendation would be to discontinue Citizens to be Heard to allow for more committee discussion. Mr. Clamp asked for staff to communicate this decision on the website.

District 1: C. Leroy Cavazos asked for existing economic impact data of the unfunded projects that could be provided to the committee including dollars, users, or other institutional knowledge.

District 6: Lora Eckler noted that the previous bond did not include much funding, but the library was able to raise more funding for that library.

There being no further discussion, the meeting was adjourned at 8:22 PM.