

City of San Antonio



Bond Committee Meeting Minutes

San Antonio Public Library
Central Branch
600 Soledad St.

Tuesday, October 18, 2016

6:00 PM

600 Soledad St.

Bond Committee Members

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

6:09 P.M. – Call to Order, Board Room

Mr. Linson and Mr. Clamp, Co-Chairs, called the meeting to order.

- Attendance of Committee Members
- Head count of general attendance: 67
- Katherine de la Vega, World Wide Translators, 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 handed the meeting to Mike Frisbie, Director of Transportation and Capital Improvements to address follow-up on rough proportionality, fire station #24 location, and project scope clarification on library project scopes.

II. Staff Presentation on Rough Proportionality, Public Access and Fire Station #24

Mr. Frisbie commented that the committee had been provided printouts of the detailed email correspondence sent to committee members addressing the follow-up items. Mr. Frisbie commented that in addition to the 120 staff recommended projects, an additional 50 projects had been submitted for staff consideration. The cost for all the projects is over \$300 million. He stated the City developed the recommended list from these projects. Additionally the committee was provided a new breakout of the rough proportionality chart, and information on fire station #24.

Mr. Frisbie then discussed rough proportionality. He explained how the calculations were made, and how they categorize a project. He also noted that the rough proportionality figures do not include projects that have a City wide impact, those projects that impact beyond the district they are located.

Mr. Frisbie discussed public access, and all that it constitutes. He explained the criteria a project must meet in order to be eligible for City bond funds, noting that a fee can be associated with the public access requirement. There also needs to be a long-term ownership the City must hold in the property. This can be an owned property or a leased property, 20 year commitment. Mr. Frisbie also discussed fire station #24 and why they wanted to replace the station and the methodology behind their conclusion on where it should be located. He stated that charge for the committee is to recommend projects totaling \$120 million for facilities.

III. Presentation on Library Projects

Mr. Frisbie discussed the Library recommendations and projects. The 4 library projects included in the staff recommendation were also recommended by the Library Board. Their number one priority is renovations to Central Library, which serves as the City's hub for the system. The second recommendation is for McCreless Branch library to make major updates to better serve its patrons. The third recommendation is for Las Palmas Branch Library as it also needs upgrades to help better serve its community. The final recommended project is the memorial branch library for a major update to its facilities. Mr. Frisbie then turned the microphone to Mr. Stahl with the Library Board.

Mr. Paul Stahl with the Library Board of Trustees thanked the committee for their time. He told the committee he was here to not only explain what was in the staff recommendation but also ask the committee for some additional requests. He stated the current staff recommendation includes \$8.5 million in requests for the library system; however the board requests an additional \$5.8 million for new projects. These projects include \$1 million more for the Las Palmas Branch renovation to provide additional resources for the Children's Area, additional computers and technologies, and other upgrades above the original ask; \$3.8 million for the Memorial Branch Library for a comprehensive renovation and updates to technologies and spaces for teens and children; \$1 million for the special collections unity named the Texana. This is a collection of books on genealogy and the history of Texas and San Antonio. The funds would be to help make the collection more accessible to the public by utilizing technology.

IV. Bond Committee Discussion and Analysis

Mr. Clamp thanked Mr. Frisbie and Mr. Stahl for the information and invited the committee to begin discussion.

Lora Eckler (District 6) mentioned for transparency she currently sits on the library board of trustees. She urged the committee to take some time and visit the different floors of the library and see the needs. She also asked they take some time and visit the branch libraries. Things have changed in the past 20 years, and the needs the library system has today are much different.

Miguel Sepulveda (District 4) asked for the district numbers for each of the libraries they had just heard about in the presentation.

Ramiro Salazar, Director of the Library, responded stating that Central Library was in District 1, McCreless Branch was in District 3, Las Palmas Branch was in District 5, and that Memorial Branch was in District 5.

Manuel Garza (District 5) asked if the Library had looked for a partnership with Memorial High school. The agreement could be a formal agreement or a memorandum of understanding. He also stated he supports the Texana.

Mr. Salazar said a partnership is part of the long-term vision. He stated that the library has an informal partnership with the district. The Library has information partnerships in all the districts. North East Independent School District is the only district with a formal agreement.

Mr. Garza asked if there was a model in the country the committee could review.

Mr. Salazar said there is a federal initiative to create partnerships between libraries and school districts. He stated the Library could look at that model to duplicate it.

Mr. Garza added he has worked with the school districts before and would be happy to help.

Co-Char Joe Linson asked if there was a partnership with Parman.

Mr. Salazar said there was not a partnership with Parman but the Molly Pruitt Library is a partnership with Roosevelt High School.

Andi Rodriguez (District 1) asked for Mr. Salazar to provide additional details on the Texana.

Mr. Salazar explained that the Texana is a world-class genealogy collection. The collection has everything from old maps to archived newspaper clippings. It contains the history of Texas, and San Antonio. The additional funding would introduce technology to the facility to make the documents more easily accessible. There are items that need repair and to be preserved. The Library Foundation is working to leverage private dollars with any potential bond funds, and he stated that the Library Foundation would explain in greater detail during the citizens to be heard time.

C. Leroy Cavazos (District 1) commented that while there are active partnerships with school districts the districts are heavily funded by state funding. This committee by supporting the library system has an opportunity to show the national stage that in San

Antonio one of our primary responsibilities is to open educational doors not only in our school districts but also in our social and educational make up. He feels we need to distinguish the difference from what school districts offer and what a city like San Antonio can offer.

Mr. Linson asked if anyone had anything they wanted to add before the Citizens to be heard.

John Clamp quickly asked Mr. Frisbie if there was someone who was keeping track of the project requests both new projects and additional funding requests.

Mr. Frisbie said staff are tracking the projects and they will work to research new requests and will provide that information next meeting.

Mr. Linson said given the number of people signed up to speak, each individual would receive 2 minutes. He also commented that the committee remember this is a five year process and it is the committee's job to hear all the requests but look at how it all connects. Every project is a great project, but the committee makes the final recommendation.

Anita Uribe-Martin (District 7) asked what constitutes a "Tier 1" project in the Library. She stated that some of the material they received classified one of the additional requests as Tier 1.

Mr. Frisbie commented that the Library classifies the highest library projects as Tier 1.

Ms. Uribe-Martin (District 7) asked why this Tier 1 didn't make this list.

Mr. Frisbie explained that Library had many Tier 1 projects and not all could be included.

Michelle Dalbis Robledo (District 7) asked if funds are matched would that move the project up the list.

Mr. Frisbie said no funds in this specific case are being offered, but if they were, it could change its priority.

Mr. Linson asked to move on to Citizens to be Heard. He added that each speaker state their name and the project they would be addressing.

V. Citizens to be Heard

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the requests but look at how it all connects. Every project is a great project, but the committee makes the final recommendation.

Bob Heckman (District 1) with the San Antonio Fire Museum requested that the San Antonio Fire Museum be included in the bond. Their request is for \$400,000. A few years back they renovated the first floor and brought it up to ADA requirements, and they would like to add an elevator and do the same renovations on the second floor.

Yvette Ramirez (District 1) with the Farmers Market Plaza Association, asked the committee to include Market Square downtown for the bond. Their group is made up of several business owners, many minority and women owned. They said while in the streets section of the bond there are improvements to the surrounding area, about \$7 million, nothing was included for Market Square. Their request is for \$2.8 million. Market's request has not been included in either of the past two bonds. The Market also falls within the cultural zone in San Antonio as a historical space.

Henry Rodriguez (District 1) with the Farmers Market Plaza Association, added that the Market Square is visited by everyone, from all over. It is a space that all cultures and generations can enjoy.

John Montford (District 10) was not present when called to speak.

Mr. Linson called that former City Council Member Art Hall speak in place of Mr. Montford.

Mr. Hall commented that he was here to support the \$25 million request for UTSA. He said during his time on council he found there were three reasons a company would turn away from San Antonio, which included no long-term water plan, a lack of doctoral and higher-education programs, and a small airport. UTSA is solving one of those problems.

Delia Ramirez Trimble (District 1) with the Friends of the Library – Las Palmas Branch, commented that Edgewood is and has been one of the poorest areas in the state. The economic conditions are rough, and income levels are below the median. Adding funds to the Las Palmas branch would do so much for the community. It would allow underserved community the access to technology not available otherwise. The building is in great need of repair, and additional support is a must.

Linda Arronge (District 8) with Friends of the Library – Las Palmas Branch, commented that the building was constructed in 1991. The age of the building and design are not conducive to current needs. The branch provides many services the community wouldn't otherwise have access to, such as WiFi. She urged the committee to help the Library better utilize their space.

Kimberly Britton (District 1) with EPIcenter, asked the committee to please include EPIcenter in this bond. She asked for the committee's help to make it an amazing hub for the community. They wish to transform an old power plant into a mixed use complex. It would house a museum, a think tank, and conference center. Their vision is to create an energy company version of Geekdom. The EPIcenter is a \$75 million project. Of that amount, they have raised \$22 million and are requesting \$5 million.

Elda Martinez (District 1) with the San Antonio Museum of Art, asked for the committee to please include their museum in the bond. Their request is \$10 million for a total exterior renovation.

Tracey Bennett (District 10) with the Library Foundation, asked the committee to include the additional request for the Texana in the bond. She explained that the Texana can help anyone learn the history of San Antonio. She said funding raising for this project is the foundation's main goal.

Mari Tamez (District 7) with the Library Foundation and Canary Island Foundation, was here in support of the Texana. She noted it is a world class collection that desperately needs to be more accessible. She also noted that funding wouldn't just be for technology but also to preserve some of the pieces that cannot be displayed until they are repaired. She asked the committee to please support this request.

Siboney Diaz-Sanchez (District 1) with the Guadalupe Cultural Arts Center, was here to ask that one of their building, the Progreso be included in this bond. The request is for \$110,000 to complete its construction. The building offers cultural art services to the community.

Beatriz Joseph (District 4) with Palo Alto College, requested support for the aquatics center improvements at Palo Alto College. The facility offers community open swim times, and serves as a practice facility for many school districts and dive teams. The center draws in 31 thousand people annually from across all districts. The center has educated more than 2,000 second graders with free lessons and they would like to expand these services to reach more children. A community impact report will be provided to the committee via email soon.

Amber Garza (District 5) was here to speak in support of the Memorial Branch Library project. She commented that this was her library, and it helped her as a child access technology when she didn't have a computer, and again in college when she didn't have WiFi. This library offers so much in the community. She asked the committee to please support this project.

Katy Silva (District 1) with the Guadalupe Cultural Arts Center, asked the committee to please include the Progreso and a second building, a theater, in the bond. She added that

the direct impact the arts center has reaches 50,000 people. She urged the committee to fund the renovation of these spaces to help extend their reach.

Cathy Pottorf (District 9) with the Jewish Community Center, spoke in support of the UTSA Athletics Complex. Their community center used the Park West Facility this past year for their annual Senior Games of Texas. The space was great and gave them access to fields and equipment. The only issue was a lack of locker rooms, showers, and restrooms. She urged the committee to please fund the Park West project in the bond to help future events have a complete experience.

Aron Taylor (District 10) with the UTSA Football Team, spoke in support of the UTSA Athletic Complex. He noted that he was injured and while he is unable to currently play he could still support his team by advocating for them. UTSA has grown substantially in the past few years. Completing this phase of the project will help bring credibility to the community. He asked the committee to please support the complex.

Reverend Otis Mitchell (District 2) with the Zernona Black Community Center, asked the committee for support to fund a new community center in their area. Their proposed project is a 20 thousand square foot facility with a total project cost of \$4.2 million. Their request from the City for this bond is \$3 million, with private funding supporting the rest. Constructing this center would create 20 jobs, and help revitalize the neighborhood and surrounding area. The center would host activities such as daycare, food bank, after school care, and even lease some space out.

Barbara Hawkins (District 2) with the Zernona Black Community Center, also asked the committee to support the creation of a new center for District 2. They need to help provide basic services and create a network to support families to allow them to create a safe space for good things to happen. Their strategy is to create access points around the city to bring people in. They are looking to team up with other non-profits to extend their reach. She said she can speak on behalf of the Wheatley Heights Sports Complex and that their request could be reduced to accommodate the \$3 million request for this center. She urged the committee to fund this project.

Cristina Balli (District 5) with the Guadalupe Cultural Arts Center, asked the committee for \$750,000 for their total request to fund two renovations, at Progreso (\$110,000) and Guadalupe Theater (\$600,000). The funds are for facility improvements, and would help support their work in the community.

Selina Pena (District 5) with the Guadalupe Cultural Arts Center, added that their group needed the committee's help. She also requested both projects be included in this bond.

Titana Herraera-Schnyder (District 8) with the San Antonio Museum of Art (SAMA), was here to speak out in support of adding the SAMA to the bond list. As an organization

they have been working on how to better serve the community, by increasing free hours and focusing on getting new visitors to the museum. She asked the committee to recommend including this project.

Omar Leos (District 1) with the San Pedro Playhouse, asked the committee to include their project in the bond. The request is for \$5.5 million. The Playhouse is a city owned facility and in need of upgrades. The building needs to be brought up to ADA requirements and the lobby and workshop need expanding to support the local talent. He asked the committee to please include them in this bond.

Becky Dinnin (District 1) with the Alamo Endowment, was there to speak in support of the Alamo Plaza project included within the staff recommendation. The endowment is part of a partnership with both the City of San Antonio and the Land Office of the State. The partnership has built guiding principles to help create a plan to develop a world class facility for people to visit. She asked the committee to keep this project in their recommendation and invited them to visit their website and provide them with feedback.

Elena Gonzales (District 5) was there to speak in support of the additional request for the Las Palmas Library project. She said there is a great need, from the roof to the areas for children. There is a need for more computers and access to technology. She is here to speak out for her community and ask the committee to support this branch library. She again asked for their support, and thanked them for their work.

Scott T. Bridgest (District 5) with the Guadalupe Cultural Arts Center, asked the committee to please support the great work that many other speakers have talked about. Their organization serves many children, and provides a safe space for them. He advocated for their help and support. Both projects offer a great return on investment, as they would both have a huge impact can do not have a huge price tag. Their organization has a campus of 7 buildings, but these 2 have the greatest need.

VI. Committee Discussion

Committee member Lora Eckler (District 6) asked if the City could provide them the last facility study they have on Market Square.

Mr. Frisbie said staff would look at the information and provide the latest facility study.

John Nicholas (District 8) asked if the committee could also get some additional details on the projects to help them understand how the staff recommendation was developed, or if Mr. Frisbie could speak to the criteria used.

Mr. Frisbie noted staff looks to identify the greatest needs, and then they look at everything as a whole. Staff then looks at the network of facilities and what projects can serve the greatest impact and projects leveraging private dollars.

Mr. Nicholas asked if they could get a list or handout of which projects received money in the last two bonds. He also asked to compare the amounts in the previous bonds to this bond.

Mr. Frisbie added staff could provide handouts on what was included in the past two bonds. He also noted that this bond is about the same percentage for facilities as the past two.

David Komet (District 5) asked if they would be provided details on all the new requests.

Mr. Frisbie said staff would provide the details. He added that not all projects have specifics and some are generalized but staff would provide the details.

Bill Kanyusik (District 1) asked when the City enters into funding agreements who would be responsible for the operating and maintenance in outer years.

Mr. Frisbie answered saying when the City enters into funding agreements with an outside party those specifics are included in the agreement. He reminded them that the agreements typically have a 20 year term.

C. Leroy Cavazos (District 1) noted that earlier it was mentioned that some projects were considered City wide while others were specific to a district project. His question specifically related to the Central Library Texana request. He noted that on the list of facilities the project was classified as a District 1 project. He wanted to know why it was not considered City Wide.

Mr. Frisbie said the list of facilities simply shows the district each project is located in, and not the funding allocations. The Central Library is considered a City Wide project, and not just for District 1.

Manuel Garza (District 5) asked if the committee could get a list of all projects that were presented tonight.

Mr. Frisbie said that staff would compile a list and reach out to each organization to get that information if staff does not have it.

Co-Chair Mr. Linson asked if staff could please include information on Fire priority list number 3 and 4 since they didn't make into the staff recommendation.

Ms. Eckler (District 6) wanted to invite everyone to the opening of the joint YMCA and Potranco Branch Library on November 4th.

Mr. Linson asked if Mr. Frisbie could please have staff send that invitation to the committee.

Miguel Sepulveda (District 4) asked if the southwest natatorium was added what would be the impact to Palo Alto. He asked if the committee could get those figures.

Mr. Frisbie said we would reach out to them and get those figures.

Jim Everetts (District 9) asked the Co-Chairs when the committee would be voting on adding additional projects beyond their actual recommendation.

Mr. Frisbie stated that at a future meeting, the committee could decide on the one or two contingency projects above their \$120 million recommendation.

Marilyn Reyna (District 3) asked if they could get demographics on these projects to help the committee make their decision.

Mr. Frisbie noted that they do not have a lot of additional information but staff would provide as much detail as available.

VII. Next Steps for Community Bond Committee Process

Mr. Linson addressed the citizen speakers commenting that City staff would be preparing backup material for the committee and directed them to provide the project details to City staff. He then instructed the committee to email, one question from each district, to City staff to be answered at the next meeting. He then commented that the committee will soon start compiling their recommendation, and reminded them they might add 2-4 back up projects. He reminded the committee that they have the City staff recommended list, and the guiding principles to help them make the final recommendation. The next meeting will allow for more discussion and detail. He also instructed any outside organizations making requests to be present in the event a question arises about their project.

There being no further discussion, the meeting was adjourned at 8:20 PM.