

**STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO**

**A WORK SESSION AND SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO WERE HELD IN THE MUNICIPAL PLAZA BUILDING, WEDNESDAY, NOVEMBER 10, 2010.**

The San Antonio City Council convened in a Work Session and Special Meeting at 2:00 pm Wednesday, **November 10, 2010**, Municipal Plaza Building with the following Councilmembers present: Cisneros, Taylor, Ramos, Cortez, Medina, Lopez, Rodriguez, Williams, Clamp, and Mayor Castro. **ABSENT:** Chan.

Mayor Castro recognized City Manager Sculley for her five-year anniversary and service to the City of San Antonio and presented her with the Five-Year City Pin.

**1. UPDATE OF THE BEXAR COUNTY PERFORMING ARTS CENTER.**

Michael Sawaya spoke of the completion of the \$26 million renovation of the Lila Cockrell Theatre and noted that there were new finishes and equipment. He presented an update on the Bexar County Performing Arts Center, noting that in February 2008, City Council had approved a Memorandum of Understanding with Bexar County and the Bexar County Performing Arts Center Foundation. In June 2008, the city conveyed the Municipal Auditorium and adjacent Fire Department Headquarters Building to the Foundation. The City will cease to operate the Municipal Auditorium in June 2011. He introduced Bruce Bugg, Chairman of the Foundation Board of Directors.

Mr. Bugg thanked the City Council for their support and noted that the city had played a great role to ensure that the facility became a reality. He stated that due to the significant contribution by the Tobin Foundation, the facility was named "Tobin Center for the Performing Arts." He spoke of the three challenges that had been made to the design firm: 1) Invite the River into the Performing Arts Center; 2) Preserve and protect the iconic Façade; and 3) Build a World-Class Center. He introduced the Board of Directors and reported that four members had been added: Jim Callaway, Susan Franklin, Dr. Bill Henrich, and Winnel Herron.

Mr. Bugg presented updated photos of the design and highlighted the lighting and connection to the River. He spoke of the 1,750-seat Performance Hall, 230-seat Studio Theatre/Rehearsal Hall and 600-seat Riverwalk Plaza Theatre. He indicated that the historic crab claws were the only portion of the historic building that had survived a previous fire and would be utilized in the design. He stated that in order to incorporate the appropriate acoustics, the design of the building would need to be higher than the current building. He spoke of the flat floor design (at a cost of \$11 million) that would enhance the economic sustainability of the facility and mentioned that seats were located under the floor for storage purposes. He reported that they were still on track for a June 2011 Groundbreaking and anticipated an Opening Date in September 2013. He outlined the budget, noting that \$54 million would be raised through Private Philanthropy; \$100

million was committed by Bexar County; and \$41 million was contributed by the city through dedication of the land and buildings. He added that 85% of the funding had been secured.

Mayor Castro stated that he was impressed with the progress and that the facility would add a great dimension to the quality of life of San Antonio Residents. All Councilmembers commended the Board for their dedication to this project.

## **2. STAFF BRIEFING ON VISION 2050, THE MASTER PLAN FOR THE SAN ANTONIO INTERNATIONAL AIRPORT UPDATE AND THE PROPOSED CUSTOMER FACILITY CHARGE.**

Frank Miller stated that the Master Plan Process had been implemented in May 2009 and that the city hired a team of consultants led by AECOM to assist with the Plan. He noted that it had been an 18-month effort and would bring the final plan to the City Council for approval. He introduced Holland Young of Jacobs Consultancy. Mr. Young spoke of the three themes that had been utilized in the Master Plan Process: 1) Optimization; 2) Revenue Enhancement; and 3) Position Airport as a Regional Transportation Hub. He thanked the citizens that had assisted with the Master Plan through the Policy Advisory, Technical Advisory, and Community Advisory Committees. He spoke of future activity projections in which they expected passenger traffic to almost double by 2030. He provided Terminal Plans in which the addition of Terminal C would meet the demand of 2030, while Terminal D could be used for potential expansion in 2050.

Mr. Young spoke of the recommended Airfield Plans that include runway and taxiway system improvements. He stated that they also recommended the implementation of a consolidated rental car facility to be located adjacent to the existing hourly parking garage. He noted that 2,300 new parking spaces would be required in the daily and future economy parking lots by 2030 and that hourly parking was adequate. He outlined two areas for land acquisition that could be utilized for commercial development to increase non-aviation revenues, as well as an intermodal station and transit-oriented development. Ms. Sculley added that the current split between airline and non-airline revenue was 50/50 but would like to reach a 70% non-airline and 30% airline split. Mr. Young noted that of the 217 acres for acquisition, none were residential properties. He reported that commercial development would help ensure the Airport's financial self-sufficiency and enhance cash flow. He stated that no significant concerns had been identified in the environmental analysis. He mentioned that a large component of the Master Plan was sustainability, specifically within the alternative development plans. He provided a cost estimate summary of \$1 billion in current dollars. Lastly, he noted that San Antonio Airport was well-positioned to meet future regional needs and the Master Plan was on track for successful completion.

Mr. Miller stated that the construction of consolidated rental car facilities would house all area Airport Rental Companies and would total \$150 million. He mentioned that Airports have the option to utilize a Customer Facility Charge (CFC) that are collected by the rental car companies and remitted to the Airport. He stated that the CFC Revenues were dedicated to rental car improvements and were levied daily per transaction. He noted that the Aviation Department had

discussed the potential CFC with the rental car companies and they were supportive. He indicated that the CFC would be \$4.50 daily per transaction.

Mayor Castro stated that he was pleased with the work of the Airport Master Plan – SA 2050 Committee. He spoke of the importance of having more direct flights, as well as capacity to meet future demands. He asked of Terminals C and D. Mr. Miller replied that Terminal C would come online in 2020. Ms. Sculley added that staff was looking at utilizing common gates among Airlines rather than preferred gates in an effort to maximize infrastructure investment. Councilmember Williams asked of the model selected for rental car consolidation. Mr. Miller replied that a consolidated area was the preferred method that would improve operations and customer service. Councilmember Williams asked if the proposed CFC was comparable to other airports. Mr. Miller provided examples of other airports: Atlanta - \$5; Austin - \$3.50; Phoenix - \$6; and DFW - \$4. Councilmember Williams asked of the current level of gate capacity. Mr. Holland confirmed that it was approximately 60% and that there was a high usage by Southwest Airlines.

Councilmember Ramos expressed concern with the CFC of \$4.50 since it is a new cost and asked for the opportunity to discuss it in further detail. Councilmember Clamp spoke of the opportunity for the city to generate non-airline revenue in the identified area and added that it was an ideal location for the Lone Star Rail District. Councilmember Cisneros asked of the Intermodal Station and Transit-Oriented Development on Slide 8. Mr. Holland replied that they had been in discussions with VIA Metropolitan on the plan. Pat DiGiovanni clarified that the area would be operated by the Lone Star Rail District and not VIA Metropolitan.

2010-11-10-0974

### 3. AN ORDINANCE CANVASSING THE RESULTS OF THE SPECIAL ELECTION HELD ON TUESDAY, NOVEMBER 2, 2010.

City Clerk Leticia M. Vacek presented the Council with the total votes cast for and against Proposition No. 1 and Proposition No. 2 (denoted below) of the Special Election held on Tuesday, November 2, 2010. She also reported the Under and Over Votes cast. She noted that next steps included the adoption of an Ordinance imposing and levying the Sales and Use Tax to finance Venue Projects and approval of a Resolution to establish a Venue Project Fund for each of the Venue Projects. She reported that staff was working with the City Attorney's Office and State Comptroller's Office regarding the possible reimbursement of fees incurred with conducting the Special Election. She added that the CIMS Department was requesting that two staff positions be funded by Proposition 1 Funds. Lastly, she recommended adoption of the Ordinance canvassing the results as presented.

**PROPOSITION NO. 1:** Authorizing the City of San Antonio to protect water quality in the Edwards Aquifer by establishing a watershed protection and preservation project known as the "*Edwards Aquifer Protection Venue Project*" to acquire and preserve land or interests in land in the Edwards Aquifer Recharge and Contributing Zones both inside and outside Bexar County, and to impose a sales and use tax at the rate of one-eighth of one percent (1/8 of 1%), (a portion of which tax shall be shared with and used for the "*Parks Development and Expansion Venue Project*" if such venue project is also approved by the voters), in an amount not to exceed \$90

million (including costs of issuance and interest on bonds or other obligations, if any), for the purpose of financing the “*Edwards Aquifer Protection Venue Project*”, upon the full collection of sales and use tax authorized by the voters on May 7, 2005 for the Edwards Aquifer Protection Project as Proposition 1 and for the Parks Development and Expansion Venue Project as Proposition 2.

“FOR”	139,199	60.88%
“AGAINST”	71,056	31.08%

**PROPOSITION NO. 2:** Authorizing the City of San Antonio to establish the “*Parks Development and Expansion Venue Project*” which includes the acquisition of open space and linear parks along San Antonio’s creekways, specifically including Leon Creek, Salado Creek, Apache Creek, Alazan Creek, Martinez Creek, San Pedro Creek, the Medina River and the San Antonio River and for improvements and additions to the Municipal Parks and Recreation System, and to impose a sales and use tax at the rate of one-eighth of one percent (1/8 of 1%) (a portion of which tax shall be shared with and used for the “*Edwards Aquifer Protection Venue Project*” if such venue project is also approved by the voters), in an amount not to exceed \$45 million (including costs of issuance and interest on bonds or other obligations, if any), for the purpose of financing the “*Parks Development and Expansion Venue Project*”, upon the full collection of sales and use tax authorized by the voters on May 7, 2005 for the Edwards Aquifer Protection Project as Proposition 1 and for the Parks Development and Expansion Venue Project as Proposition 2.

“FOR”	141,940	62.08%
“AGAINST”	70,365	30.78%

Mayor Castro expressed his support for the two Propositions and recognized Former Mayor Howard Peak. Mayor Peak thanked the City Council for placing the items on the ballot and the voters for supporting the Propositions. He noted that there were currently 47 miles of trails and looked forward to continuing this work in the future. Mayor Castro thanked Leticia Vacek and Bexar County Elections Administrator Jacque Callanen, for their work on the Election. Ms. Vacek recognized Melinda Uriegas, Elections Manager for the City of San Antonio. Councilmember Cortez thanked Mayor Peak for his leadership and stated that he was pleased that the Aquifer would be further protected. He also thanked Ms. Vacek and Ms. Callanen for their work on the Election and the voters for their support.

Councilmember Clamp moved to adopt the proposed Ordinance. Councilmember Rodriguez seconded the motion.

The motion prevailed by the following vote: **AYES:** Cisneros, Taylor, Ramos, Cortez, Lopez, Rodriguez, Williams, Clamp, and Mayor Castro. **NAY:** None. **ABSENT:** Medina and Chan.

**EXECUTIVE SESSION**

**A. 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).**

**B. DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS AND RELATED ISSUES PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087 (ECONOMIC DEVELOPMENT).**

The Executive Session items were not addressed.

**ADJOURNMENT**

There being no further discussion, Mayor Castro adjourned the meeting at 3:50 pm.

**APPROVED**



**JULIÁN CASTRO  
MAYOR**

Attest:



**LETICIA M. VACEK, TRMC/CMC  
City Clerk**