State of Texas
County of Bexar
City of San Antonio

FINAL

Meeting Minutes

City Council B Session

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, December 18, 2013	2:00 PM	Municipal Plaza Building

The City Council of San Antonio convened in the "B" Room of the Municipal Plaza Building at 2:00 pm with the following Councilmembers present: Bernal, Taylor, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, Soules, and Mayor Castro.

1. Staff briefing on a Proposed Designation and Development of the El Mercado Zona Cultural with a focus on establishing the zone's mission, vision, and guiding principles. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

Felix Padron stated that the El Mercado Zona Cultural Initiative began in February 2013 in response to emerging issues and opportunities: a) Recognition of Cultural Arts and History in the area; b) Enhance accessibility to the destination and the Westside of San Antonio; c) Coordinate and bring focus to economic development capital improvement and planning efforts in the destination; d) Embrace the Cortez Family vision for this area; and e) Develop identity to area and develop a coherent whole.

Mr. Padron reported that the objectives of the Initiative were to: 1) Achieve a shared understanding of the desires for and advantages of designating the Cultural Zone; 2) Partner with neighboring stakeholders to define the Vision, Mission, and Guiding Principles; 3) Identify current studies, goals, plans, and initiatives; and 4) Present the concept of a Cultural Zone to

City Council in January 2014 for consideration of the name and to conduct planning for advancement and implementation. He mentioned that 13 meetings this year were led by the City Architect and a Task Force comprised of City and Community Members. He indicated that the Task Force discussed and developed objectives, boundaries, and were briefed on past and current project efforts. He reviewed the process of the Initiative, the goals identified, and listed the guiding principles utilized to develop said boundaries. He noted that the Cultural and Historical Landmarks were identified as:

Alameda Theater
Bexar County Courthouse
Casa de Mexico
Casa Navarro
Cattleman Square
Christus Santa Rosa
City Hall
Continental Hotel
El Nueva Tenampa
Main Plaza
Market Square
Marti's
Milam Park (Milam Square)
O'Henry House
Penner's
Riverwalk
San Fernando Cathedral
San Pedro Creek
Spanish Governor's Palace
Texas A&M-San Antonio Educational and Cultural Arts Center/Univision
Texas Theater
Travis Park
Aztec Theatre

He stated that the Initiative's Mission was to support, develop, and link dynamic clusters with Historical, Cultural and Entertainment Experiences authentic to San Antonio. He indicated that the Initiative's Vision was for San Antonio to be recognized as a dynamic Downtown District where Cultural Arts and Commerce intersect. He reported that the guiding principles of the mission were to: 1) Provide physical and educational access to El Mercado Zona Cultural and the continuing blending of the Latino Experience and Traditions of San Antonio; 2) Build life and work experiences on a foundation of Historic Preservation while nurturing sustainable new development; 3) Provide context for quality engagement enriched with History, the Arts, and San Antonio's unique and evolving culture; 4) Contribute positively to cluster-based development to the benefit of the whole El Mercado Zona Cultural; 5) Prioritize Pedestrian and Public Transportation connectivity within El Mercado Zona Cultural and adjacent downtown clusters;

and 6) Direct the development of El Mercado Zona Cultural to support and evolve the creative lifestyles, business and educational opportunities of the District. He noted that staff would seek City Council approval on January 9, 2014 to endorse El Mercado Zona Cultural.

Mr. Padron indicated that staff would continue to partner with Centro San Antonio to leverage resources and ensure that El Mercado Zona Cultural Development reaches its full potential. He stated that Centro San Antonio has made Arts, Culture, and Education a priority and believes El Mercado Zona Cultural represents an opportunity to execute a strategy around those elements. He noted that the full potential requires the development of: 1) Design Guidelines that reflect El Mercado Zona Cultural; 2) Unique Branding and Marketing Plan; 3) Retail Strategies; 4) Sound management structure; and 5) State Cultural District Designation in 2015.

Mayor Castro thanked staff for the presentation. He expressed his support for the Initiative and asked of the relationship between the Initiative and Capital Projects in the area. Mike Frisbie indicated that the Initiative was reflected in adjacent Capital Projects.

Councilmember Bernal stated that he supported the Initiative and the fact that the Downtown Area is shared by visitors and residents. He noted that Branding and Marketing were needed to draw people to the area.

Councilmember Viagran asked of the membership of the Task Force. Mr. Padron indicated that the Task Force was comprised of members representing City Departments, Developers, Merchants, and Vendors. Councilmember Viagran asked if Community Members served on said Task Force. Mr. Padron replied that there were no Community Members on the Task Force.

Councilmember Lopez added that Downtown Investments would generate funding for projects in other parts of the City.

Councilmember Saldaña asked if the initiative included the discussion regarding broadening the boundaries of the Houston Street Tax Increment Reinvestment Zone. Mr. Padron indicated that said discussions had not taken place.

Councilmember Gonzales asked of the options for Phase II and Phase III of the Initiative. Mr. Padron reported that options included Westside Development and that the University of Texas at San Antonio (UTSA) would be included in Phase II.

Councilmember Krier noted that the Gondeck Addition of the Bexar County Courthouse was scheduled for removal and suggested that Bexar County be included in said Initiative.

2. Update on the Consolidated Rental Car Facility project at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director,

Aviation]

Frank Miller stated that in 2008, Ricondo released a study on the feasibility of the construction of a Consolidated Rental Car Facility (CONRAC) at the San Antonio International Airport. He reported that said study found that a CONRAC was needed and in 2010, the Airport Master Plan also recommended the construction thereof. He noted that both the Study and the Master Plan identified the desired location as an area across from the existing Terminals. He explained that the CONRAC would provide Rental Car Customers with a single location within walking distance of the Terminals for pick up and return of Rental Cars. He reported that in 2012, a Customer Facility Charge (CFC) of $4.50 was authorized and in February 2013, the CONRAC Design Contract was awarded to TranSystem. He added that the Construction Manager at Risk Contract was awarded to Turner. He stated that the key components of the CONRAC were: 1) Customer Service; 2) Operational Efficiency; 3) Maintaining Public Parking Volume; and 4) Provisions made for additional Rental Car Brands.

Mr. Miller noted that there were three alternates for development of the CONRAC; 1) Alternate A; placing it adjacent to the Hourly Parking Garage; 2) Alternate B; building it over the Hourly Parking Garage and 3) Alternate C; demolishing the Hourly Parking Garage and replacing it with a facility for both Public Parking and Rental Car Parking. He noted that Alternate C was selected due to its central location and minimal walking distance from Terminal A. He indicated that the existing number of public parking spaces would be maintained and a Sky Bridge would be utilized to avoid vehicle and pedestrian conflicts. He reported that Alternate C would contain six floors, 61 counters for up to 12 Rental Car Brands, and 1,920 Rental Car Parking Spaces. He noted that public parking would be located on levels one and two with Rental Car Parking on levels three, five, and six. He indicated that the CONRAC was 30% complete and that meetings with the Design Team and the Rental Car Companies were held once a month. He stated that value engineering was being applied in development of the CONRAC and the need to increase the CFC to approximately $6.00 was anticipated. He noted that upcoming projects included construction of a General Aviation Federal Inspection Station and a Gas Station. He added that a Request for Interest was issued on August 4, 2013 for the Inspection Station and a Request for Proposals was issued for the Gas Station on November 20, 2013.

Mayor Castro inquired if all of the gates at the Airport were under contract. Mr. Miller replied that there were some gates that were not being utilized and available for contract with Airline Carriers. Mayor Castro suggested that the number of Public Parking Spaces be increased to accommodate future expansion. Mr. Miller noted that there were other areas adjacent to the CONRAC that could be utilized for Public Parking.

Councilmember Nirenberg asked of the reason that Alternate A was not recommended. Mr. Miller cited the pedestrian crossing location and not having as good of a flow for customers once entering the facility. Councilmember Nirenberg asked of the demolition costs for Alternate C. Mr. Miller stated that the construction cost increased from $105 million to $120 million when

demolition costs were included. Councilmember Nirenberg asked of the distance from the CONRAC to a future Terminal. Mr. Miller replied that the distance would increase slightly and noted that the location of the CONRAC would be taken into consideration in the design of a future terminal.

Councilmember Krier asked of the number of gates available at the Airport. Mr. Miller reported that there were two gates available for Domestic Travel and three available for International Travel. Councilmember Krier asked of the costs for Alternates A, B, and C when ready for operation. Mr. Frisbie replied that said costs for Alternates A, B, and C were $105 million, $120-122 million, and $120-$125 million, respectively. Councilmember Krier asked how the current and the anticipated CFC compared with those of other facilities. Mr. Miller replied that surveys have shown that said fee would be competitive.

EXECUTIVE SESSION

Mayor Castro recessed the meeting at 3:17 pm to convene in Executive Session to discuss the following:

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 discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

C. Discuss legal issues related to Michael Cuellar v. City of San Antonio, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

CITIZENS TO BE HEARD

Mayor Castro reconvened the meeting at 6:00 pm and called upon the individuals registered to speak.

Mark Perez expressed concern with various facilities operating without the proper permits and requested that an audit be performed to ensure that the city is receiving the appropriate fees.

James Rodarte expressed concern with the train delays at the intersection of Frio City Road and Zarzamora Street. He noted that he had received a letter of support from the Alamo Community

College District and asked the City Council for their support.

Theresa Berlanga expressed concern with Code Compliance Issues in her neighborhood and stated that she had been harassed.

Al Lindsey thanked Robert Reyna of the Public Works Department for taking personal attention to his concern regarding the alley being paved between Mittman and Walters Streets. He also thanked Chris Villa, Council Aide to District 3, and the Solid Waste Department for their work.

Mayor Castro excused himself from the meeting at this time. Councilmember Bernal presided over the meeting.

Nazirite Ruben Flores Perez provided a handout of Chapter 10 of the Book of Jeremiah in The Bible. He noted that trees should not be cut down and decorated.

Faris Hodge, Jr. submitted written testimony highlighting the 3,600 jobs that Apple would add in Austin. He wrote of the fans provided to Senior Citizens and the services provided to youth during the Summer at Kenwood Community Center. He noted the new bike racks on VIA Primo Buses and the renovations completed at Mission Park. He expressed concern that CPS Energy did not reconnect service for customers that paid their bill after 5:00 pm and that Texas DWI Fines are not working. He wrote that CPS Energy Rate Increase was not necessary and asked that City Employees receive Longevity Pay.

Councilmember Bernal announced that no action was taken in Executive Session.

ADJOURNMENT

There being no further discussion, Councilmember Bernal adjourned the meeting at 6:15 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK