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, March 5, 2014	2:00 PM	Municipal Plaza Building

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

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

Assistant City Manager Edward Belmares reported that the Technical Industry Representative for the Consolidated Rental Car Facility (CONRAC) would provide: 1) Mediation among 10 competing Rent-a-Car Brands (RACs) to ensure a consensus for issue resolution; and 2) Detailed design reviews for the RAC and its specialized operations. He stated that Technical Representative Services would be reduced and redefined to best utilize the services of the CONRAC Program and the role of the Transportation and Capital Improvements (TCI) Department would be expanded. He noted that staff recommended reimbursement of $250,000 to be paid from Customer Facility Charge (CFC) Collections to the Industry Technical Representative and indicated that this was a reduction in the original request of an amount not to exceed $1,000,000. He reviewed the locations of the existing Car Rental Companies and noted that the varied locations were the number one customer complaint.

Mr. Belmares stated that the CONRAC would reduce traffic congestion and improve Customer Service. He noted that the CONRAC Concept has increasingly become the Industry Standard. He reported that a Feasibility Study conducted in 2008 found that a need existed for a CONRAC and identified the best location for one would be across from the Terminals. He indicated that the Airport Master Plan (Plan) created in 2010 was a two-year, community led process with 90 individuals representing 70 organizations. He noted that the Plan supported the CONRAC Location and the Initial Cost Estimate. He stated that since 2010, a series of City Council Discussions have been held to include: 1) CONRAC Location; 2) CONRAC Public Parking Impact; 3) CONRAC Fueling Demands; 4) New RAC Brands; and 5) Implementation of the CFC. He stated that the CFC was paid only by air travelers renting vehicles at the Airport. He noted that a CFC was charged for each transaction day. He added that it was subject to Federal Regulations which limit its use to the Airport. He reported that in March 2012 the CFC was implemented and approved at the rate of $4.50 per Airline Customer by the City Council. He stated that $15.9 Million had been collected from April 2012 through January of 2014. He noted that $1.7 Million had been expended to date.

Mr. Belmares noted that the CFC Rate was based on the results of a Feasibility Study Analysis and was established prior to the release of information on the Site Planning or Design Programming. He reviewed the comparison of the CFC Rates established by the City of San Antonio and other cities and noted that most averaged $6.00 or above. He mentioned that the Design Values for the CONRAC were driven by: 1) Customer Service; 2) Operational Efficiency; 3) Efficient use of money; 4) Flexibility; and 5) Level playing field. He stated that staff sought direction regarding spaces for additional rental car brands and the maintenance of the Public Parking Volume.

Mr. Belmares explained that the proposed concepts placed the CONRAC directly across from the Terminals as follows: 1) Concept A: Placed adjacent to existing Hourly Parking Garage; 2) Concept B: Moved closer to Terminal A; and 3) Concept C: Placed across from Terminals A and B. He indicated that in Concept A, the CONRAC would be located within the FAA Tower Radius and near the FAA Tower. He noted that said location would require off-site Fuel Services and a blast wall placed in the Quick Turn-Around (QTA) Area. He noted the following concerns associated with Concept A: 1) Longer walking distance to the Terminals; 2) Pedestrian Safety; 3) Traffic issues; 4) Required use of one-half of the Hourly Parking Garage; and 5) Not accessible by escalator. He stated that Concept B would encompass one-half of the Hourly Parking Garage which was 31 years old. He noted that an analysis completed by a Structural Engineer indicated that the garage would require replacement within 10 years. He mentioned that replacement of said garage as part of construction of the CONRAC would be the most economical and least disruptive approach. He indicated that Concept C was located across from both terminals and would not be

located within the FAA Radius. He added that said concept included a Sky Bridge for pedestrians walking to and from the terminals. He provided a cost estimate of Concepts A and C. He noted that all concepts included the following considerations which were not included in the original forecasted cost: 1) Concept A/B off-site fueling storage; 2) Accommodate up to three new RAC Brands; 3) Maintain Public Parking Volume; and 4) Updated to FY 2014 Funds. He indicated that the total cost for Concept A was $144,400,000 and the total cost for Concept C was $163,000,000. He stated that staff recommends moving forward with the CONRAC Design at the Concept C Location. He noted that there would be an increase in the CFC Rate and staff would continue to develop financing options and impacts to the CFC.

Ben Gorzell stated that the costs for the CONRAC would be paid entirely by revenue generated from the CFC. He noted that Stand-Alone Financing would be utilized which would make the credit analysis more difficult due to the fluctuation of revenues generated by CFC Fees. He mentioned that Value Engineering would continue and development of the Financing Plan would include considerations such as: 1) Cost of construction; 2) Passenger forecast; 3) Transaction days; 4) Coverage requirements; 5) Bond Insurance; 6) Reserves; and 7) Impact to the CFC Rate. He reported that staff would submit the CFC Rate in conjunction with Bond Financing to the full City Council for consideration. He indicated that based on the preliminary analysis and current Financial Market conditions: 1) The CFC Rate was estimated at $6.50 or less per transaction day; 2) The change in CFC Rate could be phased-in over a five-year period; and 3) Multiple financing scenarios would be analyzed and reviewed. He stated that to meet bond requirements, the CFC Rate would have to remain responsive to future changing conditions. He indicated that between June 2014 and February 2015 business arrangements would be made with the Rental Car Agencies and signed off by RAC Corporate. He added that approval of the CFC Rate would be brought before City Council in conjunction with Bond Financing in Fall 2014 or early 2015. Lastly, Mr. Belmares reviewed the timeline for completion of the CONRAC.

Councilmember Nirenberg asked of the cost of replacement of the Hourly Parking Garage as a stand-alone project. Mr. Gorzell reported that the cost would be $30 Million. Councilmember Nirenberg asked of the total time required from start to finish. Mr. Belmares indicated that the total construction time would be 29 months.

Councilmember Lopez asked if local customers of the Rental Car Agencies would be assessed the CFC. Mr. Belmares replied that only airline customers would pay the CFC. Councilmember Lopez asked how much of the CFC was based on costs associated with the CONRAC's proximity to the FAA Tower. Mr. Belmares indicated that most of the CFC was based on same.

Councilmember Gallagher asked if the shuttle would be out of service permanently. Mr. Belmares replied that the shuttle would be out of service for 18 months.

Mayor Castro asked of the increase of the CFC. Mr. Belmares replied that the project would be financed over 30 years. Mayor Castro thanked staff for the presentation.

2. Briefing on the San Antonio Police Department body worn camera pilot program. [Erik Walsh, Deputy City Manager; William McManus, Police Chief]

Chief McManus presented information regarding the Body Worn Digital Recording Systems Pilot Program. He stated the primary reasons for the Recording Systems: 1) Provides true record of Citizen/Officer Interaction; 2) Evidentiary value; and 3) Citizen/Officer confidence. He noted that the Police Executive Research Forum (PERF) would release policy recommendations by the end of March 2014 to address: 1) Privacy issues; 2) Use of Camera; and 3) ACLU Concerns. He noted that the following manufacturers would supply 25 units each for testing and evaluation at no cost:

- Wolfcom Vision
- Taser AXON Body
- Coban VieVu
- MPH MuviView HD10
- Safety Vision Prima Facie
- Digital Ally Inc. FirstVu HD

He stated that the Video Systems would be deployed at: 1) West Patrol Substation on four shifts to 12 Officers; and 2) Downtown Bike Patrol on both shifts to 13 Officers. He indicated that 150 units (25 of each type) would be deployed. He mentioned that the Operating Budget would absorb any related costs associated with data storage and administration of the Pilot Program. He noted that the Pilot Program would begin in March 2014 with a total testing time of six months, concluding in September 2014. He indicated that results would be reviewed and recommendations made in October 2014. He stated that the Labor Relations Committee would be involved with testing and evaluation. He reviewed the timeline for review of the cameras and noted that each product would be deployed and tested over a four-week period. He indicated that the San Antonio Police Department (SAPD) would present the results and conclusions to the full City Council in December 2014. He noted that Fort Worth had deployed 200 (TASER Axon Flex) cameras in addition to their In-Car Cameras and the City of Houston has tested 100 (Coban VieVu) cameras and were considering replacement of the in-car cameras with Body Worn Cameras. He indicated that the following cities were testing the following Video Systems:

- Phoenix, AZ (Taser Axon Flex)
- Austin, TX (Wolfcom Vision)
- Corpus Christi, TX (Taser Axon Flex)
- Dallas, TX (Coban VieVu)
- El Paso, TX (Coban VieVu)

Chief McManus reported that the Pilot Program Policy established when recording should begin: 1) Upon observation of suspicious or criminal behavior; 2) Officer initiated contacts; 3) Contact with Complainants regarding crimes against persons; and 4) In instances where the recording may provide evidence in a criminal or internal investigation. He stated that contacts with confidential informants or covert personnel would not be recorded. He noted that videos would only be accessible to designated SAPD Supervisors, Recording Officers, District Attorney's Office, and Records Staff. He stated that videos would be retained indefinitely in cases where an offense was committed and for 180 days in most other cases.

Mayor Castro asked if Police Officers would manually turn the cameras on and off. Chief McManus replied that they would and noted that the batteries in each unit would last an average of four hours. Mayor Castro asked what would ensure that the cameras were turned on and off at the appropriate times. Chief McManus replied that this would be monitored and there was no guarantee that Officers would turn them on when required.

Councilmember Medina asked of the feedback received from the Fort Worth Chief of Police regarding the Video Systems. Chief McManus replied that the Chief was pleased with the results. Councilmember Medina asked how the effectiveness of the cameras would be measured. Chief McManus indicated that current use of the Coban Unit has resulted in a decrease of complaints and the use of force. He stated that the camera's effectiveness would continue to be measured and assessed for its evidentiary value. Councilmember Medina asked of inclusion of costs for the Video Systems in the Fiscal Year (FY) Budget. City Manager Sculley indicated that a reserve could be included in the budget that would set-aside funds for deployment over the course of several years.

Councilmember Bernal asked of Discoverability Laws applied to the Video Systems. Chief McManus confirmed that said Laws would be applied. Councilmember Bernal asked if said Video System audio and video recordings would serve as a backup, replacement, or in addition to Coban Unit Recordings. Chief McManus replied that these options would be considered. Councilmember Bernal cautioned of use of the camera that may interfere with Police Work.

Councilmember Viagran asked if Police Officers were required to upload Coban Unit Recordings. Chief McManus replied that said recordings must be uploaded and tagged.

Councilmember Krier asked of the use and retention of the recordings. Chief McManus stated that the recording would be viewed and used only as needed or as part of a case. Hugh Miller indicated that after 180 days recordings would be purged and written over. He added that once recordings are written over, they would be erased permanently. Councilmember Krier asked if citizens would be notified that they were being recorded. Chief McManus replied that they would not.

Councilmember Lopez asked of other Vendors who may provide a way to store the video and/or a short wave connection. Chief McManus indicated that by December, said technology may be available.

Councilmember Saldaña asked if the cameras could not be turned on at all times leaving the discretion of what should be made available to the personnel fulfilling Open Records Requests. Chief McManus stated that having the cameras on at all times would not be preferable and the technology was currently not available to do so.

Mayor Castro thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Castro recessed the meeting into executive session at 3:27 pm to discuss the following:

A. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

B. Deliberate the Audit Committee's report of the City Internal Auditor's duties and evaluation, pursuant to Texas Government Code, Section 551.074 (personnel matters).

C. 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).

D. 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).

RECONVENED

Mayor Pro Tem Viagran reconved the meeting at 6:00 pm and announced that no action was taken in Executive Session.

CITIZENS TO BE HEARD

Mayor Pro Tem Viagran called upon the individuals registered to speak:

Michelle Friesenhahn spoke against development on Harry Wurzbach. She stated that the Developer was not following Overlay Policies and did not have a secure fence around the construction site.

Nancy Roell stated that she was concerned with a Drainage Ditch that was turned into a road and with Construction Traffic that leads to a Development Site behind her neighborhood. She referenced the Public Works Website and highlighted the Responsibilities for Maintaining Private Property.

Jim Martin expressed concern with possible increased traffic congestion, parking, and density issues that the development at 3819 Harry Wurzbach would create.

Patty Rhodes spoke of property neglect and requested that the Developer be held responsible. She stated that she wanted the property to be held to City Codes and Overlay Policies.

Mary Ellen Rose spoke against the development on Harry Wurzbach. She provided a history of the property and expressed concern with past criminal activity. She highlighted a zoning denial made by the Planning Commission in 2011 regarding the site development. She requested that the City Council maintain current standards in order to maintain property values.

Theresa Berlanga spoke of Russia and the Ukraine and noted concerns with groups in the Ukraine being aided with money and arms. She stated that said action was politically motivated.

Nazirite Ruben Flores Perez stated that the GOP had done well and highlighted a meeting in District 1 on the Northwest Side of San Antonio. He spoke of the White House Revenue Issues.

Faris Hodge, Jr. submitted written testimony regarding the VIA Primo 100 Program along Fredericksburg Road. He commended Sea World for donating two free tickets for individuals adopting a dog or cat from Animal Care Services. He wrote that there was no excuse for not using your safety belt and expressed concern with the city's purchase of Administrative Sedans. He highlighted the 1,000 USAA Jobs created and the free computer access available to citizens at Public Libraries. He commended Bexar County on the Bookless Library and wrote that the

Rodeo raised millions of dollars for scholarships.

ADJOURNMENT

There being no further discussion, Mayor Pro Tem Viagran adjourned the meeting at 6:24 pm.

APPROVED

JULIÁN CASTRO
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK