

**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, November 12, 2014

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the "B" Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

Present 10 - Mayor Taylor, Bernal, Toney, Viagran, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

Absent 1 - Saldaña

Mrs. Vacek announced that Councilmember Saldaña was out on personal business.

Item 2 was addressed first.

2. Staff briefing, recommendation and City Council discussion on the proposed Annexation 360 Program. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Mr. John Dugan provided an overview of the Annexation 360 Program noting that it identified areas where the city may choose to initiate Annexation Proceedings. He stated that it was projected for 10 Years and that areas included did not obligate the city to annex. He highlighted the Annexation Study Criteria that includes Area Characteristics; Land Use

Analysis; Economic Generators; and Utility Service Providers. He reported that they had studied 30 Areas for Annexation encompassing Extraterritorial Jurisdiction (ETJ) and that five areas were prioritized: 1) I-10 West; 2) 281 North; 3) I-10 East; 4) Hwy 151; and 5) Hwy 90/Loop 1604. He outlined Opportunities, Characteristics, and Fiscal Analysis for each of the five areas.

Mr. Dugan explained the General Provisions: a) Contiguous to City Limits within ETJ; b) 1,000 feet minimum width; and c) 10% maximum existing city's area per year or may carry forward up to three years and annex 30% if city has not annexed. He spoke of Limited Purpose Annexation (LPA) which extends some City Regulations but noted that there were no City Services provided or City Taxes collected. He stated that LPA requires a Planning Study and Regulatory Plan. He mentioned that the City may assess fees for services and that residents could vote in Mayor, Council and Recall Elections. However; they may not vote in Bond Elections and are not eligible to be a candidate for municipal office. He recommended approval of a two-year program to annex through LPA the five priority areas: a) I-10 West, 281 North, and I-10 East in FY 2015; and b) Hwy 151 and Hwy 90/Loop 1604 in FY 2016.

Mayor Taylor thanked staff for the presentation and asked of a comparison of Full Purpose Annexation and LPA. Mr. Dugan stated that Full Purpose Annexation was a three-year process which has similar requirements as LPA but requires annexation on the 37th month. In response to Mayor Taylor, he noted that the Comprehensive Plan would cover 25 years and they were only looking at a three-year Annexation Program at this time. He noted that much of the land was already developed and that their recommendation was based on current needs.

Councilmember Lopez asked of West Point. Mr. Dugan replied that it was included and denoted in yellow on the map (Slide 6) of the Presentation recommended for annexation. Councilmember Lopez asked of the Non-Annexation Agreements. Mr. Dugan replied that there were three and extended through years 2031 and 2033. Councilmember Lopez asked if staff was tracking the investments being made in Non-Annexation Areas. Mr. Dugan confirmed that they were.

Councilmember Nirenberg asked of the purpose of the recommended Annexation. Mr. Dugan referenced Slide 4 of the presentation and stated that they were looking to promote major economic developments and foster environmental stewardship. Councilmember Nirenberg stated that they should be proactively annexing areas that were undeveloped for the purpose of leveraging the city's development and building authority. Mr. Dugan spoke of the next phase of the process noting that they were in the first few years of a 10-Year Assessment. He mentioned that they were looking for input from the Comprehensive Plan related to green fields. Councilmember Nirenberg expressed concern with waiting for the

Comprehensive Plan to be fully developed noting that many of the areas were already being developed. He stated that it would be helpful to have broader authority to manage growth over the next several years.

Councilmember Krier asked what would happen if the City of San Antonio did nothing for the next 10 years. Mr. Dugan replied that growth would continue and stated that there would be 500,000-600,000 people in the Unincorporated County. He noted that they would continue to ask for more urban level services and the County would have to figure out what they could provide. He added that there was potential for the incorporation of a new town in the Alamo Ranch Area. Councilmember Krier asked if redistricting would have to occur. Veronica Zertuche of the City Attorney's Office stated that they would have to follow a process to realign the Council Districts.

Mayor Taylor thanked staff for the information.

1. A Briefing on the Alamo Plaza Advisory Committee's work to date including the vision and guiding principles, update to the 1994 Alamo Plaza Study Committee Report, and proposed next steps regarding the development of a Comprehensive Master Plan for the Alamo Plaza. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development & Operations]

Lori Houston presented an update on the work of the Alamo Plaza Advisory Committee. She announced the Committee Members and stated that they were charged with updating the 1994 Alamo Plaza Study Committee Report and Recommendations. She noted that they would also create a vision and guiding principles for the redevelopment of Alamo Plaza and the surrounding area. She stated that three Consultants were hired to assist with the effort: 1) Alan M. Hantman; 2) Mimi Quintanilla; and 3) Dr. Andres Tijerina. She reported that they had held 13 meetings so far which were open to the public and hosted informational sessions for the Committee. She mentioned that a Community Workshop was held in August with 160 people in attendance. She showed a map of the Alamo and Alamo Plaza and highlighted the area owned by the State of Texas, as well as the area owned by the City of San Antonio.

Councilmember Bernal stated that they were very serious about the Study and had performed a great amount of work. He spoke of the expectation that everyone that visits the area understands its significance and sense of reverence. He recognized Tri-Chair Marise McDermott. Ms. McDermott outlined the Vision in which they would like to engage local residents and visitors in ways to personally connect to the Alamo Area Experience. She stated that they would like to tell the story of the Battle of the Alamo and its impact on the Republic of Texas, City of San Antonio, State of Texas, United States, and the International

Community. She highlighted the Guiding Principles which include having a unified leadership under the management of a single steward with a sustainable business model. She spoke of the Scope of Work and stated that they were seeking a qualified multi-disciplinary team with significant experience in the creation of successful interpretive and physical master plans for iconic and historically significant sites. She indicated that the Team would develop a Master Plan that would include: 1) Investment and Management Plan; 2) Implementation Strategies; 3) Interpretation Elements; and 4) Physical Master Plan.

Mrs. Houston presented a timeline noting that the Request for Qualifications (RFQ) would be released in December 2014 and that a Final Master Plan would be presented to the City Council in June 2016.

Mayor Pro Tem Lopez thanked everyone for the presentation and commended Councilmember Bernal for his leadership.

Councilmember Viagran recognized the Committee for their work and stated that this was a great step forward. She spoke of the many connections including World Heritage and the Battle of Medina.

Councilmember Gonzales asked how the boundaries of the Local Historic District were determined. Mrs. Houston replied that they were designated in the 1994 Plan and had not been revised. She stated that they could be expanded if necessary. Councilmember Gonzales asked if permission would be needed from the State of Texas regarding changes to the area. Mrs. Houston responded that the City of San Antonio owned the Plaza; the State owned The Alamo; and were working together on the effort.

Councilmember Toney commended the Tri-Chairs for their work and stated that he concurred with Councilmember Bernal that the story should be told in an accurate and meaningful way.

Councilmember Krier commended Councilmember Bernal for his work and stated that this was a historic process that would have an impact for centuries. He noted that he would like for the new Land Commissioner to visit San Antonio. He asked if there was a Request for Proposals. Mrs. Houston replied that since this was a Master Plan; they would issue a Request for Qualifications.

Councilmember Bernal recognized the Consultants and asked Dr. Tijerina to discuss how the story would be told of those involved with the site before, during and after the Battle. Dr. Tijerina stated that he was honored to participate and spoke of the History and Descendants of the Alamo. He noted that he heard the comments of the City Council and Committee and looked forward to being inclusive.

Mayor Taylor thanked everyone for the presentation.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 3:31 pm to discuss the following:

- A. 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).

- B. 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).

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

RECONVENED

Mayor Taylor reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. She addressed Citizens to be Heard.

CITIZENS TO BE HEARD

Mayor Taylor called upon the citizens registered to speak.

Nikki Kuhns and George Alejos representing LULAC addressed the City Council. Ms. Kuhns expressed concern with the radiation emitted by CPS Energy Smart Meters. She stated that many people included in the Pilot Program were not informed and spoke of the fires that had occurred due to Smart Meters in California. Mr. Alejos stated that LULAC was also opposed to Smart Meters and spoke of the Senior Citizens that had been negatively affected by them. He noted that their bills had doubled and they could not afford to pay them.

Susan Straus stated that she lived in Alamo Heights and was opposed to Smart Meters. She noted that there were too many unanswered questions and mentioned the dangers and health issues.

Josh Hart, Director of Stopsmartmeters.org stated that he was visiting from California and expressed concern with CPS Energy Smart Meters. He spoke of health issues related to the meters and noted concerns with fires. He added that there was radiation emitted and noted concerns with privacy violations.

Mark Perez addressed the City Council regarding public safety issues. He spoke of several businesses operating in the city without the proper permits including Kimberly Clark and Mission Petroleum.

George Benavides spoke of individuals being targeted and satellite terrorism.

Maria R. Lopez asked George Alejos to speak on her behalf. Mr. Alejos noted that Ms. Lopez was concerned that her 20-year business was no longer allowed to operate on the Riverwalk. He read a letter from Councilmember Toney to Ms. Lopez explaining the lottery system for vendors on the Riverwalk.

Fidel Castillo spoke of the Indigenous Tribes in San Antonio and stated that they were requesting that a monument be placed in Alamo Plaza to honor those that fought for Texas Independence.

Artman Bland expressed concern with the experience he had with Code Enforcement Staff. He stated that he needed assistance with his house as it was scheduled for demolition. He indicated that the house was in stable condition and should not be demolished.

Roy Perez stated that his house had burned down in 2013 and expressed concern that the San Antonio Police Department had not assisted him during the fire. He noted that his house had eventually been demolished since he did not have the money to fix it. He mentioned that he was continually mistreated by Police Officers and noted he had Post Traumatic Stress Disorder.

Faris Hodge, Jr. submitted written testimony expressing concern that some San Antonio Businesses do not pay taxes. He wrote that the San Antonio Zoo wastes a lot of water and requested that staff be diligent about building in the Camp Bullis Area. He noted support for the Family Health Clinic that would be built on the East Side. He requested that the Social Security Office remain in the Downtown Area.

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 6:36 pm.

APPROVED



IVY R. TAYLOR
MAYOR

ATTEST:



LENICA M. VACEK, TRMC/MMC
CITY CLERK