

**Meeting Notes**  
**January 10, 2019**  
**SARA Board Room, 100 E Guenther Street**

**ATTENDING**

*SUBCOMMITTEE MEMBERS AND ALTERNATES:*

Scott Baird, Ed Cross, Cathey Meyer, Jerry Geyer, Warren Wilkinson, Mark Penner, Trey Whiddon, Lourdes Galvan, Stell Tenorio-De La Garza

*STAFF & CONSULTANTS:* Carrie Brown, Tony Canex, Steven Dean, Steve Graham, Kristen Hansen, Suzanne Scott, Austin Snell, Abigail Bush, Kerry Averyt, Denise Blaz, Lindsey Campbell

*MEMBERS OF THE PUBLIC:* Tony Cantu, Don Mathis, Lori L. Jones, Rosemary Geyer, Mark Libertator, Nicholas Frank, Robert Amerman, Robert Ramirez, Juan Valdez

**WELCOME AND INTRODUCTIONS**

Jerry Geyer, co-chair, called the meeting to order at 8:35 a.m. Mr. Geyer wished all in attendance a Happy New Year. He then announced that the order of the meeting would be revised with any consent items covered at the beginning of the meeting to allow maximum subcommittee participation.

**CALENDAR ITEMS**

- a. Reconciling City and Nature Exhibit, January 17 at 6 p.m. at the Mexican Cultural Institute
- b. Ansen Seale Temporary Art Exhibit Closing Reception, January 22 from 6 to 8 p.m. at the San Pedro Creek Culture Park
- c. San Pedro Creek Subcommittee Meeting, February 14 at 9 a.m. at the San Antonio River Authority (SARA) Board Room

**APPROVAL OF MEETING NOTES FROM December 13, 2018**

***Motion was made by Ed Cross and seconded by Trey Whiddon to approve meeting notes from December 13. Mr. Geyer noted he would like minor editorial details to be changed. The motion carried unanimously.<sup>1</sup>***

Mr. Geyer took the opportunity to say a few words about the late Commissioner Paul Elizondo, noting Commissioner Elizondo was one of the earliest proponents of the Westside Creeks restoration and the San Pedro Creek Culture Park project. The Commissioner had a lot of hands on involvement and discussions in the designs and revisions for the San Pedro Creek Culture Park, which will be missed.

Mr. Geyer mentioned what he found most interesting about Commissioner Elizondo was that, even as a person of great authority, he did not assert power over the subcommittee, which made for a great working relationship. Mr. Geyer noted that when Commissioner Elizondo interacted with the subcommittee it was not to assert any direction, but to gather information and input, which was admirable for a man in his position. Mr. Geyer concluded by expressing gratitude for the great relationship that the subcommittee had with Commissioner Elizondo, noting that his presence will be missed.

**SUBCOMMITTEE BUSINESS**

- Feedback from the subcommittee member survey reflected the following recommendations:
  - Starting meetings at 9 a.m. to account for traffic
  - Reduce the total meeting time to one hour
- Ms. Meyer expressed that ending the meeting by 10 a.m. is preferable for those that have to get to work

---

<sup>1</sup> Text in bold italics indicates a decision made by the subcommittee.

- Mr. Geyer asked for the subcommittee to vote on the recommendation of moving the meeting start time to 9 a.m.
  - Five subcommittee members voted for moving the meeting start time to 9 a.m.
  - Three subcommittee members – Ms. Meyer, Mr. Baird and Mr. Penner – opposed moving the meeting start time to 9 a.m.
- The next meeting falls on February 14 – Ms. Trevino-Ortega asked whether the subcommittee would like to move the date of the meeting, due to Valentine’s Day; The committee chose to keep the meeting on February 14
- SARA will be sending a letter to subcommittee members who have missed three or more meetings to gauge their interest in remaining a member of the subcommittee
- Mr. Geyer noted that he would like to see the slides shown during subcommittee meetings made available along with the meeting notes – Ms. Trevino-Ortega responded that all presentations given to the subcommittee are available for review on the San Pedro Creek Culture Park website, along with the agenda and previous meeting notes
- Mr. Geyer mentioned that he felt as though the meeting notes were missing a level of detail and asked how the SARA Board minutes are kept – Ms. Scott responded that the agenda is posted for the SARA Board, but all presentation are not necessarily made available online; Ms. Scott also noted that the SARA Board has action minutes which are far more concise than the current subcommittee meeting notes and document only actions taken by the board

## **COMMUNICATIONS UPDATE**

*Monica Trevino-Ortega, San Antonio River Authority, provided the following updates:*

### ***Commissioner Elizondo***

- Ms. Trevino-Ortega noted that she would skip the portion of her presentation honoring Commissioner Elizondo as it was covered by Mr. Geyer

### ***Mario Schjetnan Exhibit***

- San Pedro Creek Culture Park landscape architect Mario Schjetnan is being honored by the Consulate General of Mexico for his work on the project with a special exhibit illustrating how the city can integrate with nature to create urban greenspace
- The exhibit opens with a special reception on Jan. 17 at 6 p.m. at the Mexican Cultural Institute – the exhibit will run for four weeks

### ***Questions***

- Mr. Romero asked whether Ms. Trevino-Ortega would be the correct person to ask about business disruption communications – Ms. Trevino-Ortega responded that SARA is in the process of rebooting its outreach to community members and businesses affected by construction of Phase 1.2
- Mr. Romero noted that Centro would like to help promote any events and activities taking place at the San Pedro Creek Culture Park and is also available to assist SARA in getting ahead of business disruption planning and communications – Mr. Averyt responded that despite all the outreach SARA has done previously there are always unforeseen issues that need to be addressed following closures, so Centro’s help in communication is welcomed
- Mr. Geyer reminded Mr. Romero of the meeting protocol which allows each presenter to select when they’d like to take questions from subcommittee members

## **DESIGN AND CONSTRUCTION ACTIVITY UPDATE**

*Kerry Averyt, San Antonio River Authority, reported the following:*

- Mr. Averyt shared the updated phase map

### **Design Update:**

### ***Phase 1.1 Update***

- There has not been a lot of change on the pending items in Phase 1.1 since the last subcommittee meeting on December 13
- Work has started on the additional railing at the Travis St. Gatehouse
- Modifications to the inlet lighting behind the “Rain from the Heavens” installation is ongoing; The SARA team is working through additional funding in order to complete the necessary revisions
- Design for the proposed trash screen has been completed; Mr. Averyt is meeting with Mr. Canez today to get the design approved for installation at the inlet pump station
- Pricing for the Santa Rosa St. pedestrian crossing safety improvements has been submitted to the City of San Antonio for review

### ***Questions***

- Mr. Whiddon asked whether there will be additional funding needed for the trash screen fabrication and installation – Mr. Averyt responded that additional funding for the revisions has already been allocated
- Mr. Whiddon asked when the trash screen installation will be completed – Mr. Averyt responded that he anticipates the installation to be completed by May

### ***Phase 1.2 Construction Update***

- Demolition and utility relocation in Early Work Package 11 is ongoing
- Water and gas line work is currently underway on Dolorosa with the two north lanes closed for 6-8 weeks
- Heavy civil construction in Early Work Package 12 is ongoing
- Construction crews are currently completing the drilled shafts behind the Spanish Governors Palace
- East bank in Calder Alley is currently being excavated
- Work on the Commerce St. bridge deck and Penner’s parking lot is ongoing as part of Early Work Package 13
- North lane of Commerce St. opened on January 4
- Mr. Averyt shared photos of Commerce St. just prior to the lane opening
- Anticipating work on the south half of the Commerce St. bridge will begin in early summer with all Commerce St. work on track for completion by October 2019
- Demolition and utility relocation in Early Work Package 11 are ongoing
- Mr. Averyt shared photos of ongoing work in Phase 1.2

### ***Partner Coordination***

- New renderings of the SAISD administration buildings will be available to share with the subcommittee in February
- SARA’s Karen Bishop is working with SAISD on the low-impact development (LID) features and landscaping of its planned greenspace
- Camaron St. construction plans are currently at 95 percent complete and are being reviewed by the Sundt Davila team
- SAWS pricing for Camaron St. construction is under review
- City is looking to have construction on Camaron St. between Houston St. and Travis St. completed in time for the opening of the Frost Tower
- SARA has shared design files for Phase 1.2 with the Alameda Theater
- Texas Public Radio hosted a demolition event at their new site this past week; An onsite coordination meeting between the TPR construction team and the Sundt Davila team is scheduled for next week
- City of San Antonio is still reviewing proposals for their Commerce St. project with construction scheduled to begin sometime in early summer 2019
- Design files for San Pedro Creek Culture Park have been shared with the UTSA downtown campus expansion
- An onsite coordination meeting is scheduled with the Federal Courthouse (General Services Administration) for tomorrow in order to work out construction footprints
- Mike Frisbie has been replaced on the San Pedro Creek Culture Park Executive Committee by the Interim Director of TCI Razi Hosseini; The next Executive Committee meeting has not yet been scheduled

## **Questions**

- Mr. Cross asked whether the City of San Antonio's Commerce St. work was part of the 2012 bond package money that was never spent – Mr. Averyt responded that it is
- Mr. Cross asked about the scope of COSA's Commerce St. project work – Mr. Yount responded that street work with stop at Laredo St. with underground gas line work continuing through Santa Rosa St.
- Mr. Geyer asked to be reminded what the drilled shafts in Calder Alley will be used for – Mr. Averyt responded that the drilled shafts will support the retaining walls
- Mr. Geyer inquired about the drilled shafts being wider than the channel – Mr. Averyt responded that the channel will be cut back to the retaining walls that will be supported by the drilled shafts
- Mr. Geyer asked whether COSA's Commerce St. project was broken into phases – Mr. Averyt responded that to his knowledge the work will be completed in phases
- Mr. Geyer asked whether COSA chose to stop their Commerce St. street work at Laredo St. due to San Pedro Creek Culture Park construction activity – Mr. Averyt responded that he does not believe COSA's decisions on Commerce St. scope were at all attributable to San Pedro Creek Culture Park work
- Mr. Cross mentioned that he also serves on the oversight committee for Commerce St. and that he was unaware street construction would be stopped at Laredo St.
- Mr. Geyer noted that there had been some shuffling in the design for COSA's Commerce St. project and that it is positive there is a stakeholder group working to ensure design integrity
- Mr. Romero added that MIG has been brought on board to oversee the coordination of the Commerce St. project and he will ensure they are appropriately connected with the SARA team
- Mr. Geyer remarked that although the subcommittee is focused on San Pedro Creek, it has an obligation to ensure all large design efforts in the city are integrated with one another – Mr. Averyt responded that the SARA team is working to coordinate a meeting with the COSA Commerce St. project team within the next couple days
- Mr. Baird asked whether the naming rights of the Texas Public Radio Building would affect the San Pedro Creek Culture Park design – Mr. Canez responded that it would not; Ms. Scott added that any signage on the building would be subject to HDR design review and have to go through the normal city review processes because it falls within RIO-7 guidelines

## **Phase 1.2 Guaranteed Maximum Price**

- The Guaranteed Maximum Price for Phase 1.2 as provided by the Sundt Davila team is \$74.7 million
- There are two main components to the Guaranteed Maximum Price (GMP)
  1. Cost of the work – including all early work packages = \$59.2 million
  2. Contractor fees = \$74.7 million
- There was \$26.4 million previously authorized – this the total funds committed to date less the cost of Phase 1.1 construction
- Given the previously authorized amount, SARA needed additional authorization in the amount of \$48.3 million for Phase 1.2 construction
- In addition to the costs included in the guaranteed maximum price for Phase 1.2, there were additional costs of \$4.8 million for design work, which included archeological monitoring and supplemental fees for curation of artifacts, and \$3.0 million for SARA project management and construction administration funds
- With the \$7.8 million in additional fees, the total authorizations needed for Phase 1.2 were \$56.4 million
- Mr. Averyt shared a funding table breaking out what was allocated, committed and available between funding from Bexar County, City of San Antonio and utility reimbursements
- Given what was allocated, committed and available, the additional funding need netted out at \$13.9 million for Phase 1.2 construction
- In addition, SARA requested funding for design of Phase 1.3 and Phase 2 at \$2.98 million with anticipated design completion in October 2019 and a TBD start date for construction
- A kick off meeting for the design of Phases 1.3 and 2 will be held in the next few days

- To address the \$13.9 million funding shortfall, Bexar County allocated reimbursement money from the Mission Reach project, the balance received and presently available was \$25.8 million; Less the \$13.9 million in additional funding for construction on Phase 1.2 and design for Phases 1.3 and 2, the balance is \$8.9 million
- An additional \$4.4 million is pending reimbursement from the Mission Reach project with the potential for an additional \$26 million in future reimbursement from eligible Mission Reach funding
- Mr. Averyt asked the subcommittee whether they'd like construction activity updates on the Camaron St. project since it has been added to the Sundt Davila contract or if they'd just like updates on items that involve integration with the San Pedro Creek Culture Park – Ms. Meyer and Ms. Galvan expressed that only information relevant to San Pedro Creek Culture Park was necessary
- Mr. Averyt introduced Austin Snell who will be handling all right-of-way needs for SARA moving forward; Mr. Snell will be replacing Mary Ann Cumley who retired

### **Questions**

- Ms. Meyer asked whether the funding approved by Bexar County will go through Phase 2 – Mr. Averyt responded that the funding for the design for Phase 2 has been allocated, but funding for construction is not yet allocated
- Ms. Meyer noted that Mr. Averyt had previously mentioned that San Pedro Creek Culture Park would incorporate a hike and bike trail as it continued downstream and asked whether that was still the design plan – Mr. Averyt responded that there will certainly be a hike and bike trail with more greenspace than the hardscaping utilized in Phase 1.1, but the design team is evaluating options and will keep the subcommittee updated
- Ms. Meyer asked whether there is a plan for lighting in Phase 2 – Mr. Averyt responded that lighting will be incorporated
- Ms. Meyer asked whether the property surrounding Phase 2 changing hands and moving toward more multi-family developments will change the design plan – Mr. Averyt responded that the design team does not intend to make major revisions to the design, but is working with nearby stakeholders to ensure that all interests are taken into account
- Ms. Galvan asked whether there is anything in the design for water fountains or a rest area as the project continues downstream – Mr. Averyt responded that those facilities will be incorporated into the design; There are currently some sheltered areas planned along the upper bank paseo but the design team would ultimately like to get to a point where shade is provided by the trees
- Ms. Galvan requested that SARA have further discussion on the design for Phase 2 to ensure that area residents are provided with some of the same amenities as included in Phase 1.1 – Mr. Averyt responded that he can bring the previously presented Phase 2 design renderings to the next meeting
- Mr. Geyer asked that when Mr. Averyt shares the Phase 2 design renderings he point out where the sheltered areas would be
- Mr. Geyer asked whether there would be upper and lower paseos in Phase 2 – Mr. Averyt responded that there would be
- Mr. Geyer asked Ms. Meyer whether she was talking about the property on Cevallos St. – Ms. Meyer responded that the area she was referencing was property behind Judson Lofts rumored to be coming up for sale
- Mr. Geyer asked whether the balance of federal reimbursement funds is what is actually available or if it is what is expected to be available – Mr. Averyt responded that the balance of federal reimbursement funds is what Bexar County currently has; Ms. Scott added that Bexar County received notice that the \$4.45 million reimbursement noted as pending in Mr. Averyt's presentation is on its way
- Mr. Geyer asked how much Mr. Averyt estimates the total project costs through completion of Phase 2 to be – Mr. Averyt responded that he anticipated it would be in the \$225 to \$250 million range
- Mr. Geyer asked Mr. Canez what the top funding commitment it – Mr. Canez responded that it is the \$178 million that has been committed so far; He added that as the project progresses downstream the level of finish will be much more natural which will produce more economical costs
- Mr. Geyer suggested that the Greenway Trail System project may provide a good cost comparison – Ms. Scott responded that it would be difficult to compare San Pedro Creek Culture Park to the Greenway Trail System

project because it is a trails only project that does not touch the creek; She added that Phase 1.1 and Phase 1.2 were very complex – with Phase 1.2 being the most constrained area the construction team has had to work in – moving downstream the constraints are a lot different and the utility conflicts will not be as significant so it would be difficult to draw a comparison between Phases 1.1 and 1.2 with Phase 2

- Ms. Scott noted that SARA has a lot of meetings with the design team scheduled in the coming months that would assist in projecting some costs moving forward; This information will be reported back to the subcommittee accordingly
- Mr. Geyer asked, as it is understood today, excluding the part with the hotel, that SARA is going to work on the channel all the way down to Cevallos St. with Phase 2 continuing down to Alamo St. and past that the creekway will be natural – Mr. Averyt responded that the design team is still looking at how many paseos there will be in Phase 3 and Phase 2 south of Alamo St.; He added that SARA will be coordination with the Alamo Core of Engineers who are working on a stream restoration project in that area and their preference is not to have anything there
- Mr. Geyer asked again whether the plan is still to have walkways in Phase 3; Ms. Scott responded that there will be walkways and the vision to have the project connected to where the creek intersects with the Westside Creeks is still there
- Mr. Geyer recommended to Ms. Trevino-Ortega that the public be reminded that the vision of creating a connection is still there without getting so specific that there is an expectation set for what will exist there
- Mr. Geyer reiterated that it goes back to discussions in the past where the subcommittee expressed the design be adaptable to adding elements like artwork in the future
- Mr. Romero noted that Centro has received feedback on the lack of shade in Phase 1.1 and suggested that there may be other creative ways to bring in shade – Mr. Averyt responded that SARA will explore opportunities for increasing shade cover
- Mr. Geyer told Mr. Romero to share any feedback Centro may receive about the San Pedro Creek Culture Park with Mr. Averyt and the SARA team as it comes in
- Mr. Penner asked about the COSA Commerce St. project and when the design will be available – Mr. Averyt responded that he was not sure about how the Commerce St. project is structured, but that Florencio Rodriguez is serving as the project manager for the City of San Antonio
- Mr. Penner asked when and where the COSA Commerce St. project would be starting – Mr. Averyt responded that he did not have that information, but would invite the appropriate project staff to the next subcommittee meeting
- Mr. Geyer commented that by now there should be renderings of COSA's Commerce St. project that could be shared with the subcommittee

## **Operations and Maintenance**

*Kristen Hansen, San Antonio River Authority, reported the following:*

### ***Operations and Maintenance***

- The plaza water continues to be managed for water quality – right now the E.Coli levels are below acceptable levels so the water in the plaza area is turned on
- Ms. Hansen shared the graph of the bacteria levels
- Ms. Hansen shared the new signage restricting motorized vehicles – there are currently 12 double-sided signs along the San Pedro Creek Culture Park
- The operations and maintenance team has continued to find new scooter marks regularly that are pressure washed off by staff
- Ms. Hansen shared photos of the holiday lighting features along the creek in San Pedro Creek colors – orange, green and blue
- Staff wrapped 50 beach balls with lights and placed them throughout the creek as holiday design features
- Holiday design features also included snowflakes projected on the “Rain from the Heavens” installation
- There was some vandalism along the creek last week with people popping many of the beach balls used as holiday lighting features; Rocks were also thrown into the creek damaging some of the temporary artwork

- SARA staff reported the vandalism to park police who made an official report
- Holiday lighting was taken down this week as previously scheduled

### **Questions**

- Mr. Baird asked whether \$250 fine language could be added to the motorized scooter signage to further deter people – Ms. Hansen responded it would be a possibility SARA could explore
- Mr. Romero noted that there is going to be an opportunity to refresh the guidelines for the scooter pilot program and asked whether SARA is communicating with the City and going into detail on the time and man hours spent cleaning up after scooter traffic – Ms. Hansen responded that SARA meets with the City regularly, and the on-site superintendent has been keeping track of the money spent on clean up to date – starting next month the Parks Department will be at the scooters and how scooter traffic works within the master plan
- Mr. Geyer asked how the scooter traffic at San Pedro Creek Culture Park compares to the Museum Reach and the Mission Reach – Ms. Hansen responded that San Pedro Creek and Mission Reach are equally heavily populated, but Mission Reach does not see as much scooter traffic
- Mr. Geyer noted that one of the subcommittees objectives with the Camaron St. design is to get the city to pay attention to the needs by adding a bike lane for scooters – Ms. Hansen responded that she does not believe people make a correlation between the San Pedro Creek trails and the street when they can zip up and down
- Mr. Geyer noted that there are projections that segways and scooters will be over populated – Ms. Hansen responded that electric bikes are coming soon; Mr. Geyer commented that the bikes are probably safer than the scooters
- Mr. Geyer commented that Kristen Hansen and Abigail Bush have been working on Escondito Creek in Carnes County – he congratulated them for their efforts noting that it shows how SARA makes an effort to increase its exposure outside of Bexar County, which applies favorably back to the San Pedro Creek Culture Park

### **ART UPDATE**

*Carrie Brown, San Antonio River Authority, provided the following updates:*

#### ***Illume***

- Ms. Brown shared photos from the Dec. 18 Illume event – smaller Tuesday evening events were carrying through the theme established from Dec. 8 event
- A closing reception for Ansen Seale’s temporary artwork will be held on Jan. 22 from 6 to 8 p.m. at San Pedro Creek Culture Park
- Ms. Brown shared photos Ansen Seale’s work during the production phases, noting that all components including the circuit boards were handmade by the artist
- Lights of Ansen Seale’s artwork are programmable so they go in a sequence down the creek changing colors, patterns and speed
- Ansen Seale will be reinstalling the few pieces that were damaged by vandalism last week
- Operations staff have been great in supporting the temporary artwork effort
- Programming at the creek on the horizon includes:
  - Yoga classes resume
  - Fitness event with YMCA SA and Mobile Fit Bus
  - First year anniversary celebration
  - Summer Luau
  - Workshops/tours
  - Second temporary art installation
  - Calls to artists for Phase 1.2

### **Questions**

- Mr. Romero asked whether Ms. Brown is in the school pipeline for field trips – Ms. Brown responded that they talked to the education team and four different school groups are planning to come to the creek as part of their field trips; Ms. Brown will provide more information about who is coming and when next meeting
- Mr. Geyer asked Ms. De La Garza if San Pedro Creek Culture Park could be added to the historical tour – Ms. De La Garza responded that it would be an easy connection to Casa Navarro once construction is completed on Phase 1.2
- Mr. Geyer asked whether there is video of the Ansen Seale artwork in the creek – Ms. Brown said there is not yet video of the installation – Mr. Geyer suggested that SARA try to get video of the artwork pushed on television
- Mr. Geyer asked whether any photos of the temporary artwork have been shown to Bexar County Commissioners Court – Ms. Brown responded they had not been shared to her knowledge – Mr. Geyer suggested that SARA display some results to Commissioners Court – Ms. Scott responded that it can be added to some of the briefings SARA has scheduled soon
- Mr. Baird asked whether there are any state laws regarding destruction of artwork – Ms. Brown responded that there are none she is aware of
- Mr. Penner asked whether the Fiesta parades have determined a route – Ms. De La Garza responded she received an email from the Fiesta Commission saying parade routes have been approved – but the Fiesta Commission would be the best source for that information
- Mr. Geyer asked whether there is anything planned for Fiesta along the creek – Ms. Brown responded that as of right now that is nothing specific planned due to the over saturation of events during that time
- Mr. Penner asked when Camaron St. between Houston and Travis St. will be opened – Ms. Bush responded that Sundt Davila is working with COSA so that it will coincide with the opening Frost Bank in summer 2019
- Mr. Geyer asked when work on the Houston St. bridge would begin – Ms. Bush responded that it is the last to be worked on in Phase 1.2 – Mr. Canez added it is anticipated to begin sometime in 2020 and Houston St. would likely be completed by March 2021
- Mr. Penner asked if weather is not a factor when will Commerce St. be finished – Mr. Averyt noted that Commerce St. will be finished in October 2019 – Mr. Penner clarified that Phase 1.2 will not be open at that point – Mr. Averyt confirmed it would just be Commerce St.
- Mr. Penner commented that despite being surrounded by construction it has not affected Penner’s business because of how accommodating the construction crews have been

**ADDITIONAL COMMENTS FROM PUBLIC AND SUBCOMMITTEE**

- Mr. Mathis asked when construction tours will be restarting – Mr. Averyt responded they are looking at February
- Mr. Geyer asked whether there is anything Mr. Canez needed to update the committee on about the new Commissioner – Mr. Canez responded there was not any update at this time - Mr. Geyer noted that he’d like to invite both the new Commissioners to attend the subcommittee meeting to get an idea of what the subcommittee does

**ITEMS TO PRESENT TO Westside Creeks Oversight Committee:**

- Westside Creeks Oversight Committee meets quarterly and will not meet prior to February 14

**ADJOURN**

***Mr. Geyer adjourned the meeting at 10:06 a.m.***