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CITY OF SAN ANTONIO AGENDA ITEM NO. _____
External Relations Department
Interdepartmental Correspondence Sheet

TO: Mayor and City Council

FROM: Jim Campbell, External Relations Director

COPIES: Terry M. Brechtel, City Manager; Christopher Brady, Assistant City Manager; File

SUBJECT: Joint Citizens Commission on City-County Service Integration Briefing

DATE: May 6, 2004

SUMMARY AND RECOMMENDATION

The purpose of this presentation is for the Joint Citizens Commission on City-County Service Integration to report to the City Council its final recommendations regarding better integration of city and county services through interlocal agreements, contracts and legislation, in an effort to make local government more seamless and efficient for the citizens of both governments.

There is no formal action requested.

BACKGROUND

Ordinance No. 98237, passed and approved on September 25, 2003, established the Citizens Commission on City-County Service Integration. Members of this Commission were appointed for a six month term by either the City Council or Commissioners Court and represent all sectors of the City and Bexar County. The Chair of the Commission was selected jointly by the Mayor of San Antonio and the Bexar County Judge.

While much progress has been made in the area of service integration with Bexar County, there is still a need to evaluate duplication and overlap of functions currently performed by both Bexar County and the City of San Antonio. Given this need, the Citizens Commission on City/County Service Integration was created and charged to:

- Review best practices and models from other communities, including the role of special authorities and districts;
- Develop and implement community education programs on the desirability of functional consolidation;

- Recommend a plan to transfer and consolidate functions/services between county and city governments or other special authorities that is equitable to both city and county taxpayers, in order to make our structure of government more efficient, effective and accountable; and
- Develop a draft of the state legislation that would be needed to implement the Commission's recommendations.

In order to examine the full scope of City and County services, the Commission divided into six subcommittees to study the following functional areas: public safety, administrative support services, health and human resources, utilities, public works and environmental services, planning and urban development, recreation and leisure services and community education.

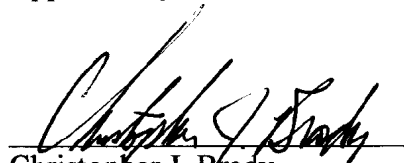
Since its establishment, the Commission has met on a regular basis and received numerous presentations from City and County staff. The Commission has also hosted four citizen participation meetings throughout the community to present its preliminary recommendations and gather input.

The Commission has now finalized its recommendations and will present its report to City Council.



Jim Campbell
External Relations Director

Approved by:



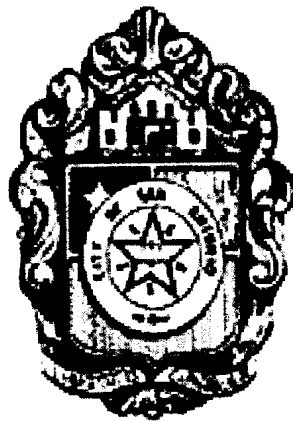
Christopher J. Brady
Assistant City Manager

Approved by:



Terry M. Breehtel
City Manager

City of San Antonio/Bexar County
Citizens Commission on City/County
Service Integration



Background and Summary of
Preliminary Recommendations

April 22, 2004

Citizens Commission on City/County Service Integration

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Commission Chair

City Appointees

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Community Education
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Gerry Rickhoff, County Clerk
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Chair, Administrative Support Services

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Harold Tillman
Utilities, Public Works and Environmental Services

Dr. Tom Brereton
Commission Consultant

LETTER OF TRANSMITTAL

Honorable Mayor and City Councilmembers
Honorable County Judge and County Commissioners:

I hereby submit the Preliminary Report of the Citizens Commission on City/County Service Integration. This report contains some two dozen recommendations for integrating services provided by the City, the County and the San Antonio River Authority to the citizens they serve. These recommendations were developed based on research and interviews with at least 79 different departmental supervisors, administrators, technicians and other supporting staff personnel, and on our discussions in nearly 50 meetings of the Commission and its subcommittees since our first meeting on October 28, 2003.

We hope that the recommendations contained in this report will prove useful in preparing your respective budgets for the coming fiscal year. However, the Commission did not have sufficient time to complete one of the tasks set forth in your mandate to us: to develop the proposed legislation that will be needed to implement some of our recommendations. With your consent, we intend to continue working on this task and to complete it in time for your consideration of your respective legislative agendas in the fall.

Furthermore, as we point out in the text of the report, we believe some of these Preliminary Recommendations require further study before they are finalized or can be fully implemented. All too frequently, recommendations by commissions and study groups are overcome by events and the focus is lost. We therefore suggest that some form of follow-up group or successor Commission be established to monitor implementation of these recommendations, to ensure that the momentum we have established is continued.

We have found that the greatest difficulty in integrating the functions of the City and the County derives from the different cultures that are reflected in Texas municipal and county government. Although much progress has been made in the last few years to overcome these differences, we believe that further attitudinal adjustment between the two entities will be needed in the future.

I appreciate the opportunity you have given me to serve in this endeavor.

Respectfully submitted,

Glen Hartman
Chairman

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ACKNOWLEDGEMENTS

The Commission gratefully acknowledges the assistance of the many officials and staff of the City of San Antonio, Bexar County, and other local governments who have aided in our work. Foremost among these are the following staff of the City's Department of External Relations and the Office of the County Judge, all of whom spent many hours of overtime in direct support of the Commission.

City of San Antonio External Relations Department	Bexar County Office of the County Judge
Jim Campbell Director	Seth Mitchell Chief of Staff
Ray Baray Intergovernmental Relations Manager	Cindy Segovia Senior Analyst
Alejandra Lopez Special Projects Coordinator	

In nearly 50 meetings, the Commission and its subcommittees received many hours of briefings and engaged in candid dialogue with staff from throughout the City and County governmental structures and from other agencies and private sector organizations. A complete list of these cannot be compiled, but the following are noted in various Commission documents and working papers. Many of them participated in several meetings and briefed several subcommittees.

City Officials and Staff

Ken Appedole, Parking Manager, Public Works
 Rocky Aranda, Street Maintenance Manager, Public Works
 Lisa Biediger, Assistant City Attorney
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County Officials and Staff

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David Chavez, Section Chief, County Parks Division, Infrastructure Services
Christina De La Cruz, P.E., Development Services Engineer, Infrastructure Services
Gary Del Valle, Fleet Maintenance, Sheriff's Office
Dr. Vincent Di Maio, Chief Medical Examiner
Yvonne Escamilla, Bexar County Public Information Officer
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Cynthia Jahn, Victim Advocate, Family Justice and Victim Assistance, District Attorney's Office
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Ralph Lopez, Bexar County Sheriff
Chuck Martinez, Grants & Economic Coordinator, Planning and Resource Management
George Hernandez, Legal Counsel, University Health System
Madonna Minarich, Deputy Chief, Support Services, Sheriff's Office
Linda Miranda, Crime Victim Liaison, Sheriff's Office
Carl Mixon, County Fire Marshal
Laura Morales, Acting Executive Director, Housing Authority of Bexar County
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Gabriel Perez, Executive Director, Infrastructure Services
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Susan Rash, City Manager, City of Alamo Heights
Gregory E. Rothe, General Manager, San Antonio River Authority
Drew Traeger, City Manager, City of Hollywood Park
Pat Wright, Public Works Director, City of Leon Valley

Other Organizations

Ruth Agather, Chair, Blue Ribbon Commission on a San Antonio/Bexar County History Center
Marco A. Barros, Executive Director, San Antonio Area Tourism Council
Steve Hanan, Chair, Development Process Committee, Real Estate Council of San Antonio
Nicholas Hollis, Chair, San Antonio Public Library Foundation
Maria Pfeiffer, Blue Ribbon Commission on a San Antonio/Bexar County History Center
Boone Powell, The Friends of Catherine H. Powell

BACKGROUND AND INTRODUCTION

The Citizens Commission on City/County Service Integration was appointed in October 2003 by the San Antonio City Council and Bexar County Commissioners Court. It consists of 23 members, including 11 appointed by City Council, 11 appointed by Commissioners Court, and the Chair appointed jointly by Mayor Ed Garza and County Judge Nelson Wolff.

The Commission was created against the background of the failure of efforts in the 1990s to achieve formal structural consolidation of city and county governments and the limited but increasing success of efforts since 2001 to integrate city and county services through interlocal contracts and agreements. Its objective is to achieve more substantial benefits in the efficiency, effectiveness, equity and accountability of both governments while continuing to maintain their separate identity as two distinct governments with overlapping jurisdictions. It is also to make local government more seamless and transparent to the citizens who are the taxpayers of both governments.

The Commission was charged to:

- (1) Review best practices and models of service integration from other communities, including the role of special districts and authorities alongside city and county governments;
- (2) Develop and implement community education programs on the desirability of functional consolidation of City and County services;
- (3) Recommend a plan to transfer and consolidate functions and services between the city and county governments and other special districts that is equitable to both city and county taxpayers; and
- (4) Develop a draft of any state legislation that may be needed to implement the Commission's recommendations.

The Commission has conducted extensive research into the existing structure and functioning of our city and county governments, including many hours of detailed briefings and discussions with a large number of staff from the City, the County and other local governments. It has studied the historical development of city and county governments in Texas and considered academic research on "best practices" in the assignment of functions among local governments in a metropolitan area.

In order to examine the full universe of city and county services, the Commission divided into six subcommittees to study the following functional areas:

- Public Safety B including law enforcement, fire, EMS, emergency operations and related services;
- Administrative Support Services B including personnel, purchasing, information services, records management and related services;
- Health and Human Resources B including the Metropolitan Health District, University Health System, City Community Initiatives and related services;

- Utilities, Public Works and Environmental Services B including stormwater, drainage and flood control, solid waste collection and disposal, air quality, water supply, sewage treatment, streets and highways, and related services;
- Planning and Urban Development B including planning, housing, CDBG administration, economic development and related services; and
- Recreation and Leisure Services B including parks and recreation, libraries, tourism, arts and cultural programs, entertainment and related services.

The Commission also created a Community Education Subcommittee to organize “town hall” meetings on possible Commission recommendations, develop community education programs through the mass media, and conduct related information and outreach programs. A number of Commission members served on more than one of these subcommittees.

The governing bodies that appointed the Commission asked it to submit preliminary recommendations in time for them to be considered in developing the City’s and County’s budgets for FY 2005. This means by the beginning of May 2004. The Commission has been severely tested by the ambitiousness of this schedule.

This document is the Commission’s preliminary report, containing its recommendations as far as it has been possible to develop them under this deadline. For clarity and ease of understanding, these recommendations are divided into four main sections: (1) those that the Commission believes will require new state legislation before they can be implemented (or fully implemented), (2) those that will require a formal interlocal agreement adopted by City Council and Commissioners Court, (3) those that can be implemented by administrative action alone, and (4) several concluding recommendations on the future of the city-county service integration effort.

This document does not contain the outline of the legislation that may be required to implement these recommendations. The Commission simply has not had time to consider these issues, or to obtain the advice of the City Attorney and the District Attorney’s Civil Section on this matter. The Commission expects to address this part of its mandate following the presentation of this report in May, and on a schedule that will allow these items to be considered as Council and Commissioners Court develop their respective 2005 state legislative programs.

RECOMMENDATIONS REQUIRING LEGISLATION

City-County Health Authority

The City and County should place the Metropolitan Health District, the University Health System, the Medical Examiner, and the Forensics Lab under the governance of a single city-county health authority, governed by an independent board akin to the current University Health System board. This authority should also play a stronger role in establishing standards for Emergency Medical Service in suburban cities and the unincorporated area.

Rationale

In theory, the San Antonio Metropolitan Health District's primary mission is disease prevention, while the University Health System's functions are patient care and participation in the training of new health care professionals. In practice, the boundary between prevention and treatment has become blurred, as UHS has developed substantial roles in prevention as part of a coordinated approach to reducing the need for care.

The Bexar County Medical Examiner's Office investigates the deaths of Bexar County citizens who die suddenly, violently, or unexpectedly, in order to determine the cause and manner of death. The Bexar County Crime Lab provides forensic support to County law enforcement and by contract to the City of San Antonio, to some law enforcement agencies elsewhere in Texas and even outside of Texas on a fee-for-service basis. Both of these agencies have the potential to improve and expand their services and to achieve economies of scale by marketing their services to more agencies outside Bexar County. Placing them under the structure of an overall city-county health authority could help develop a new "center of excellence" in forensic sciences as a substantial component of San Antonio's medical-related industries.

At present, the structure of service delivery in EMS is highly fragmented. The City of San Antonio delivers a very high quality of service through its Fire Department, with two fully trained paramedics in each EMS unit. Various suburban cities provide their own EMS directly, contract with each other for service, contract with San Antonio, or contract with a private sector provider.

UHS contracts with a private sector firm for service in the unincorporated area. The development of Emergency Service Districts blanketing the unincorporated area may further complicate this pattern.

Implementation

Legislation would be required (1) to integrate the University Health System and the San Antonio Metropolitan Health District, (2) to include the Bexar County Medical Examiner's Office and the Bexar County Crime Lab as components of the authority, and (3) to grant the authority power to evaluate local EMS services and establish standards for training and service delivery.

City and County Social Services

The City's Department of Community Initiatives and the County's Department of Housing and Human Services should be administratively integrated to the maximum possible degree. Pending formal structural reorganization, their services should be co-located (along with appropriate state agencies) at locations where citizens should be able to apply for all available forms of assistance, and one application form should cover all kinds of assistance needed.

Rationale

The City's Department of Community Initiatives and the County's Department of Housing and Human Services, both directly and through delegate agencies, provide various kinds of assistance to citizens in economic need, ranging from child care and youth services to programs aiding senior citizens. The services also entail training, education, and direct-assistance programs to improve nutrition, resolve temporary housing problems, and help in emergency situations with utility bills and mortgage payments. Many of the services provided are funded, at least in part, by state or federal agencies.

Under current circumstances, a citizen in need of help must contact (and, in some instances, go to) at least two separate places to apply for assistance, and, depending upon the need, there are two places to go for *each* kind of assistance needed B e.g., utility assistance, rent assistance, mortgage payment assistance, etc.

The integrated agency in charge of human services should emphasize marketing its services to the constituents it serves, with the aim of better informing citizens of what services are available in time of need and where to go to obtain them. Simplifying application procedures and expediting delivery of the services should be principal goals of the new agency.

Implementation

Co-location of parallel City and County agencies can be accomplished by interlocal agreement. However, structural integration may require various amendments to state and federal legislation and/or regulations and approval by the state and federal agencies that fund these services.

- Staff exploration of alternatives for co-location of services and development of an implementation plan should be an element of the FY 2005 work program of the Plan for City-County Cooperation.
- Implementation of a pilot social services "One-Stop Center" should be targeted for FY 2006.
- Structural consolidation of administration may have to proceed incrementally, as approvals are obtained for particular services.

San Antonio/Bexar County History Center

The City and the County should complete the necessary feasibility studies and enter into a partnership to develop and manage a San Antonio/Bexar County History Center.

Rationale

The City and the County have both supported an initiative to create a San Antonio/Bexar County History Center through the creation of the Blue Ribbon Commission to conduct feasibility studies and develop a plan for implementation. The Commission has recommended a two-part "center" including an archival research facility and a "gateway" museum of local history which would orient visitors to the rich historical resources that are available at other locations. In November 2003, City and County voters both approved parallel bond issues that are the first steps toward implementation.

Studies of the "program" content for both components of the Center have been funded by previous City and County appropriations and should be completed under the direction of the Blue Ribbon Commission by the end of calendar 2004.

Implementation

New legislation will likely be needed (1) to give the City and County the authority to create a board of directors for a permanent joint agency, (2) to authorize a secure, long-term dedicated funding source, and (3) to address the statutory obligations of the City Clerk and County Clerk as the custodians of archival records of important historic interest. This legislation should be included in the City's and County's 2005 legislative agendas if the Blue Ribbon Commission can develop it in time.

The City and County governments should look closely at the former Hertzberg Museum building and the adjoining property owned by SAWS for the establishment of the Center. The Blue Ribbon Commission's initial recommendation was to use the Hertzberg as the location for the museum component and to locate the archival center at some other site. However, the Hertzberg may actually be more suitable to the archival function, and it is subject to a deed restriction that requires it to be used as a public library. Redevelopment of part of the adjacent SAWS property as the museum component could make this one of the premier tourist destinations in San Antonio.

At the same time, other possible configurations and partnerships should continue to be explored – for example, possible partnerships with UTSA's Institute of Texan Cultures, or with the Witte Museum, and with private sector organizations such as those interested in western art.

The importance of the San Antonio Public Library's Texana/Genealogy collection to the mission of the History Center and the deed restriction on the Hertzberg building both also suggest some kind of relationship between the governing board of the History Center and the SAPL or a county library district.

Physical development of facilities should be a proposition in the next round of City and County general obligation bonds.

RECOMMENDATIONS REQUIRING AN INTERLOCAL AGREEMENT

City and County Housing Authorities

The San Antonio Housing Authority and the Housing Authority of Bexar County should be consolidated into a single city-county housing authority. Pending this structural reorganization, HABC should contract with SAHA for administration of all its programs.

Rationale

The two housing authorities perform identical functions through duplicate administrative structures. In 1996, HABC contracted with SAHA for administration of HABC's Section 8 leased housing program, which is nearly its entire operation. This agreement lasted approximately three years and resulted in administrative cost savings to HABC. However, the agreement was discontinued upon the expiration of its initial term. Recently both agencies have come under public scrutiny and they are in the process of restructuring their executive leadership.

Implementation

The respective boards should instruct their staffs to negotiate the required interlocal agreement to contract for services before the end of calendar 2004.

The Commission understands that statutory authority already exists to create a regional housing authority by joint resolutions of the City Council and Commissioners Court. However, this consolidation will also require administrative approval by the U.S. Department of Housing and Urban Development.

County CDBG Administration

Bexar County should contract for administration and monitoring of its CDBG program (except for direct County government capital improvements) by the City. This recommendation entails no change in the decision-making authority to allocate funds by the Commissioners Court.

Rationale

Bexar County (along with 13 partner suburban cities) is an "entitlement" community which receives \$2 million in CDBG formula grants each year. These funds are used for low/moderate income housing rehabilitation, construction of public facilities, water, sewer and street reconstruction projects, provision of public services, and removal of architectural barriers.

At the same time, the City of San Antonio receives \$17.7 million in CDBG funds, \$7.4 million in Home Investment Partnership (HOME) grants, and other grants for Emergency Shelter and Housing Opportunities for Persons with AIDS.

For both governments, the cost of administration of the CDBG program comes out of the formula grant itself, and thus reduces dollar-for-dollar the funds that are actually available to deliver services. The Commission believes the County (and possibly the City) could achieve economies in this cost, and thus stretch the effective value of the grant funds available, by contracting with the larger and deeper City staff for administration and monitoring of the sub-grantees who ultimately spend these funds to implement essentially similar projects.

Implementation

Exploration and development of an interlocal agreement to implement this recommendation should be part of the FY 2005 work program for City-County Cooperation. If necessary, incremental agreements might address individual categories of CDBG program expenditures. Administrative approval by the U.S. Department of Housing and Urban Development is also required, but should not be a major obstacle.

Subdivision Development Process

The City and County should amend their interlocal agreement under HB 1445 to make the County a “reviewing agency” for subdivision plats, thereby falling under the City’s Unified Development Code time limits for review. The Commissioners Court should “approve” plats during that review period. A joint plat application and fee process should be established with consistent fees. Additionally, the County should adopt the subdivision regulations of the UDC to ensure consistent code enforcement throughout the ETJ and the unincorporated area.

Rationale

House Bill 1445 (2001) required the City and County to adopt an interlocal agreement to eliminate the obvious duplication in the review of subdivision plats in the extra-territorial jurisdiction. However, the current joint submittal and approval process still results in a duplication of most reviews by the City and County. In a true “one stop” at the Development Services Center, County reviewers should office at the Development and Business Services Center and review subdivision plats side-by-side with City reviewers.

The existing agreement also allows for separate County approval of all plats requiring variances to the UDC. This creates a dual approval process that could result in conflicting decisions by the City and the County. With prior approval during the review, the final approval of *all* plats within the ETJ would remain with the City’s Planning Commission.

There is no apparent justification for the County to apply different subdivision standards in the unincorporated area inside and outside the City’s ETJ. However, the subdivision standards of the City’s Unified Development Code may not be totally appropriate in rural areas outside the City’s ETJ. Development of appropriate amendments to coordinate the UDC and the County’s subdivision standards into a single truly “unified” development code for Bexar County may be a complex and time-consuming process.

The existing agreement also does not address duplication – and conflicting standards – in post-platting inspection issues.

Implementation

County reviewers should immediately transfer to available space at the “One Stop Center.” City and County staff should negotiate the conflicts in inspection standards and make any necessary adjustments before the end of FY 2004.

Development of a truly “unified” development code for subdivisions outside the city limits – both inside and outside the City’s ETJ – should be a major component of the work program for the Plan for City-County Cooperation. Appropriate amendments to City and County standards should be adopted by the end of calendar 2004.

If the City and County cannot agree on expanding the terms of the interlocal agreement under HB 1445, legislation should be considered which would require integration of the *entire* development process rather than limiting the integration to plat approval.

Countywide 3-1-1 System

The City's 3-1-1 program should be expanded to include all County services.

Rationale

The City operates a "24/7" 3-1-1 program which serves as a general information resource and which tracks problem calls for its citizens. The launching of this service has been extremely well received by city residents. However, the County has no equivalent to this service. A significant proportion of calls to the City's 3-1-1 service line involve County services. The average citizen has no idea which services are provided by which government, and in many cases no idea whether a particular problem area is inside or outside the city limits. *Implementation of this recommendation would do more to make City and County government seamless and transparent to the average citizen than any other recommendation in this report.*

Implementation

Many significant technical issues must be resolved in order to implement this recommendation. These include upgrading the County's technology for tracking citizen service requests and "re-engineering" many of the County's internal procedures for addressing them.

The required feasibility studies are already programmed in the FY 2004 work program of the Plan for City-County Cooperation. The City and County should aim to develop and adopt an interlocal agreement to implement this recommendation during FY 2005.

Satellite Service Offices

The City's Community Link Service Centers and the County's scattered satellite offices should be combined into a network of service centers where citizens can conduct all kinds of routine business with the City and County governments at a single location. These consolidated service centers should also include CPS, SAWS, and Bexar Metropolitan Water District.

Rationale

The City has a network of Community Link Service Centers where citizens can conduct a wide variety of transactions with the city government. The personnel at these centers are extensively cross-trained to make city government as transparent and user-friendly as possible. Meanwhile the County has a series of scattered decentralized offices to facilitate individual departments' respective services to County citizens.

The San Antonio Water System and City Public Service also have decentralized offices for citizen service. Some of these are co-located.

During development of the 2003 County bond issue, consideration was given to developing a series of general-purpose satellite offices to consolidate all of the County's citizen service offices at a single location in each Commissioner's precinct. However, sufficient funding was not available to place such a proposition on the ballot.

The FY 2004 work program of the Plan for City-County Cooperation includes exploring the potential for developing a combined city-county service center as a pilot project in the high growth area around Bandera Road and Loop 1604.

Implementation

Exploration of expanding the Community Link Service Centers to include County services should be an element of the 2005 work program of the Plan for City-County Cooperation. An appropriate interlocal agreement should be negotiated and implemented by FY 2006.

Pending development of new physical facilities, County services should be integrated with the Community Link Service Centers as much as possible through co-location in leased space, cross-training of employees, and use of appropriate technology to ease access to service delivery.

Bexar County should complete a financial feasibility study of the recommended consolidated service centers in the course of planning for the next County general obligation bond issue.

Regional Police Training Academy

The Sheriff's training academy and the AACOG training academy should be integrated into the City's training academy as a regional training facility. This regional academy should also have a formal relationship with the degree-granting program of the Alamo Community College District.

Rationale

At present there are four service structures for police training in the region: the San Antonio Police Academy, the Bexar County Sheriff's Academy, the Alamo Area Council of Governments' Regional Law Enforcement Academy, and the San Antonio College Law Enforcement Academy. All of them provide the basic training required for state certification as a peace officer. The SAPD and the Sheriff's academy provide additional training and instruction that is specially tailored to their departments' operations and procedures. The duplication in these structures serves no particularly obvious or valid purpose. The SAPD Training Academy is located on an ample site and was designed to allow for expansion to serve as a regional training academy.

Implementation

The Commission believes an interlocal agreement involving the City, the County Sheriff and AACOG could be developed under existing law. However, legislation may be needed to authorize the transfer of state funding that currently supports the training program at San Antonio College to offset the cost of operating a regional training facility.

The Commission also recognizes that development of a plan to implement this recommendation will be a uniquely complex and pioneering undertaking. Therefore we also recommend that this project should be overseen by a "Committee of Six" consisting of the San Antonio Chief of Police, the Bexar County Sheriff, AACOG's Criminal Justice Director, a representative of the surrounding 11 counties, a representative of the suburban and other cities in the region, and a representative of the Alamo Community College District.

Special consideration should be given to the fair share cost of operating such a facility, i.e., the County or a suburban city should pay a fair price for employee training to be determined by the Committee of Six. Additional classrooms and administrative offices will be needed to accommodate the transfer of cadets from the existing AACOG and County training facilities.

Another special consideration is to determine how cadets are to be paid and/or to pay for training. The City and County provide cadets a full salary during training and pay all of the costs of training. AACOG and San Antonio College require cadets/students to pay for their own training. The cost for basic TCLEOSE certification at AACOG is \$1,200 for 957 hours of training.

Implementation of this recommendation would also have to conform to the requirements of the City's union contract with the San Antonio Police Officers Association.

Initial explorations of the feasibility of this recommendation should be undertaken within the context of the FY 2005 work program of the Plan for City-County Cooperation. An actual agreement probably cannot be implemented before FY 2007 at the earliest. In addition, capital improvements will be required to implement this project.

Central Jury Pool

The City and County should enter into an interlocal agreement to provide for jurors in Municipal Court to be selected from the citizens responding to the County's call to jury service.

Rationale

Bexar County has a central jury pool for all of the state and county courts that are part of the county government: 24 district courts, 12 county courts, 2 probate courts, 5 justice of the peace courts, 1 magistrate court and 1 criminal impact court. The City duplicates the County's entire process of selecting a jury pool for the occasional jury trial in Municipal Court, which occurs on average once a week. In addition to this useless duplication of administrative effort, individual citizens may thus be called to jury service for both governmental entities within the time span that allows an exemption from repeated service.

Implementation

This should be a relatively simple agreement to negotiate and implement. It is reasonable to expect full implementation by early in FY 2005.

Although the essential substance of this recommendation can be implemented easily, a minor amendment to state law is also desirable to count recent jury service in Municipal Court as an exemption from a repeated call. This should be part of the City's and County's 2005 legislative agendas.

Park Security

Bexar County and the San Antonio River Authority should enter into an interlocal agreement to provide security at all the parks in Bexar County through the San Antonio Parks Police.

Rationale

The City of San Antonio operates and maintains by far the largest park system in Bexar County. In addition to traditional city parks, the City has been acquiring and preserving as open space lands over the Edwards Aquifer Recharge Zone under the Proposition 3 sales tax initiative – much of which is outside the city limits.

At the same time, Bexar County operates a network of County parks which are principally facilities for family and group events. All but one of these parks is inside the city limits, and the exception is at the city boundary.

In addition, the San Antonio River Authority operates the parks at Braunig and Calaveras Lakes under long-term contract to City Public Service, which owns the lakes as cooling facilities for its electric generating plants.

In the face of this fragmented structure of service delivery, City, County and SARA parks are all totally indistinguishable in the average citizen's mind.

Security at city parks is provided through the City's specially trained Parks Police, which is a separate force from the San Antonio Police Department. Security at the other parks is provided as necessary (and as available) by the Sheriff's Department and county constables. The Commission believes that the tasks of policing parks are somewhat different from traditional police roles, and that sheriff's deputies and constables are not well equipped for these roles.

Implementation

Exploration of the required interlocal agreement should be an element of the FY 2005 work program of the Plan for City-County Cooperation. Determination of the budget impacts on the County and SARA must be part of this study.

S.A.R.A. Park Reservations

The San Antonio River Authority's parks should be included in the consolidated central reservations system.

Rationale

Since 1997, Bexar County has contracted with the City for management of a consolidated reservations system for facilities at all City and County parks. SARA's parks at Braunig and Calaveras Lakes are not part of this system. This exclusion simply makes no sense.

Implementation

The interlocal agreement to add SARA's two parks should be a relatively simple one to negotiate. Adoption and implementation should be expected early in FY 2005.

City and County Human Resources

The City's and County's Departments of Human Resources should be administratively consolidated in some form.

Rationale

The Human Resource Departments of the City and County governments necessarily perform similar functions of advertising personnel vacancies, processing employment applications, handling personnel matters, and managing employee records and benefit programs, including health benefits.

Administrative consolidation should produce improve efficiency in advertising vacancies, processing and screening applicants, maintaining records, and, perhaps, in securing higher quality employee benefits, such as health care. It would also serve applicants more effectively and efficiently and improve both governments' ability to pair them with appropriate open positions.

Implementation

Alternatives for consolidation of these services should be explored in the 2005 work program of the Plan for City-County Cooperation. An appropriate interlocal agreement should be concluded by FY 2006.

Geographic Information Systems

Bexar County should enter into an interlocal agreement with the City of San Antonio to allow for information development and exchange in the Geographic Information System (GIS) that the City operates.

Rationale

Currently the City's GIS layers are complete within the city limits and the extra-territorial jurisdiction. By combining data and mapping from the County providers, information will be complete for the unincorporated area prepared with the same standards and opportunities for exchange of information. The costs saved will be determined by the amount of data made available to the County by the City, in order to insure that nothing is duplicated. In addition, the City already acquires data from other agencies and formats it in a manner that would be useful to County departments. This is a savings for the County, rather than acquiring the same data from outside agencies and formatting it themselves.

Implementation

Development of the required interlocal agreement is already included in the FY 2004 work program of the Plan for City-County Cooperation. The County's Needs Assessment should be completed before the end of FY 2004 and the agreement should be implemented in FY 2005. The Commission believes that this agreement should be modeled after the Radio System, with a Joint Operating Committee or some similar successful structure.

A commitment by the County to provide permanent funding to maintain the level of excellence necessary for upkeep of the system is imperative. The interlocal agreement should establish the procedures and timing for data availability for use by the County. It should cover use of servers, data storage and aerial photography storage. It should also confirm how the data will be delivered to the users by fiber optic or other means. In addition, the County must provide for the application development needs specific to Bexar County, to connect into existing County data that is not available through the City.

Countywide Household Hazardous Waste Collection

The City should develop agreements which would enable suburban residents to utilize the City's household hazardous waste drop-off center with minimal or no on-site charge to them.

Rationale

The City of San Antonio operates a household hazardous waste drop-off center at 7030 Culebra. The center is open Thursdays, Fridays, and the first Saturday of each month at no charge to San Antonio residents showing a copy of a recent City Public Service bill as proof of residence. This is an important program to minimize illegal dumping and pollution of the environment.

Bexar County provides no solid waste or recycling services in the unincorporated areas, although various incorporated entities have their own arrangements. Residents in the unincorporated areas make their own arrangements for waste disposal. Except for some businesses or large farming operations, which may have separate arrangements to dispose of hazardous waste, all other residential waste (including recyclables and household hazardous waste) is mixed and disposed of together. The County has about 20 community clean-ups per year at various locations identified by County Commissioners. During these clean-ups, people can drop off their waste at designated locations, and it is picked up by the County and disposed of properly.

Implementation

This recommendation might be implemented either by a single agreement with Bexar County for the entire area outside the city limits (similar to the existing library contract), or by separate agreements for the unincorporated area and individual suburban municipalities. In either case, equitable financing of this extension of city services to the residents outside the city limits must be considered carefully to ensure that city taxpayers are not asked to subsidize suburban services.

Negotiation and adoption of this agreement should be included in the 2005 work program of the Plan for City-County Cooperation. Implementation should be completed by the beginning of FY 2006.

County Illegal Dumping

To avoid duplication of specialized equipment, Bexar County should contract with the City of San Antonio for the use of City crews and equipment to clean-up illegal dump sites in the unincorporated area. In the meantime, it should also seek greater legal authority and flexibility in combating illegal dumping as part of its 2005 legislative agenda.

Rationale

Bexar County is limited in legal authority, staff and funding to combat illegal dumping in the unincorporated area. The County's three main goals are to abate junk vehicles, to prevent and abate nuisances within platted subdivisions, and to abate nuisances within 50 feet of a public right-of-way. Other complaints consist of weeds, trash and septic tank leaks on private property. The process to abate such complaints is cumbersome. The County must give notice to the owner of the property to remove the nuisance within 30 days. If the nuisance is not abated, the County may then file a complaint with the Justice of the Peace Court. The time period for a hearing is usually 6-8 months. After the hearing the County may then abate the nuisance and bill the owner.

The City of San Antonio's Code Compliance Department is provided with more manpower and capital. The city receives notice of illegal dumping both through the 3-1-1 system and through citizens calling the Code Compliance Department directly. Code Compliance Officers will send a Notice of Violation with an affidavit to support prosecution of the violator in Municipal Court if the violation is not abated.

The Commission believes the County could achieve economies in clean-up costs by contracting with the City for this service. These would be greater if the Commission's recommendation on the 3-1-1 system is implemented at the same time.

Implementation

An appropriate interlocal agreement should be developed in the 2005 work program of the Plan for City-County Cooperation. However, legislation is required to address the limitations of County's legal authority, Section 365.017 of the Health and Safety Code.

County Traffic Signals Operation and Maintenance

Bexar County should explore the potential for economies in the maintenance of traffic lights and flashers and installation/maintenance of traffic control signs and pavement markings in the unincorporated area by contracting with the City for these services.

Rationale

The County has five traffic lights, five general flashers and 52 school flashers in the unincorporated area. All are contracted out for maintenance. Other sign development such as work zones, bike paths, speed limits, pavement markings and decals are created in-house.

The City uses in-house forces to construct, install, operate and repair all electronic signals in the city and to develop other safety signs and markings on all pavement rights-of-way.

Implementation

Staff exploration of this issue should begin in FY 2004. If results are positive, negotiation and adoption of this agreement should be included in the 2005 work program of the Plan for City-County Cooperation. Implementation should be completed by the beginning of FY 2006.

RECOMMENDATIONS REQUIRING ADMINISTRATIVE ACTION

Coordinated Parks Policies

The City, the County and the San Antonio River Authority should adopt a consistent set of rules and practices to govern parks throughout Bexar County.

Rationale

Under the present structure of multiple park systems, City Council, Commissioners Court and SARA separately determine the rules and policies governing such things as pets, deposits, alcohol consumption and hours of operation. While different types of parks may require specially tailored rules, arbitrary differences between these policies create citizen confusion and serve no useful purpose.

Implementation

A uniform set of rules and practices should be developed by a joint City-County-SARA task force similar to the City-County task force that developed the common policy on tax abatements. This task force should be charged to report before the end of calendar 2004.

Flood Control

A third iteration of the Countywide Citizens' Watershed Committee, with as many of the original members as possible, should be established in FY 2008 to review the effectiveness of the existing interlocal agreement on flood control after its first few years of functioning. Their report should recommend needed revisions to the agreement or the establishment of a separate entity.

Rationale

Bexar County levies a dedicated property tax for flood control. It contracts with the San Antonio River Authority for the design and construction of flood control improvements along the San Antonio River and its tributaries. SARA in turn is the local partner with the U.S. Army Corps of Engineers for improvements authorized by the U.S. Congress.

The City of San Antonio, along with other municipalities in Bexar County, is responsible for local drainage improvements. These are typically funded by City general obligation bond issues and implemented through the City public works department.

After the disaster of the October 1998 floods, the City and County created a Countywide Citizens Watershed Master Plan Committee which recommended consideration of "a single entity, system or structure" to coordinate all flood control and drainage improvements in the community. A follow-up Implementation Committee resulted in an interlocal agreement creating the "Committee of Six" (now being expanded to a Committee of Seven) to coordinate City, County and SARA projects through a structure resembling the Metropolitan Planning Organization for transportation improvements.

Implementation

Initial coordination efforts have concentrated on the issue of flood control. However, the interlocal agreement states that this partnership is also to cover the issues of water quality and stormwater management. The San Antonio Water System is a partner with the City regarding water quality and stormwater issues, but SAWS is not mentioned in the interlocal agreement. An addendum should be added to the agreement to spell out the relationship and activities of SAWS in the context of the larger issue.

County Streets and Roads Maintenance

Bexar County should “ride” the City’s bids for paving and street/road repair materials as much as possible.

Rationale

The City and the County use largely identical materials for street paving, bridge and guardrail maintenance, and sidewalk reconstruction. However, it appears that the County continues to solicit bids for the materials used by County crews separately, rather than “riding” the City’s contracts. The Commission believes the County could achieve economies by using the City’s larger volume bids for these contracts.

Implementation

This recommendation can be implemented immediately, the next time bids are solicited.

Library Book Purchases

Suburban municipal libraries should purchase books and materials through the San Antonio Public Library's contracts with vendors.

Rationale

Alongside the San Antonio Public Library, several of the suburban municipalities in Bexar County (Converse, Universal City and Leon Valley) support their own local municipal public libraries, at their own municipal expense. The Commission believes they might achieve some economies by "riding" San Antonio contracts for books and material purchases.

Implementation

This requires nothing more than administrative action.

RECOMMENDATIONS FOR FUTURE CITY-COUNTY SERVICE INTEGRATION

Continuing City-County Service Integration

The City and County should establish a follow-up City-County Service Integration Commission for a term of several years to monitor and oversee current integration projects and to facilitate future integration projects.

Rationale

During its research and evaluation, the Commission came to recognize a fundamental and formidable roadblock to effective City-County service integration: the differences in the internal "corporate culture" of two governments that historically have regarded each other with some degree of suspicion and dealt with each other at arm's length. This history is aggravated by the fundamental difference in their forms of government. The City of San Antonio is a "home rule" city with a charter that allows for flexibility in how the City's 11 elected officials govern. The County government, designed under frontier conditions following the Civil War, is a very rigid structure that allows for very few opportunities to integrate services. In addition, the County has 26 autonomous elected officials who are not effectively accountable to Commissioners Court. These radically different governmental structures have generated internal cultures that are very different and that have historically made service integration very difficult.

The Commission notes that both City and County staffs have become increasingly receptive to the potential of working together for the betterment of our community. However, we also believe that without continuing pressure from above and outside the existing bureaucracies, the impetus for continuing city-county service integration will sooner or later begin to fade. A continuing oversight body, dedicated to ensuring continuing implementation, is necessary to ensure that this report does not gather dust on a shelf.

The Commission also believes that continuing city-county service integration must be an on-going process, in which new opportunities will ripen even as old initiatives are completed. Every subcommittee of this Commission considered additional possibilities for service integration that are not contained in this report, and determined for one reason or another that the conditions are just not right to pursue the matter at this point. This suggests an annual process of re-evaluating targets and objectives for service integration, similar to the annual updating of the work program for "City-County Cooperation."

Implementation

The present, temporary, Commission was established by simple parallel resolutions of City Council and Commissioners Court. However, the Commission believes that a more permanent body to oversee city-county integration efforts should be based on a formal interlocal agreement. This agreement should (1) reformulate and restate the mandate to the new Commission, (2) provide for the appointment of Commission members by City Council and Commissioners Court (similarly to the present Commission), including appointments to fill vacancies, and (3) provide for continuing staff and independent consultant support for a term of three-to-five years.

City-County Technology Purchasing

The City and County should create a joint staff working group to ensure that future technology purchases are compatible between the two governments, and that they are implemented under a conscious design to facilitate future integration of services.

Rationale

The Commission has found that one of the most fundamental and frustrating obstacles to integration of city and county services is the incompatibility of the software purchased by the two governments for their own internal operations in isolation from each other. These systems represent major investments of taxpayer funds, and they are not easily made to work with each other when they are fundamentally incompatible from the beginning.

For example, the City and the County operate on different Criminal Justice Information Systems. Although each entity has limited access to the other's system, when the City and County integrated magistration services, the County was required to spend more than \$7,000 to upgrade technology capabilities to effectively communicate with the City. The Commission has found example after example where the principal real obstacle to the integration of services is the simple incompatibility of the software used on each side.

The City and County have recently purchased the same resource management software system. City Public Service and the San Antonio Water System also utilize this software. The opportunity exists for the four entities to develop compatible data management systems which will facilitate service integration in the future. It also creates the opportunity to develop a joint "user support group" which all of the entities can utilize, thereby improving software maintenance and functionality while reducing the costs to each.

Implementation

The joint staff working group can be implemented by administrative action, based on parallel resolutions of City Council and Commissioners Court. A permanent joint user support group would require an interlocal agreement. Oversight of this effort should be a charge to the recommended follow-up Commission on City-County Service Integration.

Integration of Quality of Life Services

The City and County should thoroughly evaluate the feasibility of consolidating “quality of life” services such as libraries, parks and recreation, golf courses, and operation/management of cultural and sports venues on a countywide basis. A successor to this Commission should make substantive recommendations on these issues.

Rationale

All of these services have a common element: the benefits of the service are not captured within the boundaries of the central city. Therefore the present assignment of functions to City and County governments poses problems both of financial equity (particularly to City taxpayers) and of effectiveness in overall service delivery.

In the case of the Library, the underfunding of the City’s library system has been a matter of public concern and editorial comment for many years. Recently a proposal has been aired by the Library Board of Trustees and the Library Foundation to create a countywide library district in an effort to expand the tax base supporting the library system and to correct the inequity of double-taxing city residents to subsidize the use of the library by suburban residents. City Council has already funded a feasibility study of alternative approaches to the Library’s long-term funding needs which will examine the potential of a countywide library district in greater detail.

In the case of Parks and Recreation, the obvious duplication between the City and County parks departments has no credible explanation or rationale. The City is buying land for preservation as open space over the Edwards Aquifer Recharge Zone (often outside the city limits), while virtually all of the County’s parks are inside the city limits – and the two systems are totally indistinguishable to the average citizen.

In the case of cultural and sports venues, the City has traditionally borne the burden of delivering services that benefit the entire metropolitan area. In recent years, however, the County has also assumed particular roles in this area – e.g., with development of the SBC Center and sponsorship of a “community fund” to benefit arts and cultural organizations. Efforts to coordinate the marketing and provision of support services to the SBC Center and the Alamodome have proven singularly unsuccessful.

The present Commission has simply not had time to explore these issues in sufficient detail to make a more definitive recommendation. However, we are convinced that these issues require further study that may result in recommendations for fundamental reorganization in these services.

Implementation

Alternatives that might be considered include a series of separate countywide special districts for the library, parks, and cultural/sports venues or a single overall “Quality of Life” authority for all of these functions together, similar to the Harris County/Houston Sports Authority. Chapter 1432 of the Local Government Code would need to be amended to include non-sporting venues such as libraries, parks and cultural facilities.

The Commission is concerned that any new countywide special district be accountable to Commissioners Court as the County's overall elected governing body, rather than a wholly separate unit of government. Therefore we would recommend considering the model of the University Health System, whose board is appointed by Commissioners Court and whose tax rate (and therefore ultimately its budget) must be approved by Commissioners Court.

A district that is financed by a property tax would require legislation in the form of a local-interest amendment to the state constitution as well as ratification by the voters. Implementation issues would include the structure of a governing board that is effectively accountable to Commissioners Court, the transfer of the properties and staff of the City to the new district, the disposition of the City's existing and authorized debt for these functions, and the relationship between the district and related functions of suburban municipalities.

Marketing of City Services

The City should develop a regular program to analyze the costs of extending particular services to suburban municipalities and actively offer these services to them on an equitable basis.

Rationale

The City of San Antonio operates on a totally different scale from any of the other incorporated cities in Bexar County. It has the manpower and specialized equipment to provide the full range of municipal services through in-house forces. In contrast, the suburban cities are too small to provide many of the services they need on a "24/7" basis (for example, police, fire and EMS dispatch) through their own individual municipal structures. They are also too small to justify owning and maintaining a wide range of expensive equipment they do not use every day, in functions ranging from street sweeping to pothole repair, and from traffic sign replacement to maintenance of drainage channels. They have no practical alternative in these cases but to contract with an outside agency (either the County, another suburb or a private vendor), which is often uneconomic and requires administrative effort disproportionate to the task at hand.

In the face of this situation, the City has a very limited history of contracting with suburban cities to deliver municipal services inside their boundaries on a mutually equitable basis. The principal example is the handful of relatively long-standing contracts for EMS with several surrounded municipalities. The City has proven ill-prepared to respond to a request for a proposal to extend its fire protection to another city that is dependent on another suburb's volunteer fire department.

It has never considered the potential to offer "menu pricing" of public works-related services that require specialized equipment. It may even be possible in some cases that the City could benefit from economies of scale in offering its services on a wider geographic basis.

A well-known model for the kind of program recommended here has been refined over many years in Los Angeles County, California – a "home rule" county that contracts with many cities within its jurisdiction to deliver a wide range of municipal services on their behalf. Full City cost recovery and avoiding "dilution" of existing City services are obviously essential to this recommendation.

Implementation

The existing Interlocal Cooperation Act provides ample authority for the City to contract with suburban cities to deliver a wide range of municipal services on a mutually beneficial basis. However, implementation of this recommendation will require an increase in City financial analytical staff and the staff of the Intergovernmental Relations Office. These costs should ultimately be recovered as part of the overhead for a system of interlocal contracts that optimizes the integration of City and suburban municipal services.

STATE OF TEXAS
COUNTY OF BEXAR

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**CITY-COUNTY INTERLOCAL
AGREEMENT FOR PLATTING
IN THE ETJ OF SAN ANTONIO**

This City-County Interlocal Agreement ("Agreement") for Platting in the Extraterritorial Jurisdiction of the City of San Antonio is entered into by and between the **CITY OF SAN ANTONIO**, a home-rule municipality situated within Bexar County, Texas, hereinafter referred to as "**CITY**" and the **COUNTY OF BEXAR**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**", acting pursuant to the authority granted by the Interlocal Cooperation Act, TEXAS GOVERNMENT CODE, Chapter 791 and the TEXAS LOCAL GOVERNMENT CODE, Chapter 242.

WITNESSETH

WHEREAS, both the **CITY** and **COUNTY** operate systems designed to approve subdivision plats as authorized under applicable state laws; and

WHEREAS, the Texas Legislature amended Chapter 242 of the Texas Local Government Code to require that the **CITY** and **COUNTY** enter into a written agreement pertaining to regulation of subdivision plats in the Extraterritorial Jurisdiction ("ETJ") of the **CITY**; and

WHEREAS, the governing bodies of the **CITY** and **COUNTY** believe it is in the best interest of both entities to combine their respective procedures into one seamless operation with each retaining certain responsibilities as hereinafter provided in this Agreement; and

WHEREAS, the governing bodies of the **CITY** and **COUNTY** believe it is in the best interest of both entities to regulate the flood plain in accordance with the Interlocal Agreement between the **CITY**, the **COUNTY** and the San Antonio River Authority establishing the Regional Flood Control, Drainage, and Storm Water Management Program; and

NOW THEREFORE, in order to carry out the intent of the Parties as expressed above, and for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Parties, the Parties agree as follows:

ARTICLE I
PURPOSE

1.01 The purpose of this Agreement is to establish and clarify each Party's obligations, costs, and the manner and method of approving subdivision plats for real property located within both Bexar County, Texas and the ETJ of the **CITY**.

1.02 The ETJ of the **CITY** may fluctuate from time-to-time during the term of this Agreement as a result of City Council action. **CITY** agrees to notify **COUNTY** in writing within ten (10) days of any and all City Council action that changes the ETJ during the term of this Agreement thereby affecting subdivision platting for real property within the boundaries of Bexar County, Texas.

ARTICLE II

TERM

2.01 The initial term of this Agreement shall be from the date of execution of this Agreement with a termination date of September 30, 2004. Thereafter, the Parties shall renew the Agreement on an annual basis beginning October 1, 2004. The yearly renewal shall be automatic upon the expiration of the preceding one (1) year term unless one of the Parties gives the other Party written notice of its desire not to renew the Agreement at least ninety (90) days prior to the expiration of the then current term.

ARTICLE III

APPLICABLE PROCEDURES

3.01 **CITY** and **COUNTY** agree that subdivision platting in the ETJ will be in accordance with the standards and procedures contained in the Unified Development Code of the **CITY**, i.e., Chapter 35 of the City Code of San Antonio, Texas, unless stipulated otherwise in this Agreement.

3.02 The **CITY**, by and through its Development Services Department, shall act as the general public's point-of-contact for receipt of all platting applications and for the collection of all required fees, including but not limited to, fees for recording the approved plat with the County Clerk. The **City** will reimburse the county on the last day of each month for the **County** platting fees collected.

3.03 As a Certifying Agency, **COUNTY** agrees to complete its review in accordance with procedures and standards set forth in the Unified Development Code. If additional information or materials are needed from the Applicant, the **COUNTY** shall render the submittal incomplete in accordance with Unified Development Code procedures.

3.04 After an applicant receives Letters of Certification from each certifying agency, the application for subdivision plat approval is filed with the City Planning Commission. The **CITY** shall then conduct a completeness review and, if complete, shall forward to **COUNTY** a copy of the complete subdivision plat application for approval.

3.05 **CITY** agrees to proceed with subdivision plat approval concurrent with the **COUNTY** in accordance with the procedures and standards set forth in the Unified Development Code. A variance to the procedures or standards must be approved by both the **CITY** and the **COUNTY**.

3.06 The Parties agree and understand that, except as otherwise specifically provided for under paragraphs 3.07, 3.08 and 3.09 of this Agreement, if a conflict exists between **CITY** and **COUNTY** regulations, the more stringent regulations shall control. The UDC will be amended to reflect changes in the attached matrix. In the event the UDC is amended, the **City** agrees to notify the **County** at least 30 days prior to approval.

3.07 Within the parameters of this Agreement, the Parties agree and understand that the **COUNTY** shall have exclusive control over the formulation and enforcement of regulations pertaining to manufactured housing in the extraterritorial jurisdiction of the **CITY** and all septic tank licensing.

3.08 With regard to street construction regulations, the Parties hereby acknowledge and recognize that fundamental differences exist between the requirements for streets in densely populated areas within the **CITY** and less populated areas of the **COUNTY**. The Parties agree to allow the use of **COUNTY** street design standards, which do not require sidewalks or streetlights, for development of residential areas with less than two (2) units per acre.

3.09 The Parties agree that the procedures for the administration and enforcement of regulations pertaining to flood control, drainage and storm water shall be in accordance with the Interlocal Agreement between the **CITY**, the **COUNTY** and the San Antonio River Authority establishing the Regional Flood Control, Drainage, and Storm Water Management Program.

3.10 Upon completion of all formal approvals, **CITY** shall be responsible for recording the Plat with the County Clerk's Office.

3.11 The parties agree that initiation of proposed amendments to the Unified Development Code will include, but will not be limited to, joint **CITY-COUNTY** review of variance requests, joint **CITY-COUNTY** formulation of staff recommendations when necessary and with exception of major thoroughfares, procedures for county evaluation of proposed street medians.

ARTICLE IV **CONSIDERATION**

4.01 The Parties agree and understand that each shall be responsible for its own costs and expense necessary to fulfill its responsibilities under this Agreement.

ARTICLE V **TEXAS LAW TO APPLY**

5.01 This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Bexar County, Texas.

ARTICLE VI **LEGAL CONSTRUCTION**

6.01 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE VII **AMENDMENTS**

7.01 No amendment, modification or alteration of the terms hereof shall be binding unless in writing, dated subsequent to the date of this Agreement and duly authorized by the governing bodies of the **CITY** and the **COUNTY**.

VIII. LIAISONS AND NOTICES

8.1 Unless written notification by the **COUNTY** to the contrary is received by **CITY**, the Executive Director of the Infrastructure Services Department shall be the designated representative of the **COUNTY** responsible for the management of this Agreement.

8.2 Unless written notification by the **CITY** to the contrary is received by **COUNTY**, the Director of the Development Services Department shall be the designated representative of the **CITY** responsible for management of this Agreement.

8.3 Communications between **CITY** and **COUNTY** shall be directed to the designated representatives of each as set forth above.

8.4 For purposes of this Agreement, all official communications and notices among the parties shall be deemed sufficient if in writing and hand delivered or mailed, registered or certified mail, postage prepaid, to the addresses set forth below:

CITY

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283
Attn: Florencio Pena
Director, Development
Services Department

COUNTY

County of Bexar
233 North Pecos Street
San Antonio, Texas 78207
Attn: Gabriel Perez
Executive Director, Infrastructure
Services Department

Notice of change of address by either party must be made in writing delivered to the other party's last known address within five (5) business days of such change.

EXECUTED IN DUPLICATE ORIGINALS, EACH OF WHICH SHALL HAVE THE FULL FORCE AND EFFECT OF AN ORIGINAL, ON THIS THE 23rd DAY OF February, 2004.

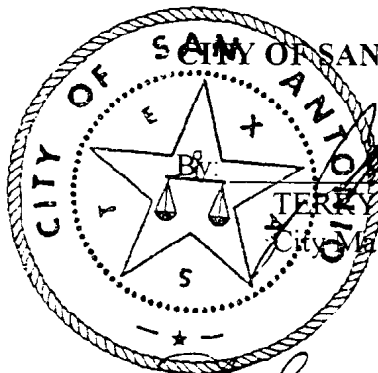
COUNTY OF BEXAR

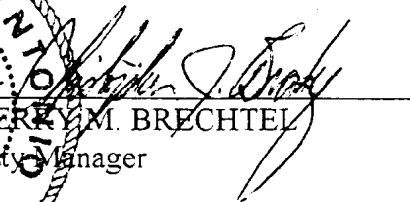
By: 

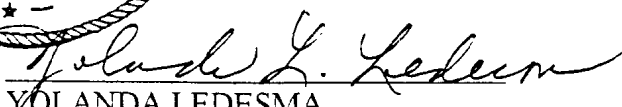
NELSON W. WOLFF
County Judge

ATTEST: 

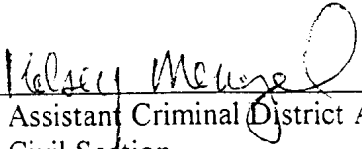
GERRY RICKHOFF
County Clerk




TERRY M. BRECHTEL
City Manager


YOLANDA LEDESMA
Acting City Clerk

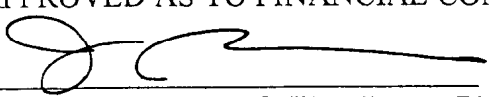
APPROVED AS TO LEGAL FORM:
SUSAN D. REED
Criminal District Attorney
Bexar County, Texas

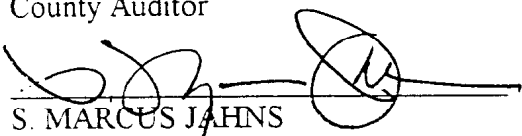
By: 
Assistant Criminal District Attorney
Civil Section

APPROVED AS TO FORM:
ANDREW MARTIN
City Attorney

By: 

APPROVED AS TO FINANCIAL CONTENT:

By: 
FRANKIE J. McKNIGHT TOMMY TOMPKINS
County Auditor


S. MARCUS JAHNS
Executive Director/Budget Officer
Planning & Resource Management Department

Chapter 35, UDC Matrix Application in Bexar County/City of San Antonio				
	DIVISIONS/TITLES	Not Applicable	Amendment Not Required	Amendment Required
	ARTICLE I : Purpose & Scope	X		
	ARTICLE II : Use Patterns	X		
	ARTICLE III : Zoning	X		
	ARTICLE IV : Procedures			
Division 1	General Procedural Requirements			
35-401	General Procedural Requirements			
	(a) Common elements		X	
	(b) Categories of Permits	X		
	(c) Building Permits required	X		
	(d) Certificates of occupancy	X		
35-402	Completeness Review			
	(a) Pre-Application Conference		X	
	(b) Application Materials		X	
	(c) Review Procedures		X	
35-403	Notice Provisions	X		
35-404	Public Hearings Procedures	X		
35-405	Post-Decision Proceedings	X		
35-406	Revocation of Permit-Approval	X		
35-407	Annexation	X		
35-408	Neighborhood Registration	X		
35-409	Citizen Participation Plan	X		
Division 2	Master Development Plans			
35-412	Master Development Plans		X	
Division 3	Zoning Procedures			
35-420	Comprehensive Neighborhood Plan		X	
35-421	Zoning Amendments	X		
35-422	Conditional Zoning	X		
35-423	Specific Use Authorization	X		
35-424	Ministerial Permits or Approvals	X		
Division 4	Subdivisions			
35-430	Applicability & General Rules			
	(a) Subdivision subject to this Section		X	
	(b) Classification of Subdivisions		X	
	(c) Plat Exceptions			X
	(d) Certificate of Determination			X
	(e) Conflict with County Regulations			X
	(f) Performance Agreements		X	
35-431	Letters of Certification			
	(a) Applicability		X	
	(b) Initiation			X
	(c) Completeness Review	X		
	(d) Decision	X		
35-432	Procedures for Subdivision Plat Approval			
	(a) Applicability		X	
	(b) Initiation		X	

	(c) Completeness Review		X	
	(d) Decision			X
	(e) Criteria		X	
	(f) Subsequent Applications		X	
	(g) Amendments		X	
	(h) Scope of Approval		X	
	(i) Recording Procedures		X	
35-433	Development Plat			
	(a) Applicability			X
	(b) Initiation	X		
	(c) Completeness Review	X		
	(d) Decision	X		
	(e) Approval Criteria	X		
	(f) Subsequent Applications	X		
	(g) Amendments	X		
	(h) Scope of Approval	X		
35-434	Plat Deferral			
	(a) Applicability			X
	(b) Initiation	X		
	(c) Completeness Review	X		
	(d) Decision	X		
	(e) Approval Criteria	X		
	(f) Subsequent Applications	X		
	(g) Amendments	X		
	(h) Scope of Approval	X		
35-435	Subdivision Plat Variances			
	(a) Variances		X	
	(b) Administrative Exceptions			X
35-436	Performance Agreement			
	(a) Guarantee of performance		X	
	(b) Substituting Guarantees		X	
	(c) Supplementary Guarantees		X	
	(d) Release upon completion			X
35-437	Acceptance of dedication		X	
35-438	Owner-Initiated Plat Vacation		X	
35-439	Replatting without Vacating Preceding Plat		X	
35-440	Amending Plats		X	
35-441	Replatting of Antiquated Plats		X	
35-442	Replats Subject to Low-Density Zoning	X		
Division 5	Historic & Design Review			
35-450	General Rules	X		
35-451	Certificate of Appropriateness	X		
35-452	Certificate of Appropriateness-Repair & Maintenance	X		
35-453	Permits	X		
35-454	Review of Plans	X		
35-455	Demolition Permits	X		
Division 6	Floodplain Permits			
35-460	Flood Plain Administrator ¹			X
35-461	Flood Plain Permits ¹			
	(a) Applicability		X	
	(b) Initiation			X
	(c) Completeness Review			X

	(d) Decision			X
	(e) Approval Criteria			X
	(f) Subsequent Applications		X	
	(g) Amendments		X	
	(h) Scope of Approval		X	
	(i) Recording Procedures		X	
35-462	Enforcement ¹			X
35-463	Performance Bond ¹		X	
35-464	Variance Procedures ¹			
	(a) Applicability		X	
	(b) Initiation			X
	(c) Completeness Review			X
	(d) Decision			X
	(e) Approval Criteria			X
	(f) Subsequent Applications			X
	(g) Amendments		X	
	(h) Scope of Approval		X	
	(i) Recording Procedures		X	
35-465	Continuing Obligations ¹			X
35-466	Letter of Map Revision ¹		X	
<u>Division 7</u>	<u>Procedures for Edwards Aquifer Overlay</u>			
35-470	Administration		X	
35-471	Environmental Assessment Report		X	
35-472	Water Pollution Abatement Plan		X	
35-473	Aquifer Protection Plan		X	
35-474	Enforcement		X	
<u>Division 8</u>	<u>Procedures in Airport Overlay District</u>			
35-475	Site Plan in Military Overlay District	X		
<u>Division 9</u>	<u>Landscaping & Tree Preservation</u>			
35-476	Landscape Plans			
	(a) Application	X		
	(b) Completeness Review	X		
	(c) Processing prior to Building Permit	X		
	(d) Processing prior to CFO	X		
35-477	Tree Preservation Permits			
	(a) Applicability	X		
	(b) Initiation	X		
	(c) Completeness Review	X		
	(d) Decision	X		
	(e) Approval Criteria	X		
	(f) Subsequent Applications	X		
	(g) Amendments	X		
	(h) Scope of Approval	X		
	(i) Recording procedures	X		
<u>Division 10</u>	<u>Variances & Appeals</u>			
35-480	Generally	X		
35-481	Appeals to the Board of Adjustment	X		
35-482	Zoning Variances	X		
35-483	Subdivision Variances			X
35-484	Development Plat Variances			X
35-485	Variances in the ERZD		X	

35-486	Appeals in the ERZD		X	
35-487	Variances in Utility Conversion Districts	X		
35-488	Appeal procedures for Sexually Oriented B.	X		
<u>Division 11</u>	<u>Enforcement, Violations & Penalties</u>			
35-490	Types of Violations		X	
35-491	Civil enforcement			
	(a) Enforcement Actions	X		
	(b) Subdivision Plats within ETJ		X	
	(c) Penalties		X	
	(d) Remedies	X		
	(e) Nuisances	X		
35-492	Violations of Conditions	X		
35-493	Violations of Tree Preservations Standards	X		
35-494	Enforcement, of Subdivision Regulations			
	(a) Permits	X		
	(b) Utility service to land prior to 1987	X		
	(c) Utility service to land after 1987	X		
	(d) Completion of Improvements		X	
35-495	Violations of Flood Plain Development			X
35-496	Violations of ERZD Regulations		X	
35-497	Sexually Oriented Businesses	X		
	ARTICLE V : Development Standards			
<u>Division 1</u>	<u>General Provisions</u>			
35-501	General Provisions			
	(a) Applicability		X	
	(b) Administrative Exceptions			X
	(c) Site Improvements		X	
	(d) Standard Specs for Construction		X	
	(e) Americans with Disabilities Act		X	
	(f) Extended Warranty Bond			X
<u>Division 2</u>	<u>Infrastructure Standards</u>			
35-502	Traffic Impact Analysis		X	
35-503	Required Parks/Open Space	X		
35-504	Storm Water Management ¹			
	(a) Applicability		X	
	(b) Storm Water Management Program			X
	1. Regional SW Mgmt (RSWMP)			X
	2. System Criteria		X	
	3. Responsibility to accept SW		X	
	4. Positive Overflows		X	
	5. Maintenance			X
	(c) Method of Computing Runoff		X	
	(d) Drainage Easements & ROW		X	
	1. Applicability			X
	2. Requirements		X	
	3. Natural Watercourses/Flood plains			X
	4. Maintenance access ROW		X	
	5. Lot & Property Line Crossing		X	
	6. Interceptor easements		X	
	7. Lower elevation of site		X	
	(e) Site Design & Grading			X
	(f) Storm Water detention			

	1. Maximum outflow rate		X	
	2. On-site detention			X
	3. Regional Detention facilities			X
	4. Multi use facilities		X	
	5. Wet Pool or Pumped Detention		X	
	(g) Streets		X	
	(h) Drainage channels & watercourses		X	
	(i) Storm sewers		X	
	(j) Inlets & Openings		X	
35-505	Floodplains ¹			
	(a) Titles, duties of officials			X
	(b) Findings of fact		X	
	(c) Statement of purpose		X	
	(d) Methods for reducing flood losses		X	
	(e) Lands to which provisions apply			X
	(f) Basis of establishing flood hazards			X
	(g) Compliance		X	
	(h) Abrogation and greater restriction		X	
	(i) Interpretation		X	
	(j) Warning and disclaimer of liability		X	
	(k) Allowable & prohibited dev. In F.P.		X	
	(l) Requirement			X
	(m) General standards for flood haz. red.		X	
	(n) Specific standards for flood haz. red.		X	
	(o) Areas of shallow flooding		X	
	(p) Subdivision proposals		X	
	(q) Low risk flood area	X		
35-506	Transportation & Street Design			
	(a) Applicability		X	
	(b) Classification		X	
	(c) Statement of purpose		X	
	(d) Cross-section and Construction Std.			X
	(e) Connectivity		X	
	(f) Street intersection		X	
	(g) Dedication of Arterial		X	
	(h) Street Names & Signage		X	
	(i) Street Lights			X
	(j) Private Streets		X	
	(k) Traffic signals		X	
	(l) Horizontal curvature		X	
	(m) Pavement and median transition		X	
	(n) Medians			X
	(o) Wheelchair ramp			X
	(p) Pavement Standards			X
	(q) Sidewalk standards			X
	(r) Access and Driveways		X	
	(s) Gated subdivision streets		X	
	(t) Traffic calming			X
35-507	Utilities		X	
35-508	Impact Fees	X		
Division 3	Landscape and Tree Preservation			
35-510	Buffers	X		
35-511	Landscaping	X		
35-512	Streetscape Planting Standards	X		

35-513	Tree Preservation	X		
35-514	Fences & Walls	X		
<u>Division 4</u>	<u>Lot Layout Height & Density/Intensity Std</u>			
35-515	Lot Layout Regulations		X	
35-516	Setback & Frontage Regulations	X		
35-517	Building Height Restrictions	X		
<u>Division 5</u>	<u>Natural Resource Protection</u>			
35-521	Edwards Aquifer Recharge Protection	X		
35-522	Floodplain Development Standards ¹	X		
35-523	Tree Preservation	X		
<u>Division 6</u>	<u>Parking and Storage Standards</u>			
35-525	Outdoor Storage Standards	X		
35-526	Parking & Loading Standards	X		
35-527	Off-Street Truck Loading Standards	X		
	ARTICLE VI: Historic Preservation & Urban Design	X		
	ARTICLE VII: Vested Rights Nonconforming Use	X		
	ARTICLE VIII: Administrative Agencies	X		

Note 1. Procedures for the administration and enforcement of regulations pertaining to flood plains shall be in accordance with the Interlocal Agreement between the City, the County, and the San Antonio River Authority establishing the Regional Flood Control Management Program.