

**State of Texas
County of Bexar
City of San Antonio**



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 9, 2019

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. City Clerk Leticia Vacek took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: 11 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Father Juan Carlos Tejada, St. Timothy Catholic Church, guest of Councilmember Shirley Gonzales, District 5.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes of the City Council Regular Meetings of April 10 - 11, 2019

Councilmember Treviño moved to approve the minutes of the City Council Regular Meetings of April 10-11, 2019. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg observed a moment of silence for Dan Markson of the NRP Group and Granville Coggs, Tuskegee Airman, who passed away during the week. He offered his condolences to the Markson and Coggs Families.

CONSENT AGENDA ITEMS

Items 6, 7, and 14 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 15 was pulled from the agenda by staff and would not be addressed. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Hall seconded the motion.

Mayor Nirenberg called upon Mr. Jack M. Finger to speak.

Jack M. Finger addressed the City Council in opposition to the Interlocal Agreement with University Health System (Item 12) and the Echo East Apartment Project (Item 14).

Councilmember Sandoval highlighted the donations from the Southwest Texas Regional Advisory Council for Trauma (STRAC) and thanked staff for applying for the grants (Items 8, 9, and 10).

Councilmember Viagran highlighted the amendments to the Mission Del Lago Tax Increment Reinvestment Zone (TIRZ) Development Agreement and thanked everyone that worked on the project (Item 13).

The motion to approve the remaining Consent Agenda Items prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

2019-05-09-0378

4. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$471,000.00, available and included in the respective departments' FY 2019 Adopted Budget:
- (A) Sun Badge Company for SAPD badges;
 - (B) Clampitt Paper Company and Western BRW - Bosworth for copier paper and card stock; and
 - (C) Herc Rentals, Inc. for construction equipment rentals.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2019-05-09-0379

5. Ordinance approving a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$453,009.17 to provide for the removal, re-installation and repairs to the storm water lift station associated with the short-term parking garage eastern helix at the San Antonio International Airport, an Airport Capital Improvement Fund project. [Carlos Contreras, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements].

2019-05-09-0382

8. Ordinance accepting a donation from the Southwest Texas Regional Advisory Council for Trauma (STRAC) in the amount up to \$279,735.00, approves a program budget and appropriates funds to be used by the Mobile Integrated Healthcare (MIH) unit of the EMS division of the San Antonio Fire Department to help improve the health and daily activities of residents utilizing services at Haven for Hope and reduce admissions and/or readmissions to hospital Emergency Rooms. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2019-05-09-0383

9. Ordinance accepting a donation from the Southwest Texas Regional Advisory Council for Trauma (STRAC) in the amount up to \$266,536.00, approves a program budget and appropriates funds to be used by the Mobile Integrated Healthcare (MIH) unit of the EMS division of the San Antonio Fire Department to help improve the outcomes of residents that have suffered narcotic overdose. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

201905-09-0384

10. Ordinance accepting a donation from the Southwest Texas Regional Advisory Council for Trauma (STRAC) to the San Antonio Fire Department and San Antonio Police Department in the amount up to \$610,221, approves a program budget, and appropriates funds up to \$317,664 to be used by the Mobile Integrated Healthcare (MIH) unit of the EMS division of the San Antonio Fire Department and \$292,557 to be used by the Mental Health Unit of the San Antonio Police Department to help improve outpatient services of residents who are repeatedly emergency detained by law enforcement officers and taken to local hospitals due to mental illness. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief; William McManus, Police Chief]

2019-05-09-0385

11. Ordinance approving an agreement with Parent/Child Incorporated for the San Antonio Metropolitan Health District to provide oral health services for children enrolled in the Head Start program and approve the acceptance of compensation from PCI in an amount up to \$48,960.00 for a term ending July 31, 2020. [Colleen Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

2019-05-09-0386

12. Ordinance amending the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health System to extend the term of the agreement and authorize the acceptance of compensation from UHS in the amount of \$190,768.08 for the delivery of public health services such as sexually transmitted disease control, TB control, emergency preparedness, and vector control to residents of Bexar County for the period April 1, 2019 through March 31, 2020, with the option to renew for one additional one year term. [Colleen Bridger, MPH, PhD, Interim Assistant City Manager; Jennifer Herriott, Interim Director, Health]

2019-05-09-0387

13. Ordinance approving amendments to the Mission Del Lago Tax Increment Reinvestment Zone (TIRZ) Development Agreement, Project and Finance Plans, and Interlocal Agreements with Bexar County, University Health System and Southside Independent School District extending the TIRZ by five years to September 30, 2032. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

PULLED FROM THE AGENDA BY STAFF

15. PULLED -- Ordinance approving a Memorandum of Understanding between the Natural Resources Defense Council and the City of San Antonio in support of the American Cities Climate Challenge. [Roderick J. Sanchez, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer, Office of Sustainability]

CONSENT ITEMS CONCLUDED**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 6:

2019-05-09-0380

6. Ordinance awarding a construction contract, including an additive alternate, in the

amount of \$4,367,118.02 authorized payable to Texas Sterling Construction Co., of which \$385,261.00 will be reimbursed by San Antonio Water System and \$125,559.15 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure for Phase 1 of the S. Foster Road Project. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation and Capital Improvements]

Mayor Nirenberg and Councilmember Saldaña recused themselves from voting on Item 6 by exiting the Council Chambers and noting they submitted the recusal forms to the City Clerk.

Councilmember Treviño moved to adopt the Ordinance for Item 6. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

AYE: 9 - Treviño, Hall, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSTAIN: 2 - Mayor Nirenberg, and Saldaña

Councilmember Perry asked that Items 7 and 14 be addressed jointly as both are under the direction of Deputy City Manager Peter Zaroni and this would be his last City Council Meeting. He presented Mr. Zaroni a hat to wear in Corpus Christi as their new City Manager.

City Clerk Vacek read the captions for Items 7 and 14:

2019-05-09-0381

7. Ordinance awarding a construction contract to REC Industries, Inc. in the amount of \$737,000.00 and appropriating funds from the FY 2019 Community and Visitor Facilities Fund in the total amount of \$937,859.00 for the Alamodome East Hot Water Loop Repair Project in Council District 2. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2019-05-09-0035R

14. Resolution of No Objection for the Echo East Apartments I, LLC application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Echo East, a 211-unit multi-family rental housing development, located at 301 Spriggsdale Avenue in City Council District 2. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Hall requested a presentation on Item 14. Veronica Soto stated that staff

recommended approval of a Resolution of No Objection for the Echo East Development. She outlined the project details and noted that the Low Income Housing Tax Credits of 4% were Non-Competitive. She indicated that all 211 Units would serve families with an Average Median Income of 60% and below. Councilmember Hall confirmed that the City Council was only approving the Resolution of No Objection for the project and asked if the project agreement would have to be updated. Erik Walsh replied that they had been in contact with the developer and the agreement would have to be amended. Councilmember Hall recognized Barbara Gervin-Hawkins. Ms. Gervin-Hawkins thanked the City Council for their support and noted that the only changes to the Agreement would be to include the affordable housing component and a change in the developer. Councilmember Hall expressed support for the project.

Councilmember Viagran asked of next steps. Peter Zanoni replied that staff would present amendments to the agreement within the next few weeks.

Councilmember Pelaez asked of the changes. Ms. Gervin-Hawkins replied that they had changed the project to include an affordability component based on the needs of the community. Councilmember Pelaez expressed concern with the timing and stated that he had additional questions on the project.

Councilmember Gonzales stated that she has seen many projects change due to various reasons and expressed her support for the project.

Councilmember Sandoval asked of the agreement. Mr. Zanoni replied that it would have to be modified based on the new type of development. He noted that an agreement existed due to the fact that the city was giving 10 acres of the project to the developer. Councilmember Sandoval asked why the Resolution of No Objection was being approved prior to revising the agreement. Mr. Zanoni replied that it was based on the project need to secure funding. Ken Sachs, Attorney for the Echo East Project, stated that it was due to their requirements for financing. Councilmember Sandoval stated that she was pleased that they were incorporating an affordable housing component but concerned with the timing and agreement.

Councilmember Saldaña asked of the sentiment of the community regarding the project. Ms. Gervin-Hawkins replied that they were very supportive of the project as the property had been vacant for 40 years. She added that she would continue to keep the community involved throughout the project.

Councilmember Treviño highlighted the design elements of the project and expressed his support. Councilmember Perry stated that he looked forward to the project completion due to the mixed-use component that would be a great addition to the area.

Councilmember Perry moved to adopt the Ordinances for Items 7 and 14. Councilmember Courage seconded the motion. The motion to approve Items 7 and 14 prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

NAY: 1 - Pelaez

16. City Manager's Report

City Manager Walsh recognized Deputy City Manager Peter Zaroni who would be leaving the City of San Antonio to become the City Manager in Corpus Christi. He stated that Mr. Zaroni had lived in San Antonio for 22 years serving multiple Mayors, City Councilmembers, and the community at large. He noted that for the past nine years, Mr. Zaroni had served as Deputy City Manager and Assistant City Manager. He mentioned many of Mr. Zaroni's accomplishments to include implementation of the City's Pre-K 4 SA Program and the 2017-2022 Bond Program totaling \$850 million in Infrastructure Improvements. He stated that Mr. Zaroni was a great asset to the City of San Antonio and would be greatly missed. Mayor Nirenberg and the City Councilmembers thanked Mr. Zaroni for his great work for the City of San Antonio and wished him well in his new role as City Manager of Corpus Christi. Mr. Zaroni thanked everyone for the recognition and support.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 10:41 am to discuss the following Item (A) and continue the previous day's Executive Session Items (C and D):

- A. Deliberate the security assessments or deployments relating to information resources technology, network security information or the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices and related legal issues pursuant to Texas Government Code Section 551.089 (security devices and audits) and Section 551.071 (consultation with attorney).
- C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Settlement offer in litigation styled Champion and Aquero v. City of San Antonio pursuant

to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 1:05 pm and announced that no action was taken in Executive Session.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 1:05 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK