

**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

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Thursday, April 12, 2018

9:00 AM

Municipal Plaza Building

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

**PRESENT:** 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Pelaez, Courage, and Perry

**ABSENT:** 2 - Brockhouse, and Sandoval

City Clerk Vacek announced that Councilmember Brockhouse was out on City Business but would be attending the meeting this afternoon while Councilmember Sandoval was representing San Antonio in the Texas Delegation attending the Women in the World Summit.

1. The Invocation was delivered by Father Ryan Carnecer Zamora, Divine Providence Catholic Church, guest of Rey Saldaña, District 4.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

**3. Approval of Minutes for the City Council Meetings of March 7 - 8, 2018**

Councilmember Treviño moved to approve the Minutes for the City Council Meetings of March 7-8, 2018. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Courage, and Perry

**ABSENT:** 3 - Brockhouse, Sandoval, and Pelaez

**CONSENT AGENDA ITEMS**

Items 15 and 16 were pulled for Individual Consideration. Councilmember Shaw moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak.

Jack M. Finger spoke in opposition to the Housing Tax Credits Program (Item 17) and expressed concern with the Pagan Goddess Statue placed within the San Pedro Creek Project (Item 19).

Rhett Smith spoke in support of the improvements to Denman Park (Item 8).

Councilmember Viagran recognized VIA Metropolitan Board of Trustees Bob Comeaux and Patricia Rodriguez on their reappointments, and new appointees Amanda Merck, Brian Dillard, and Ezra Johnson (Item 13). She thanked them for their willingness to serve. Mayor Nirenberg and the City Council thanked the VIA Board Members for their service.

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

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Courage, and Perry

**ABSENT:** 3 - Brockhouse, Sandoval, and Pelaez

**2018-04-12-0259**

**4. Ordinance approving the purchase of rescue cutters and accessories from Municipal Emergency Services, Inc. for the San Antonio Fire Department at a cost of**

\$188,965.00, funded from the FY 2018 Fire Department General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-04-12-0260**

5. Ordinance approving the purchase of one replacement aerial bucket truck from Doggett Freightliner of South Texas, LLC for the Transportation & Capital Improvements Department for a total cost of \$142,818.62, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-04-12-0261**

6. Ordinance approving the purchase of light duty 4x4 trucks from Ancira Motor Company, Lake Country Chevrolet Inc., and Silsbee Ford Inc. for multiple City departments for an estimated total amount of \$545,272.17 over a two year period, funded from the Equipment Renewal & Replacement Fund and the Development Services Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-04-12-0262**

7. Ordinance approving the following purchases for goods and services for an estimated annual cost of \$6,206,000.00:
- (A) Hesselbein Tire Southwest, Southern Tire Mart, LLC, and T&W Tire, LLC for tires and tire services;
  - (B) J.R. Ramon & Sons, Inc. for demolition services; and
  - (C) GT Distributors, Inc. for body armor, accessories and helmets.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-04-12-0263**

8. Ordinance approving a task order to a Job Order Contract for the Denman Estate Park pond modifications project located in Council District 8, in the amount of \$297,050.00, payable to Davila Construction Inc. Funds in the amount of \$269,018.00 are included in the FY 2018 General Fund and \$28,032.00 are authorized to be appropriated from the Unified Development Code (UDC) fees. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2018-04-12-0264**

9. Ordinance for the 2017-2018 Reconstruction/Reclamation Task Order Contract Package 12, approving a contract with E-Z Bel Construction, LLC in an amount not

to exceed \$1,736,436.50, of which an estimated amount of \$56,650.00 will be reimbursed by San Antonio Water System for necessary adjustments to existing infrastructure. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-04-12-0265**

10. Ordinance approving a lease agreement with Clayton Aircraft Services, LLC for Building 612/Hangar 8 and ground space at Stinson Municipal Airport and generating \$5,970.08 in annual revenue. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-04-12-0266**

11. Ordinance approving the Rules and Regulations for businesses conducting operations for the San Antonio Airport System and amending Chapter 3 of the City Code of San Antonio and clarifying rates. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

12. Approval of the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Zion Minor (District 2) to the San Antonio Youth Commission.

B) Appointing Claudia Rodriguez (District 10) to the Disability Access Advisory Committee.

C) Appointing Elizabeth Stauffer (Mayoral) to the Parks and Recreation Board.

D) Reappointing William P. McManus (Mayoral) and Heberto Gutierrez (Mayoral) to the Bexar Metro 911 Network District Board of Managers for the remainder of unexpired terms of office to expire February 28, 2020.

E) Appointing Melissa Chamrad (Mayoral) and Reappointing Tracy E. Hammer (Mayoral) to the HemisFair Park Area Redevelopment Corporation for the remainder of unexpired terms of office to expire August 13, 2021.

**2018-04-12-0267**

13. Ordinance reappointing Robert L. Comeaux and Patricia Y. Rodriguez for the remainder of unexpired terms to expire December 31, 2019 and appointing Brian

Dillard, Ezra Johnson, and Amanda Merck for the remainder of unexpired terms to expire December 31, 2018 to the VIA Metropolitan Transit Authority Board of Trustees. [Leticia M. Vacek, City Clerk]

**2018-04-12-0268**

14. Ordinance approving a Memorandum of Agreement with United States Customs and Border Protection to reimburse the federal agency in an amount not to exceed \$317,060.12 for costs related to IT and technology improvements related to the expansion and renovation of the Customs Area, otherwise known as the Federal Inspection Services facility, in Terminal A of the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-04-12-0026R**

17. Resolution of No Objection for Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs for the non-competitive 4% Housing Tax Credits program for the development of Culebra Creek Apartments, a 312-unit multi-family rental housing development located at the NW corner of FM 1560 (Steubing Rd) and FM 471 (Culebra Rd) in Council District 6. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2018-04-12-0271**

18. Ordinance releasing a City Storm Water drainage easement which is approximately 0.492 of an acre located near the intersection of Higgins Road and Stahl Road in Council District 10, as requested by ACL Creek Ventures LLC. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]
19. Approval of the following two items relating to the San Pedro Creek Project: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2018-04-12-0272**

- 19A. Ordinance approving an Operations and Maintenance Agreement with San Antonio River Authority and Bexar County for San Pedro Creek.

**2018-04-12-0273**

- 19B. Ordinance approving the creation of three park police officer positions to be utilized for Phases 1 and 2 of the San Pedro Creek Project funded through the Houston Street Tax Increment Reimbursement Zone #9.

**2018-04-12-0274**

- 20.** Ordinance extending the City limits by the full purpose annexation of approximately six acres of land, as requested by the land owner AZTX Properties, and a 0.08 acre right-of-way, generally located northwest of the intersection of Culebra Road and Galm Road, next to the city limits and within the San Antonio ETJ in Bexar County, adopting a service agreement for the area and establishing an effective date. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]

**2018-04-12-0275**

- Z-1.** ZONING CASE # Z2018056 (Council District 6): Ordinance assigning zoning from "OCL" Outside City Limits to "C-2" Commercial District on 6.00 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.00 ACRES OUT OF NCB 18297 (ALSO KNOWN AS LOT P-1, NCB 18297 AND LOT P-1, CB 4450) TO WIT: ASSIGNING ZONING FROM "OCL" OUTSIDE CITY LIMITS TO "C-2" COMMERCIAL DISTRICT.

**2018-04-12-0276**

- Z-2.** ZONING CASE # Z2018132 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 14.9 ACRES OUT OF NCB 18297 (ALSO KNOWN AS LOT P-1, NCB 18297 AND LOT P-1, CB 4450) TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2" COMMERCIAL DISTRICT.

**2018-04-12-0277**

- 21.** Ordinance extending the City limits by the full purpose annexation of approximately 11.48 acres of land, as requested by the land owner Falcon International Bank, generally located northwest of the intersection of Culebra Road and Steubing Road, next to the city limits and within the San Antonio ETJ in Bexar County, adopting a

service agreement for the area and establishing an effective date. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]

**2018-04-12-0278**

- Z-3.** ZONING CASE # Z2018090 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and assigning zoning for property "OCL" Outside City Limits to "MF-33" Multi-Family District on 18.21 acres out of NCB 18296 and CB 4450, generally located northwest of the FM 1560 and FM 471 intersection. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 18.21 ACRES OUT OF NCB 18296 AND CB 4450 TO WIT: FROM "C-2 CD" COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR A HOME IMPROVEMENT CENTER AND ASSIGNING ZONING FOR PROPERTY "OCL" OUTSIDE CITY LIMITS TO "MF-33" MULTI-FAMILY DISTRICT.

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 15:

**2018-04-12-0269**

- 15.** Ordinance approving an agreement with HEB Grocery Company LP to install and maintain fiber optic cables near the following intersections
- E. Cesar Chavez Blvd. at S. Main Ave.,
  - E. Cesar Chavez Blvd. at Dwyer Ave.,
  - El Paso St. at S. Flores St., and
  - N. Main Ave at W. Cypress St..
- for telecommunications services for its downtown campus location. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

Mayor Nirenberg and Councilmember Saldaña recused themselves from voting on Item 15 by exiting the Council Chambers and noting they submitted the recusal forms to the City Clerk.

Councilmember Viagran moved to adopt the Ordinance for Item 15. Councilmember Shaw

seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Treviño, Shaw, Viagran, Gonzales, Pelaez, Courage, and Perry

**ABSENT:** 2 - Brockhouse, and Sandoval

**ABSTAIN:** 2 - Mayor Nirenberg, and Saldaña

City Clerk Vacek read the caption for Item 16:

**2018-04-12-0270**

- 16.** Ordinance approving a Substantial Amendment to the Housing and Urban Development FY 2018 Budget and Action Plan to reprogram
- Community Development Block Grant Funds in an amount not to exceed \$908,000.00;
  - HOME Investment Partnerships Program Funds in an amount not to exceed \$1,820,000.00; and
  - Neighborhood Stabilization Program Funds in an amount not to exceed \$465,000.00
- to eligible activities consistent with the Five Year Consolidated Plan; authorizing the modification, close-out, and cancellation of affected projects and the creation of new projects and project budgets. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto provided an overview of Substantial Amendment #2 to the Housing and Urban Development (HUD) Fiscal Year 2018 Action Plan and Budget, as well as the Community Development Block Grant (CDBG), HOME Investments Partnerships Program, and Neighborhood Stabilization Program Funds. She outlined the HUD Budget Amendment Process and stated that staff recommended approval to re-program CDBG Funds in an amount not to exceed \$908,000; HOME Investment Partnership Program Funds in an amount not to exceed \$1,820,000; and Neighborhood Stabilization Program Funds in an amount not to exceed \$465,000 to eligible activities consistent with the Five-Year Consolidated Plan.

Mayor Nirenberg stated that written testimony had been received from Marianne Kestebaum in opposition to the Substantial Amendment. He called upon the citizens registered to speak.

Manuel De La O and Jessica Guerrero addressed the City Council. Mr. De La O stated that he was one of the individuals displaced from the Mission Trails Mobile Home Park and was supportive of the reprogramming. Ms. Guerrero stated that they would like to have more community input on the Relocation Assistance Program.



Mike Taylor, Executive Director of Cross Timber Homes, spoke in support of the reprogramming of Neighborhood Stabilization Program Funds for their project.

Natalie Griffith, President and CEO of Habitat for Humanity, expressed support for the reprogramming of funds for the Cross Timber Homes Project.

Councilmember Perry exited the meeting at this time.

Lorraine Robles representing the San Antonio Housing Authority (SAHA) spoke in support of the reprogramming of HOME Funds for their project.

Tim Alcott, Development Officer of SAHA, also spoke in support of the reprogramming of HOME Funds for their project.

Larry Mejia of Respite Care spoke in support of the reprogramming of funds for their project.

Councilmember Treviño asked how the funds for Relocation Assistance would be structured. Mrs. Veronica spoke of the outreach conducted with those that are affected to include one-on-one Housing Counseling Sessions and 380 notices left on doors. She noted that they also participated in the Tenant Resource Fair to discuss the services and programs available. She added that she spoke to the Property Owner and Property Management Company. Councilmember Treviño thanked everyone for their work and asked that staff continue to work with those individuals that need assistance. He requested that staff create a Renter's Task Force to address these types of issues in the future.

Councilmember Treviño moved to adopt the Ordinance for Item 16. Councilmember Viagran seconded the motion.

Councilmember Viagran thanked everyone for their work and stated that she appreciated all of the outreach conducted.

Councilmember Pelaez asked of training provided to new homeowners. Mr. Mike Taylor addressed the question stating that they require new homeowners to attend an 8-hour Homebuyer Education Class that covers many topics such as financial readiness, loans, and closing. He added that they also provide a Home Repair Class in coordination with Habitat for Humanity and were working with Broadway Bank and Jefferson Bank on their loan products. Ms. Natalie Griffith added that they look at insurance coverage and ensure that it is an A+ Rated Company.

Councilmember Courage asked if staff was developing a long-term displacement and relocation policy for the city to enact in the future. Mrs. Soto replied that they were and that they hoped to present it to the City Council mid-Summer.

Councilmember Saldaña asked how often reprogramming occurred. Mrs. Soto replied that it usually occurs in March. Councilmember Saldaña expressed concern with individuals being displaced once improvements are made and stated that he hoped it was an issue that could be addressed by the Housing Policy Task Force. He spoke in support of using future CDBG Funds for lighting projects.

Mayor Nirenberg thanked everyone for their work and clarified that there was not a policy or program being created with said action. He spoke of the need to create policy that brings the community together at the outset of the planning effort and to address displacement issues. He expressed support for the reprogramming that would provide a tool while effective programs and policies are created.

The motion to approve prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Pelaez, and Courage

**ABSENT:** 3 - Brockhouse, Sandoval, and Perry

## 22. City Manager's Report

There was no City Manager's Report.

### ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 10:42 am.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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