

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



**DRAFT**

**Meeting Minutes  
City Council A Session**

City Hall Complex  
114 W. Commerce  
San Antonio, Texas 78205

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**Thursday, November 12, 2015**

**9:00 AM**

**Municipal Plaza Building**

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

**PRESENT:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Lopez

Mrs. Vacek announced that Councilmember Lopez was in Japan on a Trade Mission.

1. The Invocation was delivered by Reverend Alberto Guadalupe Colin Marin, St. Joseph Church, guest of Councilmember Rey Saldaña, District 4.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of October 7 - 8, 2015.

Councilmember Warrick moved to approve the Minutes for the Regular City Council Meetings of October 7-8, 2015. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Lopez

### **POINTS OF PERSONAL PRIVILEGE**

Councilmember Nirenberg recognized Storm Lineberger, a Graduate of Reagan High School who is a lead actor in the Musical, "The Phantom of the Opera." He noted that Mr. Lineberger was a recipient of the Las Casas Foundation Scholarship and welcomed him back to San Antonio. Mr. Lineberger thanked the City Council for the recognition and stated that he was pleased to be back in San Antonio.

Councilmember Gonzales recognized 5th Grade Students from Graebner Elementary School and welcomed them to the City Council Meeting.

Councilmember Krier recognized Everett Fly who received the National Medal of Arts and National Humanities Medal from President Obama. Mr. Fly stated that he was honored to receive the award and thanked the City Council for the recognition. Mayor Taylor presented a Citation to Mr. Fly and congratulated him on the award.

### **ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

4. Presentation by the Texas A&M Institute of Renewable Natural Resources (IRNR) on the final San Antonio Water Policy Study developed by IRNR. [Peter Zanoni, Deputy City Manager; Dr. Roel Lopez, Director, Texas A&M Institute of Renewable Natural Resources]

Peter Zanoni stated that the Water Policy Study was conducted by the Texas A&M Institute of Renewable Natural Resources and was available to the public on the City of San Antonio Website. He outlined the project timeline and noted that the cost for the study was \$98,000. He explained that the initial draft was received in May 2015 and that edits were recommended by the City and SAWS Staff. He noted that Final Water Policy Study was submitted to the City in November. He explained that the Water Policy Study assembled analysis in one document on water resources and water policy issues. Additionally, it

provides analysis on 12 water supply sources and 24 water policy issues. He added that public comment on the Water Policy Study would be received this morning, this evening at 6:00 pm, and on November 18, 2015 at 6:00 pm.

Dr. Roel Lopez presented a Power Point regarding the City of San Antonio Water Report. He provided a Report History, noting that the project was commissioned in October 2014 and its purpose was to evaluate 12 projects and 24 issues. He stated that early drafts of the study were submitted over the Summer and a final draft was received on October 1, 2015. He noted that they had initiated a Science Panel Review to ensure that the Final Report was objective and scientifically sound. He indicated that the Science Panel Review was commonly used in academia and consisted of a broad representation of experts. He highlighted the Findings/Issues within the Methods and Data Integrity, Risk Scorecard, and Water Grades. He mentioned that the Science Panel was asked to develop a better scorecard to identify new measures and redefine existing measures that address scientific biases. He explained the results of the Water Supply Reliability and reported that the Vista Ridge Project scored a “medium” value for supply reliability. He noted that from a technical standpoint; Vista Ridge was viable.

Dr. Lopez outlined the revisions to the Study Summary, noting that it was reformatted for ease of use and that values and assumptions were reviewed and validated. He stated that the scorecards were left intact for transparency and comparison. He noted that an alternative reliability analysis and independent grade assessment was offered by the Science Panel. He indicated that the study was a tool for decision-making and provided broad descriptions of 12 water projects and 24 water issues. He added that recommendations and other considerations were provided by a diverse panel of water experts and thanked everyone for their work.

Mayor Taylor called upon the citizens registered to speak.

Graciela Sanchez addressed the City Council in opposition to the Vista Ridge Project and SAWS Rate Increases. She expressed concern with the negative impact to low-income families and noted that they had collected 200 signatures from citizens also in opposition.

Nazirite Ruben Flores Perez stated that he was opposed to buying and selling water and expressed concern with fluoride in the water supply.

Two Bears addressed the City Council in opposition to the rate increases and asked that Mayor Taylor meet with the Native American Nations Council regarding land violations.

Jack M. Finger addressed the City Council in opposition to the Vista Ridge Project and

expressed concern with the proposed rate increases.

James Spickard stated that he was a Professor and had peer reviewed many articles. He expressed concern with the index used to construct the Risk and Reliability Analyses and stated that it would not pass a peer review of any journals that he works with.

Gianna Rendon addressed the City Council in opposition to the Vista Ridge Project and proposed rate increases. She expressed concern with the negative impact to farmers, ranchers, and ratepayers.

Margaret Day stated that she was the Chair of the Alamo Sierra Club and expressed concern with the Water Policy Study. She noted that the process was flawed and that the panel was rushed and did not question SAWS' Data.

Meredith McGuire addressed the City Council and expressed concerns with the Water Policy Study. She also expressed concern that commercial water users did not have an incentive to conserve water.

Cheryl Hamilton addressed the City Council and expressed concern with the Vista Ridge Project. She requested that more public hearings be held to gather input from the ratepayers.

Mayor Taylor asked if the Water Policy Study was available in Public Libraries and if it had been translated into Spanish. Mr. Zanoni replied that it had not yet been placed in the Libraries or been translated into Spanish but could do so. Mayor Taylor asked of the public outreach conducted by SAWS. Mr. Robert Puente stated that they held numerous meetings in the community regarding the Vista Ridge Project, Rates Structure, and Rate Increases.

Councilmember Treviño asked if all of the information to assess the Vista Ridge Project was made available to Dr. Roel Lopez. Dr. Lopez replied that not all of the information was available but had noted same in the study. Councilmember Treviño asked of the primary concerns with the Vista Ridge Project. Dr. Lopez stated that the main concern was related to the reliability of supply and that the panel had a few other concerns as noted in the Appendix of the Study.

Councilmember Krier noted that it was up to policymakers to decide the amount of risk acceptable and asked of the Water Supply Reliability Results. Dr. Lopez replied that they were average values and listed in rank order for illustrative purposes. Councilmember Krier asked of the projects funded by the rate increase. Mr. Puente replied that the majority of the increase was related to projects other than Vista Ridge and noted that most of the Vista

Ridge Expenditures would not occur until Financial Closure.

Councilmember Warrick asked of the Peer Review Process. Dr. Lopez replied that it consisted of an independent panel of Scientists providing their review and feedback. Councilmember Warrick asked if the Vista Ridge Project aligned with the State Water Plan. Dr. Lopez confirmed that it was within the State Water Plan.

Councilmember Medina asked of the commitment to the Consent Decree. Mr. Puente stated that the vast part of the rate increases would be utilized for water and sewer line replacements as well as everyday needs of the water utility. Councilmember Medina stated that the end goal was to preserve and protect the water future and thanked SAWS for their leadership.

Councilmember Nirenberg stated that the Water Policy Study was not about a specific water project but about coordinated decision making. He recognized the original author of the Study, Dr. Calvin Finch. Dr. Finch stated that he was proud of the process but noted that he was concerned with the blind Peer Review which he had not been allowed to respond to. Councilmember Nirenberg asked of the methodology and uncertainty. Dr. Lopez stated that the focus was the reliability of supply and that the scorecard was objective. He noted that the Edwards Aquifer was the most important water supply source but there should be a diversity of water to be able to meet the growing demands. Councilmember Nirenberg asked of the firm yield of the Vista Ridge Project. Mr. Puente replied that it was 50,000 acre-feet. Councilmember Nirenberg stressed the importance of water conservation and protection of the Edwards Aquifer.

Councilmember Gallagher stated that he understood the concerns regarding increased water rates but noted concern with a lack of water supply for the future.

Councilmember Viagran asked of the rate cap that the City Council would be asked to approve. Mr. Ben Gorzell stated that SAWS was requesting a 7.5% rate increase for FY 2016 and a rate cap of 7.9% for FY 2017. Councilmember Viagran asked of the Lifeline Rate and assistance for low-income families. Mr. Puente stated that 26% of ratepayers would see a decrease in their rate and noted that they had doubled the amount of funding available in the Affordability Program.

Councilmember Gonzales asked of the decline in Conservation Goals. Mr. Puente responded that the Conservation Goals had not decreased and that they would continue to aggressively increase Conservation Efforts. Councilmember Gonzales asked of the Rate Structure Committee. Mr. Puente noted that the Committee was comprised of one appointee by Mayor Taylor and each of the City Councilmembers, as well as

representatives from interest groups. He stated that they met for 18 months and received input from the community.

Councilmember Saldaña asked Dr. Finch if he agreed with the revised methodology of the Water Policy Study. Dr. Finch stated that there was room to debate the contentions made in the second report in terms of Risk Management. Councilmember Saldaña asked of the assessment of the Vista Ridge Project. Dr. Finch replied that based on the information available; they determined that it was a High-Risk Project but not necessarily a bad choice.

Councilmember Treviño asked of the impact of a modification to the Rate Structure. Mr. Puente replied that they would have to review same noting that a change in one area could affect another area.

Mayor Taylor thanked everyone that was present and stated that no action was required for Item 4.

#### **CONSENT AGENDA ITEMS**

Items 5, 14, 17, 20, 23, 26A, 26B, and 26C were pulled for Individual Consideration. Councilmember Warrick moved to approve the remaining Consent Agenda Items. Councilmember Medina seconded the motion.

Mayor Taylor called upon the citizens registered to speak.

Nazirite Ruben Flores Perez stated that he was supportive of the work occurring on the 36th Street Phase IIIB Project (Item 10).

Ellen Berky expressed concern with the amount of funds allocated for the UTSA Boulevard Project (Item 9) noting that it was located over the Edwards Aquifer.

Faris Hodge, Jr. submitted written testimony in favor of Items 9-18, 20, 21, and 23-26C.

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

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Krier and Gallagher

**ABSENT:** 3 - Gonzales, Lopez and Nirenberg

**2015-11-12-0935**

6. An Ordinance accepting the offer from Texas Bus Sales, Inc. to provide the Aviation Department with two Shuttle Buses with ADA Lifts for a total cost of \$126,432.00, funded from the Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-11-12-0936**

7. An Ordinance accepting an offer and a bid from Med-Eng, LLC to provide four bomb disposal suits and modular components for the San Antonio Police Department in a cumulative amount of \$73,592.00, funded by the Federal 2014 Urban Area Security Initiative Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-11-12-0937**

8. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$590,000.00: (A) San Antonio Express-News and SA Legal News, LLC d/b/a the Hart Beat for official & other newspaper advertisements, and (B) Consolidated Traffic Controls, Inc. for school zone flasher communication. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-11-12-0938**

9. An Ordinance for the UTSA Boulevard (Babcock Road to Edward Ximenes Drive) Project, awarding a construction contract in the amount of \$7,362,272.00 to Texas Sterling Construction of which \$447,371.00 will be reimbursed by San Antonio Water System and \$293,476.00 will be reimbursed by CPS Energy, a 2007-2012 Bond savings and federally funded project, located in Council District 8. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-11-12-0939**

10. An Ordinance for the 36th Street Phase IIIB: Billy Mitchell to General Hudnell, an authorized \$8,078,660.90 2012-2017 General Obligation and federally funded project, located in Council District 4, authorizing an owner-requested change order in the increased amount of \$437,768.60 payable to Shannon Monk. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-11-12-0940**

11. An Ordinance for the Old Grissom Road resurfacing and pedestrian and bicycle underpass project awarding a construction contract to E-Z Bel Construction LLC in the amount of \$1,166,766.18, of which \$205,105.10 will be reimbursed by San Antonio Water System, a 2007-2012 Bond Savings funded project located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-11-12-0941**

12. An Ordinance for a Task Order Construction Contract for Federally Funded Projects, to FD Concrete, LLC, in an amount not to exceed \$2,896,777.50 of which \$37,697.50 will be reimbursed by San Antonio Water System for the construction of federally funded capital projects, located throughout the City. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-11-12-0942**

13. An Ordinance authorizing the payment of \$763,502.10 for real property interests, due diligence and closing costs for the acquisition of a 354-acre conservation easement on the Burell Ranch located in Medina County, Texas as part of the Edwards Aquifer Protection Program. [Maria Villagomez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2015-11-12-0944**

15. An Ordinance authorizing an amendment to a lease agreement with Sierra Victor, Inc. to extend the term three additional years with two one-year optional extensions in exchange for the tenant demolishing two hangars at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Frank Miller, Director, Aviation]

**2015-11-12-0945**

16. An Ordinance authorizing the addition of one position to the existing personnel complement for the FY 2016 Texas Department of State Health Services Sexually Transmitted Disease/HIV Grant to increase the number of positions from 9 to 10. [Erik Walsh, Deputy City Manager; Vincent R. Nathan, PhD, MPH, Interim Health Director]
18. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and



effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Reappointing Laura S. Martinez (District 5) to the San Antonio Housing Trust.

B) Appointing Jess Mayes (District 2) to the Citizens' Environmental Advisory Committee.

C) Appointing Marc K. Whyte (District 10) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2017.

D) Reappointing Raymond H. Lucas (Mayoral) to the Office of Urban Redevelopment - OURSA and SAAH for the remainder of an unexpired term of office to expire December 18, 2016.

E) Reappointing Gloria M. Malone (District 2) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2017.

19. Appointing Jason Koehne to the Planning Commission for the remainder of an unexpired term of office to expire October 6, 2016 and reappointing Michael A. Garcia, Jr., Marcello D. Martinez, Angela Rinehart, and Jody Sherrill for the remainder of unexpired terms of office to expire October 6, 2017.

**2015-11-12-0948**

21. An Ordinance authorizing revisions to the Airline Operating Permit to allow non-signatory airlines to lease space under the Airline Operating Permit and Terminal Building Lease Agreement rather than in a separate agreement at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Frank Miller, Director, Aviation]

**2015-11-12-0949**

22. An Ordinance authorizing a contract with the Department of State Health Services to allow the Office of the City Clerk continued on-line access to Birth Records for the term of September 1, 2015 through August 31, 2017. [Leticia M. Vacek, City Clerk]

**2015-11-12-0950**

24. An Ordinance authorizing the Fifth Amendment and Extension of the Alamodome Advertising License Agreement with Bottling Group, LLC d/b/a Pepsi Beverages Company to extend the term for 90 days through February 22, 2016, with up to seven additional 90-day extensions and estimated revenue to the City of \$159,936.00.

[Carlos Contreras, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

25. Consideration of the following two items relating to interlocal agreements with the University of Texas Health Science Center at San Antonio to provide services to the San Antonio Fire Department: [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2015-11-12-0951**

- 25A. An Ordinance authorizing an interlocal agreement with the University of Texas Health Science Center at San Antonio to provide the San Antonio Fire Department with emergency medical technician training and emergency medical services system oversight for an amount up to \$921,688 in FY 2016 and, if renewed, up to \$1,267,648 in FY 2017.

**2015-11-12-0952**

- 25B. An Ordinance authorizing an interlocal agreement with the University of Texas Health Science Center at San Antonio to provide the San Antonio Fire Department with emergency medical services medical direction for an amount up to \$652,231 in FY 2016 and, if renewed, up to \$899,431 in FY 2017.

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 5:

**2015-11-12-0934**

5. An Ordinance accepting an offer from Dailey & Wells Communications, Inc., to provide the San Antonio Police and Fire Departments through the Information Technology Services Department - Radio Services Division with a contract in an amount not to exceed \$783,977.44 to relocate vital communications equipment from the current tower leased from CPS Energy located at 326 W. Jones Avenue, to the nearby KSAT 12 Television tower located at 1408 N. St. Mary's Street. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

Councilmember Viagran asked of the timeline for the Request for Proposals (RFP). Mr. Hugh Miller replied that they planned to provide more detailed information during a B Session scheduled for December 2, 2015 and would release the RFP shortly thereafter. Councilmember Viagran stated that she did not want to see a delay in the project.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 5. Councilmember Warrick seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Medina, Krier and Gallagher

**ABSENT:** 3 - Gonzales, Lopez and Nirenberg

City Clerk Vacek read the caption for Item 14:

**2015-11-12-0943**

14. An Ordinance authorizing a lease agreement with Lone Western Star Development for 159,286 square feet of ground space to develop and construct hangar condominiums at Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager; Frank Miller, Director, Aviation]

Councilmember Treviño stated that he wanted to highlight the great activities occurring at Stinson Airport. Mr. Frank Miller stated that they would be leasing two tracts of property to Lone Western Start Development and they would market hangars to pilots. Councilmember Treviño asked if they would market to Mexico. Mr. Tim O’Krongley stated that they specialized in aircraft related to the Oil Field Industry and would market to Mexico. Councilmember Viagran confirmed that the hangar condominiums would be built accordingly and thanked everyone for their work on Stinson Airport.

Councilmember Viagran moved to adopt the proposed Ordinance for Item 14. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Mayor Taylor, Treviño, Warrick, Viagran, Medina, Krier and Gallagher

**ABSENT:** 4 - Saldaña, Gonzales, Lopez and Nirenberg

City Clerk Vacek read the caption for Item 17:

**2015-11-12-0946**

17. An Ordinance amending the existing fire code to require all non-sprinklered high-rise buildings to have fire sprinklers installed within twelve years. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

Chief Charles Hood presented an overview of the amendments to the existing Fire Code to

require all non-sprinklered high-rise buildings to have fire sprinklers installed within 12 years. He noted that there were 35 non-sprinklered high-rise buildings in San Antonio; 8 residential and 27 commercial. He spoke of the Retrofit Costs and outlined the Proposed Ordinance that would: 1) Adopt an amended appendix "M" from the Current Fire Code; 2) Allow a 12-year Phase-in; and 3) Enforcement by the San Antonio Fire Marshal's Office. He stated that the San Antonio Fire Department would continue their efforts through a High-Rise Inspection Program, Community Outreach for Senior Fire Safety, and Working with County and Adjacent Municipalities.

Councilmember Gallagher stated that this was an important issue that would save lives but expressed concern that it would take up to 12 years. Councilmember Treviño asked of outreach to nearby communities. Chief Hood replied that they were working through the Alamo Fire Chief's Association and offering training to these communities. Councilmember Viagran asked of the number of San Antonio Housing Authority (SAHA) Buildings affected. Chief Hood replied that there were three SAHA High Rises and they were committed to retrofitting them within three to six years.

Councilmember Gallagher moved to adopt the proposed Ordinance for Item 17. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Lopez

City Clerk Vacek read the caption for Item 20:

**2015-11-12-0947**

- 20.** An Ordinance authorizing revisions to the Air Service Incentive Development Program for the San Antonio International Airport to provide more flexibility in attracting new air service. [Carlos Contreras, Assistant City Manager; Frank Miller, Director, Aviation]

Councilmember Treviño highlighted the Incentive Program at the San Antonio International Airport. Mr. Frank Miller stated that Program would provide incentives adding new Non-Stop Air Services and attract new airlines to the San Antonio Market. He noted that the Incentive Categories included: 1) Landing Fees; 2) Terminal Rental Waivers; 3) Airfield Fee Waivers; and 4) Marketing Support. He noted that available incentives were governed by Federal Aviation Administration Rules. He outlined major changes to include changing from a rebate of Landing Fees to a waiver and adding incentive categories and waivers. He added that San Antonio had more aggressive incentives than most airports on Marketing,

Building Rentals, and Airfield Fee Waivers. Councilmember Treviño expressed his support and asked how the program was communicated. Mr. Miller replied that they had discussed the program with the Airlines at the Airport and would send them the revisions. He stated that they would also provide the information to the Airlines that they have been having ongoing discussions with over the year. Councilmember Treviño stated that it was important to connect with Mexico.

Councilmember Krier expressed his support and stated that he hoped that commitments to routes combined with incentives would produce significant improved results.

Councilmember Treviño moved to adopt the proposed ordinance for Item 20. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Lopez

City Clerk Vacek read the caption for Item 23:

**2015-11-12-0059R**

- 23.** A Resolution authorizing City staff, in coordination with Bexar County and Spurs Sports & Entertainment, to negotiate the terms and conditions of a purchase agreement for the acquisition of Toyota Field and, upon purchase, to lease Toyota Field to SS&E for a term of 20 years. [Carlos J. Contreras III, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]

Councilmember Gallagher called Gordon Hartman and Bobby Perez forward to speak on the affect this would have on Morgan's Wonderland and the involvement of Spurs Sports and Entertainment (SS&E). Mr. Hartman stated that it would bring attention and support to Morgan's Wonderland. He added that Toyota Field was owned by the Non-Profit that owned Morgan's Wonderland and would benefit financially. Mr. Perez stated that SS&E was excited to partner with the City of San Antonio, Bexar County, and Mr. Hartman in moving to the next level for professional soccer.

Mayor Taylor called upon Jack M. Finger to speak.

Mr. Jack M. Finger expressed his opposition and asked what would occur if Soccer was not successful. He noted that SS&E should fund the project without the City's assistance.

Councilmember Krier recognized Mr. Hartman for his great work and SS&E for their commitment to San Antonio. Councilmember Viagran thanked everyone for their investment and asked of the Resolution. Mr. Mike Sawaya replied that it would authorize the City to negotiate a purchase and sale agreement in coordination with Bexar County, with SS&E for a ground lease for Major or Minor League Soccer.

Councilmember Warrick asked if the Alamodome could be utilized for Soccer. Mr. Sawaya replied that there was criteria for the size of a Soccer Specific Stadium but was a good environment for operating a Minor League Soccer Team. Councilmember Warrick asked of competition from Austin or Laredo. Mr. Sawaya replied that there was not a team playing in Austin at the Minor League Level. Councilmember Saldaña asked of the support that would be provided for Morgan's Wonderland. Mr. Hartman replied that there would be some improvements that would be made at the park and that through endowment; Morgan's Wonderland would continue to grow in the future. Mayor Taylor added her support and thanked everyone for their partnership.

Councilmember Gallagher moved to approve the Resolution. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 1 - Lopez

City Clerk Vacek read the caption for Items 26A, 26B and 26C:

- 26.** Consideration of the following items relating to the INDO-US MIM TEC PVT, Ltd. project in Port San Antonio, located in Council District 4: [Lori Houston, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2015-11-12-0953**

- 26A.** A Public Hearing and consideration of an Ordinance designating the Indo Reinvestment Zone located at 711 Davy Crockett Street, San Antonio, Texas 78226, Port San Antonio, in Council District 4.

**2015-11-12-0954**

- 26B.** An Ordinance approving a 10-year, 100% Tax Abatement based on a capital investment of at least \$24 million in personal property improvements and creation of at least 330 new full-time jobs.

**2015-11-12-0955**

**26C.** An Ordinance approving a Chapter 380 Economic Development Incentive Fund Grant Agreement in an amount up to \$500,000.00 based on the creation of 330 new full-time jobs with at least 50 new full-time jobs paying \$46,000.00 annually.

Mayor Taylor excused herself from the meeting to attend a business luncheon and Mayor Pro Tem Gallagher presided.

Rene Dominguez highlighted the Reinvestment Zone, Tax Abatement, and Chapter 380 Grant Agreements with INDO-US MIM TEC PVT, Ltd (Indo) and introduced company representatives. He provided background information on the company noting that Indo was a global supplier of precision-engineered products using Metal Injection Molding Manufacturing Technology. He stated that Indo would establish its first U.S. Manufacturing Operation in San Antonio and create at least 330 new, full-time jobs and invest a minimum of \$24 Million in personal property. He noted that they would lease 50,000 square feet of space at Port San Antonio with plans to grow to 120,000 square feet. He added that the estimated net positive fiscal impact to the City of San Antonio was more than \$3.2 Million over 16 years. He stated that staff recommended a \$500,000 Chapter 380 Economic Development Incentive Fund Grant Agreement; 10-Year, 100% Tax Abatement Agreement on Personal Property valued at \$809,561; and establishment of the Indo Reinvestment Zone at 711 Davy Crockett Street at Port San Antonio.

Mayor Pro Tem Gallagher called upon Jack M. Finger to speak.

Mr. Jack M. Finger expressed opposition to the Tax Abatement and the average paying jobs that would be created.

Councilmember Saldaña stated that this was great for San Antonio and recognized Roland Mower, CEO of Port San Antonio. Mr. Mower stated that he was excited about the project and the jobs that would be created. He thanked the City Council for their continued support of Port San Antonio. Councilmember Saldaña recognized Krishna Chivukula of Indo. Mr. Chivukula stated that they were pleased to be coming to San Antonio. He outlined their process for selecting San Antonio which included quality educational institutions, unique economic development structures, and a sophisticated approach to workforce and skill development. Councilmember Saldaña asked of coordination with the Alamo Academies. Mr. Chivukula stated that they were highly interested in working with the Alamo Academies and would provide an update to the City Council in six months and one year regarding the employees recruited. The City Councilmembers congratulated everyone for their work on the project and expressed their support.

Councilmember Saldaña moved to adopt the proposed Ordinances for Items 26A, 26B, and 26C. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Treviño, Warrick, Viagran, Saldaña, Gonzales, Medina, Nirenberg, Krier and Gallagher

**ABSENT:** 2 - Mayor Taylor and Lopez

**RECESSED**

Mayor Pro Tem Gallagher recessed the meeting at 1:43 pm and announced that the City Council would reconvene at 3:00 pm for Executive Session.

**RECONVENED**

Mayor Pro Tem Gallagher reconvened the meeting at 3:00 pm.

**EXECUTIVE SESSION**

Mayor Pro Tem Gallagher recessed the meeting into Executive Session at 3:00 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Discuss legal issues related to a lawsuit styled Richard Soza v. Officer Sean Graham, et al, Cause No.: 5:14-cv-01058-HLH pending in the United States District Court for the Western District of Texas, San Antonio Division pursuant to Texas Government Code Section 551.071 (consultation with attorney).



- E. Discuss legal issues related to worker's compensation benefits pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal issues related to a lawsuit styled Rafael Lopez, et al vs. City of San Antonio, Cause Number 2015-CI-16908 pending in the 166th Judicial District Court, Bexar County, Texas pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. City Clerk Vacek announced that Councilmember Lopez was in Japan on a Trade Mission.

### **PUBLIC COMMENTS ON THE FINAL WATER POLICY STUDY**

City Clerk Vacek read the caption for Item 27:

27. Public Comments on the final San Antonio Water Policy Study developed by Texas A&M Institute of Renewable Natural Resources. [Peter Zanoni, Deputy City Manager; John Dugan, Planning and Community Development]

Peter Zanoni provided an overview of the Water Policy Study. Mayor Taylor called upon the citizens registered to speak.

Graciela Sanchez expressed concern for the lack of Councilmembers present and spoke in opposition to the Water Policy Study.

Gianna Rendon presented a Power Point demonstrating an interfaith event in opposition to the Vista Ridge Pipeline Project.

Susana Segura petitioned the City Council to consider the public opposition to the Vista Ridge Project and vote against the SAWS Rate Restructuring. She provided names of residents in opposition to the Project.

Guadalupe Villegas expressed opposition to the SAWS Rate Restructuring and the Vista Ridge Pipeline and also provided names of residents opposed to the Project.

Arturo Trejo expressed opposition to the Vista Ridge Project and the Proposed SAWS Rate Increase.

Joaquin Abrego stated his opposition to the SAWS Rate Restructuring and the Vista Ridge Pipeline.

Adolfo Segura Jr. expressed opposition to the Vista Ridge Project and provided names of citizens that were opposed to the SAWS Rate Restructuring.

Diana Lopez discussed the role of transparency and public engagement in deciding the Vista Ridge Project. She expressed concern for the disproportionate impact on low income families.

Amelia Valdez provided names of residents opposed to the SAWS Rate Restructuring and Increases.

Eliza Perez expressed opposition to the Vista Ridge Pipeline and provided a list of citizens in opposition to the Project.

Gylon Jackson expressed concern for the disproportionate impact of rising costs to different areas of the City and the subsequent struggle of low income communities.

John Elder expressed concern for the waste of water and the lack of conservation programs. He asked the City Council to postpone a vote on the SAWS Rate Structure until the public had been fully informed.

Meredith McGuire spoke of the impact of the SAWS Rate Structure and the impact to different classes of water consumers. She expressed concern for fixed charges and the quality of life of low income households.

The Greater Edwards Aquifer Alliance represented by Carol Fisher, Jacques Nsengiumva, and Annalisa Peace addressed the City Council. Ms. Peace expressed opposition to the SAWS Rate Structure and petitioned the City Council to consider alternatives to protect the local environment.

Margaret Day stated opposition to the SAWS Rate Structure based on the lack of local sustainable alternatives to water management.

David Klar expressed concern for the sustainability of the Vista Ridge Project and the lack

of conservation efforts. He noted the impact to rate payers and petitioned the City Council to reject the SAWS Rate Structure.

Kenneth Goetsch presented signatures of residents of Burleson and Milam Counties in opposition to the Vista Ridge Project. He highlighted water supply contracts and subsequent impacts to residents in the region.

Andy Hovorak spoke on water leases in Burleson and Milam Counties and expressed concern for the lack of landowner compensation. He petitioned the City Council to consider the impact to landowners in the leasing of water.

Terry Burns expressed opposition to the SAWS Rate Structure and petitioned the City Council to delay consideration until all information had been disseminated.

Gloria Rodriguez urged the City Council to halt all development on the Vista Ridge Project and vote no on the SAWS Rate Structure. She expressed concern for the impact to low income households in San Antonio and residents of Burleson and Milam Counties.

Jess Mayes spoke in opposition to the SAWS Rate Structure and highlighted community opposition to the issue, as well as a Resolution of Opposition passed by the Castle Hills City Council.

Maria Berriozabal expressed concern with the procedures surrounding the issue of the Vista Ridge Project. She also expressed concern with the impact of rising water costs to citizens living at or below the poverty line.

Wendell Fuqua discussed sustainable and conservation alternatives to maintaining the City's water supply. He noted that costs would be sustainable and would not impact communal quality of life.

Irasema Cavazos highlighted the struggle of low income residents in the City and expressed concern for increasing water costs.

Marisa Laufer expressed concern with the Vista Ridge Project and petitioned the City Council to consider public opposition to the Project.

Ricardo Martinez expressed concern for overcharges by utility companies.

Two Bears discussed historical injustices against Indigenous Peoples and expressed concern for their rights in the City of San Antonio.

Kamala Platt highlighted the importance of social justice, equality, fairness, and environmental protection in consideration of the SAWS Rate Structure. She stated the need for greater public discussion and research of the issue.

Cosima Colvin discussed the role of impact fees in protecting the Edwards Aquifer and expressed opposition to the SAWS Rate Structure.

Maria Luisa Rodriguez stated her opposition to the SAWS Rate Structure.

Rachel Jennings noted the rising costs of water and highlighted the struggle to pay bills for working class citizens. She expressed opposition to the Vista Ridge Pipeline and the SAWS Rate Structure.

Robert Livar expressed concern for the lack of procedural transparency and stated the need to consider water as a basic human right.

Mary Agnes Rodriguez stated her opposition to the Vista Ridge Pipeline Project and the SAWS Rate Structure.

Vanessa Davila shared concerns of other residents in the community regarding the SAWS Rate Structure and Increases.

### **ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 7:58 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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