

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



DRAFT

Meeting Minutes

City Council B Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, October 11, 2017

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call noting the following Councilmembers present:

PRESENT: 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

ABSENT: 1 - Saldaña

Mrs. Vacek announced that Councilmember Saldaña was out on personal leave while Councilmember Pelaez was attending the meeting via videoconference.

1. A Briefing regarding the historic renovation of City Hall including a proposed additional Americans with Disabilities Act accessibility entrance. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

Lori Houston stated that in June of 2014, the City of San Antonio received an unsolicited proposal from Weston Urban and Frost Bank resulting in the purchase of a consolidated office tower for the City of San Antonio, new downtown housing units, and the construction of the first new office tower in downtown San Antonio. She noted that all parties went

through the Public Private Partnership (P3) Process. She stated that the city placed the proposal on their website and received one competing proposal. She noted that a cost analysis was performed to review the cost/benefit of the proposal and initiated negotiations with Weston Urban and Frost Bank. She stated that an agreement was made with same and approved by the City Council in June 2015. She noted that the city would purchase the Frost Bank Tower which would be utilized to consolidate city offices into one building as the city currently paid \$3.5 million in lease payments in various buildings. She stated that the city would sell three parcels to Weston Urban which would utilize the parcels for development of 265 new housing units. She noted that the P3 would facilitate the building of the new Frost Bank Tower and reviewed the P3 timeline. She noted that the city would occupy the renovated Frost Bank Tower in 2020 and that renovations to the old Frost Tower would be completed prior to this. She noted that 22 departments and 1,442 employees would occupy that space once renovated.

Mike Frisbie stated that the City Hall Building was built in 1889. He reviewed its construction and maintenance history and noted that maintenance costs totaled \$6 million over the years. He stated that last year, a detailed facility assessment was conducted which revealed significant problems in all areas and systems. He reviewed the recommended repairs and required upgrades for the City Hall Building which would cost \$34.6 million and noted the anticipated occupants of City Hall by floor. He stated that of the current 143 personnel which occupy the building; 91 would remain. He presented the proposed City Hall Council Office Suite Plan which would include standard square footage and furniture, consistent and more efficient use of office space and location, individual accessibility but co-working space, and up to five suites on the third and fourth floors.

Mr. Frisbie stated that Councilmember Treviño led the American Institute of Architecture (AIA) to hold a competition for design of the Americans with Disabilities Act (ADA) accessibility to the building on the east side. He noted that there were 22 designs submitted and one was selected as the staff recommendation; however, the City Council would make the final selection. He noted that the accessibility would be included in the overall project and spoke of utility projects which would be necessary as part of the project. He stated that the cost of the utility projects would be \$3.4 million with a total cost for the entire project of \$38 million. He noted that the design/build method would be the recommended course of action and reviewed the selection method for the contractor, architecture team, and project timeline. He presented options for the locations of personnel displaced by the project and described the unsafe conditions which might be present during the City Hall renovation.

Ben Gorzell stated that the Frost Tower and its renovation would pay for itself and would have no impact on the city's debt capacity. He noted that the costs saved from lease payments would enable the city to renovate the Frost Tower and City Hall. He stated that a 30-year cost analysis was performed which confirmed same. He added that the city would

issue bonds and certificates of obligation at different points in time for the project if approved by the City Council.

Mayor Nirenberg noted that because these buildings were public, the city had a responsibility to maintain them. He stated that he would prefer to not disrupt as many city buildings as possible during the renovation and would prefer utilization of the Frost Tower for displaced personnel.

Councilmember Treviño thanked those involved in putting on the design competition and recognized Adam Reid, President of the AIA in San Antonio. Mr. Reid stated that many Architects believed that good design was good business and applauded Councilmember Treviño for making decisions which were design-minded. He described the process for the competition. Councilmember Treviño asked if the same model would be utilized as the one for the Plaza de Armas. Mr. Frisbie replied that the same model would be utilized. Councilmember Treviño suggested that the progress of the renovations be documented as the project advances.

Councilmember Viagran expressed support for the renovations and asked of costs associated with maintenance of leased buildings. Mr. Frisbie stated that the city did not pay for maintenance in leased buildings. Councilmember Viagran stated that displaced personnel during the renovations should be housed in the Frost Tower.

Councilmember Pelaez asked of the conditions of the tile on the edge of the roof. Jorge Perez stated that they were deteriorating just as the façade was deteriorating. Councilmember Pelaez spoke of locating Heating, Ventilation, and Air Conditioning (HVAC) units on the ground instead of on the roof of the building noting that the challenge would be not to distract from the appearance of the building if HVAC units were located on the ground. Mr. Frisbie stated that he was confident that issues of screening, how the design would be accommodated, and the historical content would be addressed.

Councilmember Perry asked of manpower efficiencies gained. Sheryl Sculley stated that the city continually searched for ways to alter business practices to reduce expenses. She noted that in this case, staff has not quantified how much time would be saved by cutting down the distance walking between buildings. She stated that staff would look to quantify the value of those savings. Councilmember Perry asked that staff look at the potential to remove the fourth floor of the City Hall Building as originally built. Mayor Nirenberg stated that it was worthy of discussion.

Councilmember Gonzales asked of the cost per square foot for the renovations. Mr. Frisbie stated that the cost per square foot was \$700 per square foot. Councilmember Gonzales asked of the life span of the restoration. Mr. Frisbie stated that the life span was

approximately 50 years and that there would be preventive maintenance accomplished throughout that time.

Councilmember Courage asked of the cost of the Frost Tower. Mr. Gorzell stated that the Frost Tower was acquired for \$52 million.

Mayor Nirenberg thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 3:42 pm for discussion on the following:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to litigation concerning Oak Hollow Mobile Home Park pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Nirenberg reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. He addressed Item 2.

PUBLIC HEARING

City Clerk Vacek read the caption for Item 2:

2. First public hearing regarding the proposed voluntary annexation of a 62.57 acre property located adjacent to the city limits of San Antonio, northwest of the intersection of West Military Drive and West Loop 1604 in Bexar County. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning Department]

Mayor Nirenberg opened the first public hearing regarding the proposed voluntary annexation of a 62.57 acre property located adjacent to the city limits of San Antonio, northwest of the intersection of West Military Drive and West Loop 1604 in Bexar County.

He called upon the citizens registered to speak.

Mark Perez spoke in opposition to the annexation out of concern for public safety and a shortage of city resources.

Antonio Diaz spoke in opposition to the annexation due to lack of infrastructure and the city's ability to provide support services.

Nazirite Ruben Flores Perez spoke in support of the annexation so more land could be available for the city's population. He noted that there would be more funding for city services.

There being no other citizens registered to speak, Mayor Nirenberg declared the Public Hearing closed.

CITIZENS TO BE HEARD

Mayor Nirenberg called upon the citizens registered to speak under Citizens to be Heard.

Mark Perez asked that Phil Hardberger Park be renamed. He expressed concern with local businesses operating without the necessary permits.

John Bachman noted concerns with recent updates to Chapter 5 regarding permits for the sale of animals.

Deanna Lee expressed concern with the Humane Society and Animal Defense League's failures to meet their contractual obligations to house animals.

Bennie Minor spoke of his mistreatment by the San Antonio Police Department and the criminal justice system.

Antonio Diaz asked for City Officials to participate in the celebration of Indigenous Peoples Day.

Diana Uriegas thanked the City Council for commemorating Indigenous Peoples Day. She said a prayer and sang a song in honor of the celebration.

Pedro Ruiz spoke of the renaming of Robert E. Lee High School and asked that the statue of Christopher Columbus be removed.

Nazirite Ruben Flores Perez spoke of religious acceptance in China. He spoke against political fundraising efforts by national officials.

Ed Ocampo Sr. stated he had been hacked by the Department of Housing and Urban Development and been subjected to arsenic poisoning as a Civil Rights Activist. He asked the City Council to sponsor his trip to Washington, D.C. to present his evidence to the Federal Government.

Faris Hodge, Jr. submitted written testimony regarding the budget works sessions, community budget open houses, and public hearing for the FY 2018 Budget. He wrote of the parking lease with the General Services Administration and the HOME Funds awarded through the U.S. Department of Housing and Urban Development.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 6:43 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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