

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



**Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

**Thursday, January 30, 2020**

**9:00 AM**

**Municipal Plaza Building**

**ROLL CALL**

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Vance Blackfox, Indigenous Theologian, St. John's Lutheran Church, guest of Councilmember Roberto Treviño, District 1.
2. Mayor Nirenberg 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 December 5, 2019 and December 11, 2019.

Councilmember Rocha Garcia moved to approve the Regular City Council Meeting Minutes of December 5, 2019 and December 11, 2019. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

## **CONSENT AGENDA**

Items 7, 23, 26, and 28 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 17 was pulled from consideration by staff and would not be addressed.

Mayor Nirenberg called upon individuals that were registered to speak.

Cathy Valdez, Project Mend CEO spoke in support of Item 33. She thanked the Mayor and Council for their consideration and support of Community Development Block Grant (CDBG) funding. She noted that the funding would help create new project headquarters and fulfillment center for medical equipment. She added that the new center would sanitize and refurbish donated medical equipment.

Linda Walker spoke on behalf of Mary Ann Luna in support of Item 33. She shared greetings from the Madison Independent Living Home where many of the residents were Veterans. Ms. Walker stated that Ms. Luna was a Vietnam-Era Veteran and served her Country as a Dental Assistant and 25 years as a Nurse. Ms. Walker noted that Ms. Luna had mobility issues and that Project Mend provided a recliner to fill her mobility needs.

Councilmember Viagran spoke in support of Item 33 regarding Project Mend. She noted that her family donated medical equipment to Project Mend after her father passed away. She added that her father was a Veteran and that Project Mend was able to utilize the medical equipment for other Veterans. Councilmember Viagran thanked Marilu Reyna for volunteering to serve on the Port Authority of San Antonio Board.

Councilmember Pelaez highlighted Items 12, 14, 15, 33, and 34. He noted that the City Council SA to DC visit resulted in major accomplishments. He added that City Councilmembers advocate for San Antonio projects such as Airport Improvements, Emergency Preparedness, and Public Health.

Councilmember Sandoval highlighted Project Mend and noted that they would be the second largest Medical Reuse Facility in the Nation and the largest in Texas. She added that the work Project Mend does was important to those experiencing mobility issues. Councilmember Sandoval recognized Item 15 regarding the submission of eight applications to the Center for Disease Control for Public Health Programs. She recognized Item 16 regarding the submission of an application to the Council for State and Territorial Epidemiologist and approving one Fellow for the San Antonio Metro Health District. Councilmember thanked Dr. Willis Mackey for volunteering to serve on the SA Energy Acquisition Public Health Facility Corporation Board of Directors.

Councilmember Treviño highlighted Item 29 regarding equal pay for Council Aides. He noted that his efforts were years in the making and was happy to see the project come to fruition.

Councilmember Perry highlighted the SA to DC trip and noted that he was able to visit the Pentagon with Mayor Nirenberg to advocate for the Military in San Antonio. He added that he would continue to advocate for the Military to improve quality of life issues.

Councilmember Rocha Garcia, Chair of the Council Aide Compensation Ad Hoc Committee thanked City staff for their thoughtful input and time. She noted that they met at least nine times and discussed benefits and compensation. She added that the process was transparent and remains top priority for the

committee. Councilmember Rocha Garcia stated that the proposed guidelines would assist Councilmembers with creating a team that was equipped and prepared to meet the duties and responsibilities of each Council District.

Mayor Nirenberg thanked Eileen Kret for volunteering to serve on the San Antonio Arts Commission. He thanked Dr. Mackey for volunteering to serve on the SA Energy Acquisition Public Health Facility Corporation Board of Directors.

Councilmember Rocha Garcia moved to approve the remaining Consent Agenda Items. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

**2020-01-30-0042**

5. Ordinance approving amendments and a renewal to the Automated Teller Machine (ATM) contract with Cardtronics USA, Inc. to provide ATMs at City-owned locations extending the contract for an additional two years with an option to renew. Annual revenue-share estimated at \$64,000 per annum will be deposited into the Community & Visitor Facilities Fund and General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-01-30-0043**

6. Ordinance approving a contract with Western States Fire Protection Co., to provide inspections, maintenance, and repair services for fire sprinkler systems and associated equipment for the Building and Equipment Services and Parks and Recreation Departments for an estimated annual cost of \$190,000.00. Funding in the amount of \$150,000.000 is available from the FY 2020 Facility Services Fund Budget and \$40,000.00 from the FY 2020 General Fund Budget. Funding for future years is subject to the appropriation of funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-01-30-0045**

8. Ordinance approving a contract with Doggett Freightliner of South Texas, LLC to provide the Solid Waste Management Department with 11 replacement rear loading refuse collection trucks for a total cost of \$2,143,854.00. Funding is available from the FY 2020 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-01-30-0046**

9. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$866,000.00: (A) Peek Traffic Corporation and Control Technologies, Inc. for traffic control cameras; (B) Grande Truck Center for replacement parts and repair services for brake retarders; (C) Casares Sand Pit & Trucking, Inc. for sand products; and (D) Casares Sand Pit & Trucking, Inc. for top soil and top dressing products. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-01-30-0047**

10. Ordinance amending the Professional Services Agreement with MIG, Inc. in an increased amount not to exceed \$671,121.55 for additional design, engineering and construction phase services in relation to the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-01-30-0048**

11. Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$214,962.83 for the Market Square El Mercado HVAC Upgrade project funded through tax notes and included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]
12. Approving the following items related to two projects, Taxiway E Reconstruction and Runway 13R Rehabilitation, which will be referred to as Airfield Improvements Package 6 at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Thomas Bartlett, Acting Director, Aviation]

**2020-01-30-0049**

- 12A. Ordinance approving a construction contract to SpawGlass Civil Construction, Inc. for the Airfield Improvements Package 6 project in the amount of \$7,691,662.96.

**2020-01-30-0050**

- 12B. Ordinance amending the professional services agreement with Kimley-Horn and Associates, Inc. for construction administration, resident project representation, project management, inspection services and additional design services to increase the contract value in the amount of \$1,185,802.15.
13. Approving the following three construction contracts totaling \$27,590,057.26 to complete the street maintenance projects identified in the Infrastructure Management Program (IMP): [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2020-01-30-0051**

- 13A. Ordinance awarding the Pavement Rehabilitation Task Order Contract Package 14 to Clark Construction of Texas, Inc. in an amount not to exceed \$11,357,606.00 of which \$273,790.00 will be reimbursed by San Antonio Water System and \$3,300.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2020-01-30-0052**

- 13B. Ordinance awarding the 2020 Flatwork Task Order Contract Package 6 to ACE CO in an amount not to exceed \$2,675,448.00 of which \$79,600.00 will be reimbursed by San Antonio Water System and \$4,150.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

**2020-01-30-0053**

- 13C. Ordinance awarding the 2020 Street Rehabilitation Package 8 to Clark Construction of Texas, Inc. in an amount not to exceed \$13,557,003.26 of which \$362,000.00 will be reimbursed by San

Antonio Water System and \$36,000.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

**2020-01-30-0054**

14. Ordinance approving the submission and acceptance upon award of a 2020 Emergency Management Preparedness Grant for an amount up to \$151,788 and a personnel complement of 1 position. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

**2020-01-30-0055**

15. Ordinance approving the submission of eight applications to the Centers for Disease Control and Prevention Public Health Associate Program and authorizing the assignment of up to eight Public Health Associates in the San Antonio Metropolitan Health District for a two-year period beginning October 2020, and the execution of necessary documents. This ordinance will be funded by the Centers for Disease Control and Prevention and will have no impact to the City's General Fund. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]

**2020-01-30-0056**

16. Ordinance ratifying the submission of an application to the Council for State and Territorial Epidemiologists, Applied Epidemiology Fellowship, and approving the assignment of one Fellow in the San Antonio Metropolitan Health District for a two-year period beginning July 2020, and the execution of necessary documents. This ordinance will be funded by CSTE and will have no impact to the City's General Fund. [Colleen Bridger, PhD, MPH, Assistant City Manager; Dawn Emerick, EdD, Director, Health]

**2020-01-30-0057**

18. Ordinance amending Chapter 14 of the City Code relating to the collection of solid waste material from non-traditional residential properties that include infill development zones. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]
19. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. 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 Elysia Huling (Mayoral) to the SA2020 Commission on Strengthening Family Well-being.
  - B) Appointing Eileen Kret (Mayoral) to the San Antonio Arts Commission.
  - C) Appointing Nickoll Garcia (District 2) to the San Antonio Youth Commission.
  - D) Appointing Douglas Cross (District 2) and Mitch Meyer (District 2) to the Tax Increment Reinvestment Zone No. 11 – Inner City Board of Directors.
  - E) Appointing Marilu A. Reyna (District 3) and reappointing Daniel F. Weingart (District 8) to the Port Authority of San Antonio.
  - F) Appointing Hilliard Galloway (District 4) to the San Antonio Housing Trust.
  - G) Appointing Jorge Herrera (District 5) to the Tax Increment Reinvestment Zone No. 30 – Westside Board of Directors.

**2020-01-30-0058**

20. Ordinance approving a Pre-Qualified List of Art Professionals who may be used to implement art projects in amounts not to exceed the eligible allocation; authorizing contracts for such projects; and authorizing payment subject to the availability of funds. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Executive Director, Arts & Culture]

**2020-01-30-0059**

21. Ordinance approving the Donation Agreement with Enrique Carbajal aka Sebastian Sculptor and Siempre Mexico, Inc. for the donation of the sculpture “La Puerta de la Igualdad” (The Door of Equality). [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

**2020-01-30-0060**

22. Ordinance approving two on-call professional services agreements with Faith Group, LLC and The JW Group, Inc. for on-call general technology consulting services for the San Antonio Airport System. The initial term for the agreements is three years with the option to extend for two additional one-year periods. Each agreement has a value up to \$4,000,000.00 for the five-year period, assuming all extensions are exercised. [Carlos Contreras, Assistant City Manager; Thomas Bartlett, Acting Director, Aviation]

**2020-01-30-0062**

24. Ordinance appointing Melanie Castillo as a Full time Municipal Court Judge for the remainder of a two-year term expiring April 30, 2020. [Andrew Segovia, City Attorney]

**2020-01-30-0003R**

25. Resolution reappointing Dr. Willis Mackey to the SA Energy Acquisition Public Facility Corporation Board of Directors for a term commencing February 1, 2020 and expiring January 31, 2022. [Leticia M. Vacek, City Clerk]

**2020-01-30-0064**

27. Ordinance amending the Fire Department Uniform Personnel Ranks included in the FY 2020 adopted budget. This action increases the number of Fire Captain positions by one (1) and reduces the number of Firefighter positions by (1) effective February 1, 2020, the additional cost associated with this change will be funded from existing appropriations in the Fire Department General Fund Budget. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

**2020-01-30-0065**

29. Ordinance amending the FY 2020 Annual Operating and Capital Budget to allow for Council staff job descriptions and pay ranges to implement the results of the Council staff policy discussion authorized in the FY 2020 Budget effective February 1, 2020, to be funded through funds currently available in the FY 2020 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**2020-01-30-0066**

30. Ordinance approving an increase to the tower lease agreement with SBA Towers IV, LLC, in support of the Alamo Area Regional Radio System [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

**2020-01-30-0067**

31. Ordinance approving a Development Agreement with 901 Laredo Partners, LLC (dba Kidney & Hypertension Specialists) and Westside TIRZ Board of Directors for eligible public improvements for up to \$100,000.00 for the Kidney and Hypertension Specialist Medical Building at 915 S. Laredo St. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing Services]

**2020-01-30-0068**

32. Ordinance approving a Funding Agreement with the Inner City TIRZ Board of Directors for eligible public improvements for up to \$800,000.00 for the construction of public restrooms and expenses related to archaeological work at Maverick Plaza in La Villita located at the corner of East Nueva Street. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing Services]

**2020-01-30-0069**

33. Ordinance approving Substantial Amendment #1 (Part 1) to the FY 2020 HUD Action Plan and Budget and awarding up to \$5,518,760.00 in Community Development Block Grant (CDBG) funding; up to \$1,849,000.00 in HOME Investment Partnerships Program (HOME) funding; and up to \$2,874,000.00 in Affordable Housing Fund (TIF Sourced) for certain eligible activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2020-01-30-0070**

34. Ordinance approving Substantial Amendment # 1 (Part 2) to the FY 2020 HUD Action Plan and Budget to reprogram Community Development Block Grant (CDBG) funding in an amount not to exceed \$960,000.00 to the following eligible activities consistent with Five Year Consolidated Plan: (a) up to \$75,000.00 for the Avenida Guadalupe Master Plan; (b) up to \$250,000.00 for Project MEND Facility Development; and (c) up to \$635,000.00 for Tarasco Gardens; and to reprogram Emergency Solutions Grant (ESG) funding in an amount not to exceed \$182,001.00 for Street Outreach and approving a personnel complement. [Lori Houston, Assistant City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2020-01-30-0071**

35. Ordinance approving an extraterritorial jurisdiction release to the City of Converse totaling approximately 899.28 acres generally located within the ETJ of San Antonio in eastern Bexar County, Texas. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning].
36. Approving the following two items related to the Clearwater Creek Special Improvement District; and associated Development Agreement: [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]

**2020-01-30-0005R**

- 36A. Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to be named the Clearwater Creek Special Improvement District (Clearwater Creek PID), generally located southwest of the intersection of Beyer Path and FM 2538 in the City's extraterritorial jurisdiction.

**2020-01-30-0072**

- 36B.** Ordinance approving a 30-year Development Agreement with the landowners of the Clearwater Creek Special Improvement District consisting of Fair Oaks Mosaic TBY, LLC, SA Kosta Browne, Ltd. and the developer, SA Love and Trust, LLC.
- 37.** Approving the following two items related to the Stolte Ranch Special Improvement District; and associated Development Agreement: [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]

**2020-01-30-0006R**

- 37A.** Resolution granting the City’s consent to the creation by Bexar County of a Public Improvement District, to be named the Stolte Ranch Special Improvement District (Stolte Ranch PID), generally located west of Talley Road and south of Elm Forrest Road in the City's extraterritorial jurisdiction.

**2020-01-30-0073**

- 37B.** Ordinance approving a 30-year Development Agreement with the landowners of the the Stolte Ranch Special Improvement District consisting of Randal C. Stolte, Susan Stolte, Linda R. Stolte, Stephanie S. Stolte, Hugo C. Stolte, III and the developer, Forestar (USA) Real Estate Group, Inc.

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Items 4 and 24. Item 24 remained on the Consent Agenda; however, Presiding Judge Obledo and Evening Magistrate Judge Castillo were given the Statement of Appointed Official and Oath of Office by Judge John Bull.

**2020-01-30-0041**

- 4.** Ordinance appointing Carla Obledo as Municipal Court Presiding Judge for a term of office expiring April 30, 2021. [Andrew Segovia, City Attorney]

Mr. Andy Segovia, City Attorney recognized Judge Bull whom was retiring after serving with great distinction for 10 years of serving as the Presiding Judge. He noted that Carla Obledo was recommended by the Municipal Court Advisory Committee Chaired by Councilmember Cabello Havrda.

Councilmember Cabello Havrda thanked the members of the Municipal Court Advisory Committee (MCAC) which she chaired. She thanked Judge Bull for his service to the court as the Presiding Judge for 16 years and as a Municipal Court Judge totaling 20 years of service. She stated that the San Antonio Municipal Court provided 24/7 central magistration in collaboration with Bexar County. She noted that Municipal Court processed approximately 300,000 filings annually and employed 10 full time Judges and nine part time Judges. She reviewed the qualifications required for a Municipal Court Judge. She stated that Carla Obledo has served as a Magistrate Judge for over 20 years and was committed to upholding the rule of law. She noted that Judge Obledo was a graduate of UTSA and the Thurgood Marshall School of



Law at Texas Southern University. She recognized the appointment of Judge Castillo who was a graduate of the inaugural class of the Latina Leadership Institute.

Councilmember Viagran thanked Judge Bull for his service to the community and congratulated Judge Obledo and Judge Castillo on their appointments.

Councilmember Peláez thanked the Obledo family for being a family of service.

Councilmember Rocha Garcia congratulated Judge Obledo and Judge Castillo on their appointments. She thanked Judge Bull for his service to the community and the students in her district.

Councilmember Perry thanked Judge Bull for what he has done for the City. He congratulated Judge Obledo and Judge Castillo.

Councilmember Treviño congratulated Judge Obledo and Judge Castillo. He thanked Judge Bull for creating ideas that have helped move the City forward.

Councilmember Gonzales congratulated Judge Obledo on her appointment and thanked Judge Bull for his work in the Truancy Courts.

Councilmember Sandoval congratulated Judge Obledo and Judge Castillo on their appointments. She thanked Judge Bull for his service.

Mayor Nirenberg thanked Judge Bull for his administration of the Municipal Court and congratulated Judge Obledo and Judge Castillo.

Judge Carla Obledo thanked Judge Bull for his leadership and service to the community. She thanked the members of the Municipal Court Advisory Committee, her family and friends, and her colleagues.

Judge Bull stated that it had been a privilege to serve as the Presiding Judge. He spoke of his and Judge Obledo's early experiences at Municipal Court. He thanked former City Manager Sheryl Sculley and Mayor Phil Hardberger for their early support and thanked Erik Walsh, Maria Villagómez, Fred Garcia, and Norma Morales Arias for their support.

Councilmember Cabello Havrda moved to approve Item 4. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

Judge Bull administered the Oath of Office to Judge Castillo and Judge Obledo.

Deputy City Clerk Flores read the caption for Item 7.

**2020-01-30-0044**

7. Ordinance approving a contract with B.T.I., Inc. dba Ameri-Can Engineering in the amount of \$58,583.35 to provide a mobile shower trailer for the City's Department of Human Services

(DHS). Funding is included and available in the FY 2020 adopted City Council Project Fund and DHS General Fund budgets. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Treviño thanked all who supported the mobile shower trailer effort.

Melody Woosley stated that last year Councilmember Treviño recommended the use of a shower unit to provide homeless individuals and San Antonio residents experiencing emergency situations with access to shower facilities. She noted that good hygiene reduced the spread of communicable diseases and would bring dignity to the homeless. She stated that being clean provided opportunities and provided staff with opportunities to engage the homeless in other services. She noted that the Department of Human Services (DHS) partnered with Christian Assistance Ministry (CAM) to initiate the Mobile Shower Pilot Program. She stated that as of December 31, 2019, 1,400 showers were provided to 404 individuals. She noted that once the shower unit was received, showers would be available three days a week on Mondays, Wednesdays, and Saturdays. She stated that the associated costs of \$600 per month were funded in the DHS FY 2020 Budget. She noted that the bid for a portable shower was issued in August of 2019 and one bid was received that was deemed responsive. She stated that the total cost for the portable shower was \$58,583 of which \$32,000 was supported by City Council Project Funds. She noted that the remaining \$26,000 was included in the DHS General Fund Budget.

Dawn White Fosdick stated that CAM served 50,000 individuals annually, of which 25% were homeless. She noted that as clients were treated with dignity they began to see themselves and their opportunities as hopeful.

Manny Pelaez expressed support for providing showers for the most vulnerable individuals in our city.

Councilmember Perry stated that he did not support portable showers owned and operated by the City. He noted that multiple cities which have portable showers have been funded by non-profit organizations.

Councilmember Courage asked how the portable showers would be operated and maintained. Ms. Woosley replied that DHS would have responsibility for the portable showers and would provide oversight for same. She stated that a separate account has been set up with SAWS for the additional water and DHS would partner with other departments to move the portable showers to events. Councilmember Courage asked of personnel required. Ms. Woosley stated one part-time employee was provided by DHS and CAM has provided volunteers. Councilmember Courage stated that this was one of the best things the City could do to fight homelessness.

Councilmember Sandoval stated that it was an act of compassion to provide this service.

Councilmember Treviño confirmed that the portable showers would be available in emergency situations.

Mayor Nirenberg thanked Councilmember Treviño for his efforts. He expressed his support for the portable showers.

Councilmember Treviño moved to approve Item 7. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,

**NAY:** 1 - Perry

Deputy City Clerk Flores read the caption for Item 23.

**2020-01-30-0061**

- 23.** Ordinance approving the negotiation and execution of Chapter 380 Economic Development Forgivable Loan Agreement for up to \$282,225 to SOJO Commons II, LP, for construction of 15 affordable condominiums to be sold to households earning at or below 120% of Area Median Income (AMI). Funding in the amount of \$282,225 is available in the Inner City Incentive Fund FY 2020 Adopted Budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Councilmember Treviño stated that the affordable condominiums would be sold to households earning at or below the Area Median Income (AMI). He noted that the project contained 48 units for a total investment of \$15.383 in real and personal property improvements. He stated that the developer would act as the city contractor to deliver a contiguous and much needed sidewalk project

Steve Indo stated that there were other components to affordability other than the home itself such as amenities.

Councilmember Treviño asked if the project included improvements to the public right-of-way including underground conversion of utilities, new sidewalks, and street lighting. Mr. Indo replied that it did.

Councilmember Courage spoke in opposition to the Ordinance and stated that the project had already received \$789,000 from the City in fee waivers. He noted that 120% of the AMI was not affordable housing for the majority of San Antonio residents. He stated that he would vote in opposition to the Ordinance.

Councilmember Sandoval asked if the project was reviewed by a third-party underwriter. Lori Houston replied that the review was completed internally and the reasons why the project needed additional incentives was because infrastructure costs were high and there was a gap. Councilmember Sandoval spoke of the need for infrastructure outside of the area of the project.

Councilmember Rocha Garcia asked if this item was presented to a City Council Committee. Ms. Houston replied that it was not. Councilmember Rocha Garcia requested a presentation on the item.

Veronica Garcia stated that the project received a forgivable economic development loan from the Inner City Incentive Fund and would support the construction of 48 units, of which 15 were affordable, and public improvements needed at the site. She noted that this project was the first mixed income construction in the midtown area. She stated that the project included over \$1 million in public improvements along Locust and Grayson Streets. She noted that construction would begin in May 2020 and would be completed by April 2022. She stated that the incentives were awarded through the CCHIP Policy and the project was estimated to contribute \$200,000 to the Affordable Housing Fund over 10 years.

Councilmember Viagran asked what 120% of the AMI was. Veronica Garcia replied that it would

translate to a couple earning \$68,000 per year.

Councilmember Perry asked what the total value of the package was. Ms. Houston replied that it was \$1 million. He stated that the market should determine what was affordable and what was not affordable.

Councilmember Gonzales ask why it was important to have underground utilities at this location. Ms. Houston replied that it was a code requirement for fire safety. Mr. Indo noted that a multistory building located on a street front required aerial access for the Fire Department. Councilmember Gonzales stated that she felt like there was a better way to invest infrastructure funds.

Councilmember Courage asked for the breakdown of the units. Mr. Indo stated that there would be 24 townhomes and 24 condominiums. He noted that 1/3 of the condominium units were one bedroom, 1/3 were two bedroom, and 1/3 were three bedroom.

Councilmember Sandoval asked how the City would ensure that the project remained affordable. Ms. Houston replied that the Center City Development and Operations (CCDO) Department would monitor the project on an annual basis and if the project did not remain affordable the developer would violate the agreement and the funds would be recaptured.

Mayor Nirenberg stated that incentives were created to start a housing ecosystem which was dormant. He noted that he supported the project and encouraged review of the existing incentive policy.

Councilmember Treviño moved to approve Item 23. Councilmember Pelaez seconded the motion. The motion prevailed by the following vote:

**AYE:** 7 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Gonzales, Cabello Havrda, Sandoval, and Pelaez

**NAY:** 3 - Viagran, Courage, and Perry

**ABSTAIN:** 1 - Rocha Garcia

Deputy City Clerk Flores read the caption for Item 26.

**2020-01-30-0063**

- 26.** Ordinance extending the CPS Energy Save for Tomorrow Energy Plan (STEP) through January 31, 2021, and approving an adjustment in the fuel surcharge. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Paul Raabe urged the City Council to approve the Ordinance. He stated that the Northeast Independent School District has partnered with CPS Energy in utilizing the Save for Tomorrow Energy Plan (STEP) Program to complete many energy efficiency improvement projects.

Bruce Teal stated that he was a director with Franklin Energy which provided grid optimization and energy efficiency services for utilities and governmental agencies. He spoke of his company's business relationship with CPS Energy and the effect it has had on economic development. He expressed support for the STEP Program.

Andrew Wood stated that he studied environmental science and was employed by Go Smart Solar. He noted that the solar industry has grown with the help of the STEP Program and he encouraged the City Council to support same.

Russell Seal encouraged the City Council to support the STEP Program and develop the Flex Step Program to include a public input process.

Drew Sutter expressed support for the STEP Program. He stated that he was employed by Clear Result which was a consulting company that partners with utilities. He noted that he has observed the societal benefits and the market transformation since 2011 as a result of the STEP Program.

Greg Harmon stated that the Sierra Club supported funding of the STEP Program.

Aaron Stein expressed support for the STEP Program and noted that the San Antonio Independent School District has leveraged incentive programs to develop and grow an Energy Management Program. He stated that due to the success of the program, SAISD's annual utility costs were reduced by over \$1.4 million.

Patrick Attwater stated that he was the founder and owner of 180 Solar and chose San Antonio as his company's headquarters due to CPS Energy and the STEP Program.

Mario Bravo expressed support for the STEP Program and stated that he believed that CPS Energy was an organization which should reflect the values of the community.

Adriana Rocha Garcia requested additional marketing efforts aimed at areas with low participation in the STEP Program.

Councilmember Gonzales asked if services provided by the City and CPS Energy were duplicated. Ms. Houston replied that the City and CPS Energy were partners and services were not duplicated.

Councilmember Courage expressed support for the STEP Program. He stated that he would like to see more education and inclusion in its development.

Councilmember Pelaez asked if CPS Energy educated the public about solar companies. Paula Gold-Williams replied that CPS Energy monitored the performance of all solar companies.

Councilmember Andrews-Sullivan stated that weatherization has lowered the bills for seniors and has made a difference.

Councilmember Cabello Havrda expressed her support for the program and a public process. She asked of outreach provided by CPS Energy. Ms. Gold-Williams stated that staff went out into the community to explain the programs and enroll individuals. She added that staff would connect individuals to other programs provided by the City.

Councilmember Sandoval called for increased transparency and for CPS Energy to exemplify the values adopted by the City Council.

Mayor Nirenberg stated that there was an increase in transparency at CPS Energy and a spirit of

collaboration with the City. He expressed support for the STEP Program.

Councilmember Gonzales moved to approve Item 26. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

**ABSENT:** 1 - Treviño

Deputy City Clerk Flores read the caption for Item 28.

**2020-01-30-0004R**

**28.** Resolution in support of the National League of Cities' Leading Together Cities Agenda. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Councilmember Viagran stated that the National League of Cities' (NLC) was the voice of America's cities, towns, and villages and represented 200 million people. She noted that she was selected to serve on the NLC 2020 Presidential Task Force which craft the Leading Together Cities Agenda. She stated that the Task Force partnered with 28 local elected officials to develop key priorities. She noted that the priorities established included: 1) Building sustainable infrastructure; 2) Creating a skilled workforce; 3) Ending housing instability and homelessness; and 4) Reducing gun violence. She stated that these priorities impacted all levels of government.

Councilmember Viagran moved to approve Item 28. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Courage

**ABSENT:** 2 - Treviño and Perry

**PULLED FROM CONSIDERATION BY STAFF**

**17.** Ordinance accepting funds from Data Across Sectors for Health in an amount not to exceed \$17,960.00 for a project to design or implement initiatives based on shared multi-sector data that support community goals for a term beginning February 1, 2020 through July 31, 2020. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]

**CITY MANAGER'S REPORT**

**38.** City Manager's Report

Erik Walsh introduced the new director of Metro Health, Dr. Dawn Emerick. He stated that Dr. Emerick has served in the health field in Jacksonville, Florida, and in Oregon. He noted that she was the Chief

Health Strategist for the county in Jacksonville and has expertise in housing, behavioral health, and many other areas. He welcomed Dr. Emerick to the Executive Team and recognized the efforts of the Interim Director, Jennifer Herriott.

Dr. Emerick stated that she had received a warm welcome and was looking forward to working in the community.

Councilmember Peláez stated that addressing domestic violence was a priority of the City Council. Dr. Emerick noted that addressing domestic violence was aligned with her goals and values.

**EXECUTIVE SESSION**

Mayor Nirenberg recessed that meeting at 1:30 pm for Executive Session.

- 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 collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Deliberate the appointment, evaluation and duties of public officers and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney)

Mayor Nirenberg reconvened the meeting at 2:22 pm and announced that no action was taken in Executive Session.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:22 pm.

**APPROVED**

**RON NIRENBERG  
MAYOR**

Attest:

**LETICIA M. VACEK TRMC/CMC/MMC**  
City Clerk