

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



**DRAFT
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, October 12, 2017

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. 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 business while Councilmember Pelaez was attending the meeting via videoconference.

1. The Invocation was delivered by Pastor T. Don Guthrie, First Baptist Church, Guest of Mayor Ron Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Special Session of August 29, 2017 and

City Council Regular Meetings of August 30-31, 2017.

Councilmember Treviño move to approve the Minutes for the City Council Special Session of August 29, 2017 and the City Council Regular Meetings of August 30-31, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

CONSENT AGENDA ITEMS

Items 6, 9A, 9B, 12, and 15 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Courage seconded the motion.

Mayor Nirenberg called upon the citizens registered to speak on Consent Agenda Items.

Eric Cooper, Mario Obledo, and Donna Normandin representing the Food Bank played a video of their work on Hurricane Harvey efforts in partnership with the City of San Antonio (Item 13). Mr. Cooper thanked Mayor Nirenberg and the City Council for their efforts to ensure that San Antonio is a compassionate city. He spoke of the opening of shelters and feeding the hungry and noted that together, they made a big difference. Ms. Normandin, Board Chair, added that they were thankful to the City Council for their support of the Food Bank.

Mayor Nirenberg and the City Council commended the Food Bank for their great work and hurricane relief efforts.

Jack M. Finger stated that the taxpayers should be thanked for their donations to Hurricane Harvey efforts (Item 13). He spoke against the agreement with the Texas Department of Transportation for temporary street closures (Item 16).

Councilmember Treviño recognized October 11th as National Coming Out Day for the LGBTQ Community and Straight Allies for Equality. He highlighted Indigenous People's Day and noted that it would be recognized later today on the front steps of City Hall. He invited everyone to attend the Distinction in the Arts Awards Ceremony that would be held next Tuesday, October 17th.

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

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

ABSENT: 1 - Saldaña

2017-10-12-0784

4. An Ordinance for the Westover Valley Storm Water Relief Channel project accepting the lowest responsive bid and awarding a construction contract in the amount of \$967,920.82 to D. Plata Construction Company, LLC, a 2016 Storm Water Regional funded project, located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-10-12-0785

5. An Ordinance authorizing a construction contract with J3 Company, LLC for the Perimeter Road Reconstruction - Package 2 project at the San Antonio International Airport in the amount of \$445,594.71. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2017-10-12-0787

7. An Ordinance extending a Parking Agreement with the University of Texas at San Antonio to allow continued use of 50 city parking spaces by the Institute of Texan Cultures. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
8. Consideration of the following two items authorizing the acquisition of conservation easements totaling \$1,027,183.15 for 542.13 acres over the Edwards Aquifer Recharge and Contributing Zones: [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

2017-10-12-0788

- 8A. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 412.43 acre tract of land known as the Blackwell Ranch located in Uvalde County, Texas from James Odis Blackwell and Catherine Blackwell, at a cost of \$751,789.35.

2017-10-12-0789

- 8B. An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 129.7 acre tract of land known as the Germer Ranch located in Uvalde County, Texas from William Germer, Cathy Leary, Lawrence Louis Germer and Sammi Jean Germer, at a cost of \$275,393.80.

2017-10-12-0792

10. An Ordinance authorizing acceptance of grants from the Alamo Area Council of Governments in the amount of \$1,876,000.00 for the Senior Nutrition Program and \$37,500.00 for the Federal Transit Administration program for Enhanced Mobility of Seniors and Individuals with Disabilities for the period of October 1, 2017 through September 30, 2018; authorizing a total FY 2018 budget of \$5,390,611.00 which includes the grant funds, a cash match of \$3,437,111.00 from the FY 2018 General Fund, an estimated \$40,000.00 in client donations, and a personnel complement of 50 positions; and authorizing Memoranda of Agreement with educational and community-based organizations in support of senior services programs at no cost to the City or the City's clients. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

2017-10-12-0793

11. An Ordinance authorizing the submission of a grant application in an amount up to \$1,988,146.00 to the Office of National Drug Control Policy and the acceptance of funds, upon award, for a High Intensity Drug Trafficking Area (HIDTA) grant to fund the San Antonio HIDTA Initiative for the grant period January 1, 2018, through December 31, 2019; and establishing a budget and personnel complement. [Erik J. Walsh, Deputy City Manager; William McManus, Chief of Police]

2017-10-12-0794

13. An Ordinance awarding City Council Project Fund grant allocations for Hurricane Harvey Community Assistance to the San Antonio Food Bank in an amount not less than \$14,400.00. [John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council]

2017-10-12-0795

14. An Ordinance approving an Interlocal Agreement with CPS Energy and the Information Technology Services Department establishing the terms and conditions for coordinating and synchronizing certain Geographic Information System (GIS) data and activities between the two parties. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

2017-10-12-0797

16. An Ordinance authorizing the execution of an agreement with the Texas Department of Transportation (TxDOT) for the temporary street closure of State right of ways on Broadway Street from Parland Place to 4th Street and the temporary street closure of Roosevelt Avenue from Lone Star Boulevard to Mitchell Street, and may include additional temporary right of way closures at IH37/Nolan Street green space and

IH10/Roosevelt Avenue green space in connection with the bi-annual Siclovia event hosted by the YMCA for a term of one year with the mutual option to extend and change the Siclovia event date and route each year for up to four additional years, beginning on October 22, 2017. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 6:

2017-10-12-0786

- 6.** An Ordinance authorizing the sale and disposition of properties located at 2406 Vera Cruz, 2206 Chihuahua, 1516 Santiago, 1528 Santiago, and 1530 Santiago, in Council District 5, currently owned by the Office of Urban Redevelopment San Antonio, to Our Casas for a total amount of \$11,000.00 for the construction of affordable housing. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Councilmember Gonzales requested a brief presentation. John Jacks stated that staff was requesting authorization for the sale of five properties located in District 5 for the construction of four affordable homes. He noted that the total sales price was \$11,000 plus closing costs. He indicated that Our Casas was purchasing the properties and had provided affordable housing services and homeownership opportunities to low and moderate income families in Bexar County for over 23 years. He presented a map of the properties and outlined the Affordability Component, Design, and Construction Timeline. He added that the Planning Commission approved the disposition in March 2015 and the OUR SA Board of Commissioners approved the sale in June 2017. Councilmember Gonzales stated that she wanted to highlight the project as the properties had been vacant for many years. She recognized Darrio Chapa of Our Casas. Mr. Darrio Chapa stated that he was pleased with the partnership and noted that they had been working to revitalize the area for a long time.

Councilmember Gonzales moved to adopt the Ordinance for Item 6. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

Items 9A and 9B were addressed jointly. City Clerk Vacek read the captions for Items 9A and 9B:

9. Consideration of the following two items relating to the development of the Red Berry Estate located in Council District 2: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development]

2017-10-12-0790

- 9A. An Ordinance authorizing the conveyance, to include water rights, of 827 Richland Drive, 4007 East IH 10, and 856 Gembler Road, commonly known as the Red Berry Estate in City Council District 2, to the San Antonio Housing Trust Public Facility Corporation for the amount of \$1,473,056.00 to facilitate the redevelopment of the property which will include affordable housing units, public improvements, and future commercial development; and authorizing the initiation of rezoning or plan amendments associated with the conveyance.

2017-10-12-0791

- 9B. An Ordinance authorizing a Master Development Agreement with the San Antonio Housing Trust in the amount of \$7,681,839 for the redevelopment of the Red Berry Estate, to include public improvements, mixed-income housing units, and commercial development; and approving SAWS and City fee waivers in the cumulative amount of \$1,374,389.00.

Lori Houston presented information regarding the Master Development Agreement with the San Antonio Housing Trust. She stated that the City of San Antonio had purchased the Red Berry Estate in 2012 at a cost of \$2.25 million. She reported that in the Fall of 2012, community visioning sessions were held and the outcomes were to restore the mansion, preserve the lake, and offer mixed use development. She noted that the Request for Qualifications (RFQ) and Request for Proposals (RFP) occurred in Spring 2013 with the NRP Group being selected. She provided an overview of the \$61.8 million development by the NRP Group and Casey Development noting that they would partner with the RK Group as a tenant and operator of the mansion as an event venue. She highlighted the community and public improvements that would be made including a multifamily housing development and RK Group Headquarters. She outlined the economic impact and stated that staff recommended approval.

Councilmember Shaw expressed support and stated that he was pleased with the great amount of community input on the project. He noted the current and new jobs that the RK Group would bring and the many opportunities for the area.

Councilmember Treviño stated that this would be a great project for the Eastside that would add value to the taxing entities. He noted that the Housing Trust would guide the process and that there would be a good amount of oversight.

Councilmember Perry asked of the cost to purchase the property. Mrs. Houston replied that the city paid \$2.25 million. Councilmember Perry asked how much had been spent annually since the purchase. Mrs. Houston stated that they invested \$60,000 per year in the maintenance of the property. She noted that the net gain to the city over 20 years would be \$1 million. Councilmember Perry noted the small return and concerns with access for employees through Gembler Road. He asked that staff look at the design so that business traffic is not forced through a neighborhood.

Councilmember Courage stated that he understood that they had been working on the project for a long time but was concerned with the high investment by the city with little return. He also expressed concern with the high cost of rent and stated that the area may not need Class A Housing.

Councilmember Viagran thanked all of the partners and commended Councilmember Shaw for his work on the project. She stated that it would revitalize the area and added that affordable housing was needed in the area.

Councilmember Brockhouse recognized Councilmember Shaw for his work and stated that he was pleased with the partners that would be working on the project. He noted that it would be a test case that could be replicated in the future. Councilmember Sandoval added her support and thanked everyone for their work. She asked of the annual return to the city. Mrs. Houston replied that the benefit would be \$3.5 million over 20 years of which the Tax Increment Reinvestment Zone would receive annual funding through 2025. Councilmember Shaw stated that the residents of District 2 had been asking for Class A Housing for many years and deserved to have it.

Mayor Nirenberg stated that this would be a catalyst for the area and was a good redevelopment opportunity. He thanked everyone for their work on the project that would benefit the entire city.

Councilmember Shaw moved to adopt the Ordinances for Items 9A and 9B. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Sandoval, Pelaez and Perry

NAY: 1 - Courage

ABSENT: 1 - Saldaña

City Clerk Vacek read the caption for Item 12:

12. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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) Appointing Clifford R. Elgin (District 6), Irene Chavez (District 7), and reappointing Roland F. Gonzales (District 8) to the Small Business Advocacy Committee.

B) Appointing Alexander J. Melo (District 6) to the Brooks Development Authority.

C) Reappointing Oscar Rosalez (District 6) to the Zoning Commission.

D) Reappointing Jacob A. Trevino (District 10) to the San Antonio Youth Commission.

E) Appointing Alan Chesler (District 2) and reappointing Allison P. Cohen (District 10) to the Parks and Recreation Board.

F) Appointing Akeem J. Brown (District 2) to the SA2020 Commission on Education.

Councilmember Shaw moved to approve all of the Board, Commission, and Committee Appointments with the exception of Item E; Alan Chesler. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

City Clerk Vacek read the caption for Item 15:

2017-10-12-0796

15. An Ordinance modifying the criteria in the City's Urban Renewal Plan for six of the 17 appointments to the Neighborhood Improvements Advisory Committee. [Peter

Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Councilmember Viagran requested a brief presentation. Veronica Soto presented the modified criteria in the City's Urban Renewal Plan for six of the 17 appointments to the Neighborhood Improvements Advisory Committee (NIAC). She noted that in December 2016, the City Council created the NIAC to ensure ongoing citizen feedback in implementing the Neighborhood Improvements Bond Program. She mentioned that they were requesting modification of the Urban Renewal Plan's criteria for NIAC appointments as follows: 1) Five individuals who reside within the boundaries of or who reside within one mile of the boundaries of one of the Neighborhood Improvement Areas, appointed by the Mayor; and 2) One representative from a city affiliated housing related board, commission, or advisory group, appointed by the Mayor. She added that there was no fiscal impact and staff recommended approval. Councilmember Viagran stated that she wanted to highlight the item and encouraged residents to be engaged and active in their community.

Councilmember Viagran moved to adopt the Ordinance for Item 15. Councilmember Gonzales seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Saldaña

17. City Manager's Report

ALAMODOME CLEAR BAG POLICY

Mrs. Sculley reported that in an effort to continue to provide a safe environment for the public and significantly expedite fan entry into the Alamodome, they implemented a Clear Bag Policy in June for all events. She stated that the Clear Bag Policy limits the size and type of bags that are permitted entry into the Alamodome. She noted that all bags were subject to inspection at entrance; however, the Clear Bag Policy reduces the likelihood of faulty bag searches and continues the city's commitment to the Department of Homeland Security's "If you see something, say something" Campaign. She indicated that a significant number of stadiums throughout the United States also have clear bag policies. Additionally, the NCAA requires that a Clear Bag Policy be enforced at all facilities that host Final Four Championships, beginning with the Final Four that was held in Phoenix earlier this year. She added that they would continue to promote the message about the new Clear Bag Policy to the community and remind visitors that safety is a top priority.

NONSTOP FLIGHT SERVICE

Mrs. Sculley provided an update on a number of success stories related to new air service and record-breaking passenger numbers at the San Antonio International Airport. She reported that in the Spring of 2016, the Air Service Development Plan was initiated which identified specific regions as priority markets for enhanced air service. She mentioned that the Air Service Development Plan was created in partnership with consultant Seabury. She stated that since its implementation in May, the Airport has seen an increase from 35 to 42 Non-Stop Destinations along with the addition of two new carriers, Air Canada and Frontier Airlines. She highlighted the new service to regions including Toronto and Philadelphia. She noted that part of the business case provided to airlines includes market intelligence that has come from the Air Service Task Force. She reported that the San Antonio International Airport passenger growth continues to break records noting that in August, they achieved their 14th consecutive month of growth in passengers. She indicated that they were well on their way to break 2016's record and the increase in passengers was indicative of the region's economic growth. She stated that they achieved a record breaking number of passengers in the month of August despite the cancellation of 265 flights due to Hurricane Harvey. She noted that the demonstrated demand for air service in the city and region would continue to drive unprecedented growth in passenger numbers and the addition of more routes from carriers. She added that they looked forward to continued efforts and collaboration with community leaders and were confident that the San Antonio International Airport would continue to drive the addition of air service expansion and provide further successes.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 10:58 am.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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