

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



**FINAL
Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, November 9, 2017

9:00 AM

Municipal Plaza Building

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

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

ABSENT: 1 - Gonzales

City Clerk Vacek announced that Councilmember Gonzales had a baby girl early this morning and would be on maternity leave.

1. The Invocation was delivered by Reverend Dr. Edward Kern, Pastor, Trinity Lutheran Church, guest of Councilmember Rebecca J. Viagran, District 3.
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 Regular Meetings of September 20-21,

2017

Councilmember Saldaña moved to approve the Minutes for the City Council Regular Meetings of September 20-21, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

OATH OF OFFICE - MAYOR PRO TEM

4. Councilmember Rey Saldaña will be sworn-in as Mayor Pro-Tem, serving the term November 10, 2017 through January 19, 2018.

City Clerk Vacek administered the Oath of Office to Councilmember Rey Saldaña who will be serving as Mayor Pro Tem from November 10, 2017 through January 19, 2018.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized representatives for the 10th Annual Luminaria and called upon Kathy Armstrong to speak. Ms. Armstrong thanked the City Council for their support and welcomed international guests from Gwangju, Korea and Windhoek, Namibia. Councilmember Brockhouse welcomed the guests from Windhoek, Namibia and spoke of the Sister City Agreement and potential partnerships. Councilmember Perry welcomed the guests from Gwangju, Korea and highlighted the partnership opportunities.

ITEM FOR INDIVIDUAL CONSIDERATION

PULLED FROM THE AGENDA BY STAFF

5. An Ordinance approving 1) adjustments to the 2018 and 2019 residential, general, irrigation, wholesale and recycled class rates; 2) adjustments to various fees and charges related to services provided by SAWS and 3) amending the City Code. [Ben Gorzell, Chief Financial Officer; Robert R. Puente, President and CEO, San Antonio Water System]

Mayor Nirenberg announced that Item 5 had been pulled from the agenda and would not be heard. At this time; the Consent Agenda was addressed.

CONSENT AGENDA ITEMS

Items 10, 12, 16, 17, 18, 23, 24, 25, 28, and 31 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Sandoval seconded the motion.

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

Jack M. Finger spoke in opposition to the bicycle lanes included in the transportation projects funded by the Metropolitan Planning Organization (Item 17) and the removal of citizen members on the Municipal Court Advisory Commission (Item 20).

Shaniqua Johnson spoke in support of the Alazan-Guadalupe Choice Neighborhood Implementation Grant (Item 30) noting the great amount of drugs, needles, and guns in the area.

Desiree Alaniz also spoke in support of the Alazan-Guadalupe Choice Neighborhood Implementation Grant (Item 30) noting the need for change in the community.

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

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

ABSENT: 1 - Gonzales

2017-11-09-0874

6. An Ordinance authorizing the third amendment to the agreement with Verint Americas, Inc. for software and project implementation services to upgrade the City of San Antonio's Customer Relationship Management (CRM) system for a total cost of \$396,761.78, funded from the Technology Projects Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-11-09-0875

7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$464,361.00: (A) EBSCO Information Services for periodical subscriptions, (B) Reliance Truck & Equipment, LTD for Bergkamp pothole patcher parts, (C) Nardis Public Safety for public safety uniforms and accessories, and (D) ProQuest, LLC for an amendment to the ProQuest Master License Agreement. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2017-11-09-0876

8. An Ordinance for the La Villita Electrical Panel Upgrade Project, accepting the lowest responsive bid and awarding a construction contract, including an additive alternate, to CRI Electric, Inc. in the total amount of \$240,341.20, an FY 2017 Deferred Maintenance Program funded project, located in Council District 1. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

2017-11-09-0877

9. An Ordinance for the Frank Wing HVAC Control Upgrade project, accepting the lowest responsive bid and awarding a construction contract to K-Air Corporation in the amount of \$215,445.00, an FY 2017 Deferred Maintenance Program funded project, located in Council District 5. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

2017-11-09-0879

11. An Ordinance for The Neighborhood Place Cultural/Community Center, a 2017-2022 Bond funded Project, located in Council District 5, authorizing the execution of a Funding Agreement with Family Services Association in the amount of \$1,500,000.00 for facility upgrades that will total \$6 million with leveraged funding, authorizing the execution of a 30 year lease agreement of a 64,000 square foot facility located at 3014 Rivas Street and authorizing the execution of an associated License and Operating Agreement. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-11-09-0881

13. An Ordinance for the Medical Center Infrastructure Improvements along Floyd Curl project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$4,738,344.78, to J3 Company, LLC., of which \$80,050.00 will be reimbursed by San Antonio Water System (SAWS), a Certificates of Obligation, TxDOT grants and Medical Center Alliance funded project, located in Council District 8. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

2017-11-09-0882

14. An Ordinance authorizing a concession agreement with Taste Inc. DBA Vino Volo for approximately 777 square feet in Terminal A at the San Antonio International Airport for a term of seven years, commencing on March 1, 2018, and generating at least \$70,000.00 in annual revenue. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

2017-11-09-0883

15. An Ordinance approving a license agreement with Google Fiber Texas LLC for access to the City Rights-Of-Way. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
19. 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 Glenda Gayle McDaniel (Mayoral) to the Zoning Commission.

B) Reappointing Geraldine J. Garcia (District 5) to the Mayor's Commission on the Status of Women.

C) Reappointing Christine D. Alderete (District 7) to the Port Authority of San Antonio.

2017-11-09-0887

20. An Ordinance approving the restructuring of the Municipal Court Advisory Commission. [Andrew Segovia, City Attorney]

2017-11-09-0888

21. An Ordinance authorizing the First Amendment and Extension to the Amendment and Restatement of the Henry B. Gonzalez Convention Center (Business Center) Lease Agreement with Texas Badger Developments-1, LLC (d/b/a the The UPS Store) for the lease of space for a five-year renewal term from January 1, 2018 through December 31, 2022, with estimated annual revenue of \$30,000.00 and \$150,000.00 over the five-year renewal term, and providing for increased customer service training and additional signage. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

2017-11-09-0889

22. An Ordinance authorizing a Third Amendment to the Food Service Agreement for the Alamodome with SAVOR Black Tie Joint Venture through its majority partner, SMG Food and Beverage, LLC [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

2017-11-09-0892

26. An Ordinance authorizing agreements with Family Services Association and Parent/Child Incorporated for the San Antonio Metropolitan Health District to provide oral health services to Early Head Start enrollees for a term ending September 30, 2018 and the option to renew for one additional one-year term. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

2017-11-09-0893

27. An Ordinance authorizing the City to continue to utilize the State of Texas Department of Information Resources contracts for an additional amount up to \$42,813,792.00 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

2017-11-09-0895

29. An Ordinance authorizing the allocation of up to \$600,000.00 of HOME Investment Partnerships Program (HOME) funding for the Tarasco Neighborhood Subdivision project, located in Council District 4; and approving an Amendment to the FY 2018 Action Plan and Budget to reprogram the funds in the amount of \$600,000.00. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2017-11-09-0043R

30. A Resolution of Support for San Antonio Housing Authority's application of the Alazan-Guadalupe Choice Neighborhood Implementation Grant. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2017-11-09-0898

32. An Ordinance providing for the extension of the City of San Antonio city limits by the full purpose voluntary annexation of approximately 62.57 acres of land, as requested by the McCombs Family Partners LTD, generally located northwest of the intersection of West Military Drive and West Loop 1604, contiguous to the city limits and within the San Antonio ETJ in Bexar County, adopting a service plan for the area and establishing an effective date of November 30, 2017. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]

2017-11-09-0899

- P-1. PLAN AMENDMENT CASE # 17070 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of

the City, by changing the future land use from "Suburban Tier" and "Regional Center" to "Regional Center" on 50.4 acres out of NCB 34400 and CB 4400, located in the 11000 Block of West Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017234)

2017-11-09-0900

Z-1. ZONING CASE # Z2017234 (Council District 6): An Ordinance amending the Zoning District Boundary of approximately 117.9 acres out of CB 4400 and NCB 34400 from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District and of which 76.5 acres are outside city limits "OCL" to "C-3" General Commercial District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 41.4 acres out of CB 4400 and NCB 34400 (with the Airport Hazard Overlay District unchanged); "MF-33" Multi-Family District on 50.4 acres out of CB 4400 and NCB 34400; and "NP-8 AHOD" Neighborhood Preservation District on 26.1 acres out of CB 4400 and NCB 34400; all of the approximate 117.9 acres generally located in the 11100 Block of West Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17070)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 117.9 ACRES OUT OF CB 4400 AND NCB 34400 TO WIT: FROM "C-2" COMMERCIAL DISTRICT, "C-2 CD" COMMERCIAL DISTRICT WITH CONDITIONAL USE FOR A HOME IMPROVEMENT CENTER, "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A HOME IMPROVEMENT CENTER, "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT AND OF WHICH 76.5 ACRES ARE OUTSIDE CITY LIMITS "OCL" TO "C-3" GENERAL COMMERCIAL DISTRICT AND "C-3 AHOD" GENERAL COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT ON 41.4 ACRES OUT OF CB 4400 AND NCB 34400 (WITH THE AIRPORT HAZARD OVERLAY DISTRICT UNCHANGED); "MF-33" MULTI-FAMILY DISTRICT ON 50.4 ACRES OUT OF CB 4400 AND NCB 34400; AND "NP-8 AHOD" NEIGHBORHOOD PRESERVATION DISTRICT ON 26.1 ACRES OUT OF CB 4400 AND NCB 34400.

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Vacek read the caption for Item 10:

2017-11-09-0878

- 10.** An Ordinance accepting the lowest qualified bid and awarding a construction contract to Curran Contracting Company in the amount of \$5,106,286.05 funded by the Sales Tax Venue Funds included in the FY 2018 Capital Budget in connection with the Leon Creek Greenway (IH-10/1604 to The RIM) located in Council District 8 and the Salado Creek Greenway (Huebner Road to Loop 1604) located in Council District 9; and authorizing an Access Agreement with Texas Department of Transportation (TxDOT) to allow for the construction and maintenance of trail improvements where the trail improvements cross TxDOT's right-of-way. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

Councilmember Saldaña requested a brief presentation. Xavier Urrutia stated that the Leon Creek Greenway Project was 2.05 miles long and included two parking areas, drainage culverts, retaining walls, rest nodes, signage, and other amenities. He noted that the Salado Creek Greenway Project was 1.8 miles long and included similar amenities such as parking, drainage, and signage. He noted that staff was requesting approval of a contract with Curran Contracting to construct the greenways in an amount of \$5,106,286.05. He added that they would enter into an agreement with the Texas Department of Transportation (TxDOT) to allow for construction of trail improvements within TxDOT right-of-way. Councilmember Saldaña highlighted the greenway trail system and asked when it would be implemented in his district. Mr. Urrutia replied that there were a number of property acquisitions and that they were also working with TxDOT.

Councilmember Courage asked of the potential to limit access to the trails by engine-powered vehicles. Mr. Urrutia replied that the Code restricts the use of motorized vehicles with the exception of wheelchairs. Councilmember Courage asked of the implementation of kiosks or phone boxes along the trails. Mr. Urrutia stated that they had doubled the number of call boxes.

Councilmember Sandoval stated that she would like to ensure progress in other parts of the city in terms of trailways. Mr. Urrutia noted that areas in which the city owned property were the quickest to build but was challenging in areas where property acquisitions were required.

Councilmember Saldaña moved to adopt the Ordinance for Item 10. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

Mayor Nirenberg addressed Items 31A, 31B, and 31C at this time. City Clerk Vacek read the captions for Items 31A, 31B, and 31C:

31. Consideration of the following three items regarding economic incentives for Ernst & Young U.S. LLP (EY) associated with EY's capital investment of at least \$8.5 million, the creation of 600 full-time jobs in City Council District 8: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

2017-11-09-0896

31A. An Ordinance approving a 6-year, 100% Tax Abatement Agreement based on a capital investment of at least \$8.5 million and the creation of 600 new full-time jobs over five years at the site.

2017-11-09-0897

31B. An Ordinance approving a performance-based Chapter 380 Economic Development Incentive Fund Grant Agreement up to a maximum of \$309,000 based on 309 new full-time jobs making \$50,000 or more annually within the first five years.

2017-11-09-0044R

31C. A Resolution nominating Ernst & Young, U.S. LLP for designation as a Texas Enterprise Zone Project.

Councilmember Pelaez highlighted the project and recognized Ernst & Young Representatives. He thanked them for their investment and additional 600 jobs they would bring to the city.

Councilmember Courage asked of the breakdown of jobs. Rene Dominguez replied that over 50% of the jobs would pay salaries of at least \$50,000. Councilmember Courage stated that he was concerned with those that would earn between \$11-13 per hour and would like to have further discussion on ensuring higher pay rates.

Mayor Nirenberg thanked Ernst & Young Representatives for their commitment to San Antonio.

Councilmember Viagran moved to adopt the Ordinances for Items 31A and 31B and

approve the Resolution for Item 31C. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

City Clerk Vacek read the caption for Item 12:

2017-11-09-0880

- 12.** An Ordinance authorizing the execution of a funding agreement between the Family Violence Prevention Services, Inc. and the City of San Antonio in an amount up to \$1,000,000.00 to construct a new gymnasium for the Battered Women & Children's Shelter, a 2017-2022 Bond funded Project and authorizing the execution of a 20 year lease agreement for the new 7,200 square foot gymnasium located on their campus. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Pelaez recused himself from voting on Item 12 by exiting the Council Chambers and noting that he submitted the recusal forms to the City Clerk.

Councilmember Treviño asked for a brief presentation. Razi Hosseini stated that the Battered Women & Children's Shelter was operated by Family Violence Prevention Services, Inc. and founded in 1977. He noted that the shelter can accommodate 222 people and services include counseling, transitional housing, medical and dental care. He outlined the project scope in which a new 7,200 square-foot facility would be built to include a gym, lobby, and parking lot. He noted that the gym would provide a safe recreation space and services for the community's benefit. He added that the project was scheduled for completion in August 2018 and staff recommended approval.

Mayor Nirenberg called upon Ms. Marta Pelaez to speak.

Marta Pelaez spoke in support of the project noting the great need for the gymnasium. She highlighted their work at the center and thanked the City Council for their support.

Councilmember Treviño stated that the facility upgrade would enhance the mission of the Battered Women and Children's Center while creating a positive environment for those experiencing a difficult time. Councilmember Viagran spoke of the importance of creating safe spaces.

Councilmember Courage thanked the Battered Women and Children's Shelter for their work. He stated that he had requested an audit of Municipal Court Records to determine how they are passing names of those convicted of domestic violence through the National FBI Database.

Mayor Nirenberg thanked Ms. Pelaez for her work and asked of the number of women and children currently at the shelter. Ms. Pelaez replied that there were 183 with seven or eight to be added by the end of the week.

Councilmember Sandoval thanked the Battered Women and Children's Shelter for their work and stated that she would identify ways to assist through the Community Health and Equity Council Committee.

Councilmember Treviño moved to adopt the Ordinance for Item 12. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Courage, and Perry

ABSENT: 1 - Gonzales

ABSTAIN: 1 - Pelaez

City Clerk Vacek read the caption for Item 16:

2017-11-09-0884

- 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 Old Pearsall Road from Holm Road to Medina Base Road for District 4's Surclovía event to be held on Sunday, November 19, 2017. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Anthony Chukwudolue reported that staff was requesting authorization to execute an agreement with TxDOT for the temporary street closure of Old Pearsall Road from Holm Road to Medina Base Road for the Council District 4 SurClovía event. The event will be held on Sunday, November 19, 2017. Councilmember Saldaña highlighted SurClovía and thanked staff for their work.

Councilmember Saldaña moved to adopt the Ordinance for Item 16. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

City Clerk Vacek read the caption for Item 17:

2017-11-09-0885

17. An Ordinance authorizing submittal of eight transportation projects for funding consideration by the Alamo Area Metropolitan Planning Organization (AAMPO) for funding in the amount of \$66.8 million from federal funds for the construction of eight projects in the total estimated amount of \$83.5 million through the FY 2019-2022 Transportation Improvement Program and authorizing the acceptance of federal funds if awarded. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Saldaña requested a brief presentation. Art Reinhardt stated that staff was requesting authorization of an application and acceptance of funds if awarded, for eight projects totaling an estimated \$83.5 million. The funding consideration will be from the Metropolitan Planning Organization (MPO) for the FY 2019-2022 Transportation Improvement Program (TIP). He noted that the TIP was a four-year financially constrained list of transportation projects approved for Federal and State Funding by the Transportation Policy Board. He mentioned that it was updated every two years and amended quarterly.

Mayor Nirenberg called upon Mr. Edward Castor to speak.

Edward Castor stated that he was in favor of improving roads but concerned with the S. Zarzamora Overpass Project. He asked that staff work with Union Pacific to see if they could build over existing roads.

Councilmember Saldaña asked of the potential restrictions on projects. Mr. Reinhardt replied that the TIP focused on projects that were ready to be constructed within four years. He stated that they also looked at capacity versus operational permits, as well as Bus Rapid Transit (BRT) projects. Councilmember Saldaña highlighted the S. Zarzamora Overpass Project noting that it would solve a true need in the community.

Councilmember Courage expressed his support for the projects. However, he stated that managed and toll lanes were not a priority for the people that live in District 9.

Councilmember Viagran thanked Councilmember Saldaña for his work as Vice-Chair of the

MPO. She spoke of the importance of supporting projects that are proactive in alleviating congestion and discussing the point allocation for same with the MPO.

Councilmember Sandoval asked for additional information regarding the Corridor Mobility Planning Project. Mr. Reinhardt stated that they would partner with VIA Metropolitan on studying eight corridors of which four would be candidates for high capacity transit. Councilmember Sandoval asked how the corridors would be selected noting that she would like to be engaged in the process. Mr. Reinhardt noted that there were several factors to include ridership, economic development, crash data, and other statistics.

Councilmember Perry concurred with Councilmember Courage regarding managed and toll lanes not being a priority for his district. He stated that he had conducted research and expressed concern that San Antonio has lagged behind Dallas, Fort Worth, Houston, and Austin with regard to State Funding over the years.

Councilmember Treviño spoke of the projects identified in District 1 and the need to improve the flow in and out of the Central Business District.

Councilmember Saldaña moved to adopt the Ordinance for Item 17. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

City Clerk Vacek read the caption for Item 18:

2017-11-09-0886

- 18.** An Ordinance appointing Nadia Islam, Jesus Diaz, Judy Razo, Dr. Anika Smith and Shelley Baillargeon to the Citizen Advisory Action Board for two year terms of office. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

Councilmember Viagran asked for information on the Citizen Advisory Action Board. Erik Walsh stated that said Board was a critical component within the Police Department to deal with citizen complaints and internal investigations into Police Officers. He noted that it was created through the Collective Bargaining Agreement in the late 80's and consisted of 14 Board Members; seven citizens and seven Uniformed Officers. He stated that they make recommendations of discipline to the Police Chief. Councilmember Viagran stated that she wanted to highlight the board and let the public know they are moving forward with transparency and accountability. She thanked all of the volunteer Board Members for their

service.

Councilmember Viagran moved to adopt the Ordinance for Item 18. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 2 - Saldaña, and Gonzales

City Clerk Vacek read the caption for Item 23:

2017-11-09-0042R

- 23.** A Resolution to initiate Plan Amendments and Zoning for properties located in the following areas of Council District 1: South of West Mulberry Avenue, areas adjacent to East Mulberry Avenue, South of Hildebrand and East of McCullough; Areas in the northern portion of River Road inside District 2, just North of their boundary along Mulberry; Areas South of Gramercy, North of Ashby, West to Fredericksburg, and East to San Pedro; and South of Culebra Road, north of Leal Street, East to Colorado Street and the western boundary of the district, as requested through a Council Consideration Request by Councilman Trevino. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon stated that Councilmember Treviño had submitted a Council Consideration Request (CCR) to review the following areas for rezoning and plan amendments: 1) Monte Vista; 2) River Road; 3) Beacon Hill & Alta Vista; and 4) West End Hope in Action. He spoke of the zoning challenges due to Code conversions and provided a zoning history since 1938. He mentioned the fiscal impact of \$24,380 in applicable fees that would be absorbed by the Development Services Department.

Mayor Nirenberg called upon the citizens registered to speak.

Cee Winkler stated that she was supportive of the rezoning review due to the zoning inconsistencies that would occur with an MF-33 designation.

James Thurwalker stated that he was in support of the rezoning effort in order to preserve the Historic District of Monte Vista.

Antonio Vicente Garcia spoke in support of the rezoning noting that his 91 year-old home along Huisache had always been a single family residential home.

Paula Bondurant stated that she lived in the southern portion of Monte Vista and supportive of the rezoning. She presented a letter of support from the President of the Monte Vista Historical Association.

Barbara Witte-Howell stated that she was representing the Tier One Neighborhood Coalition Steering Committee in support of the rezoning.

Dawn Hanson, District 1 Resident and Chairperson for San Antonio Neighborhoods for Everyone, spoke in opposition to the rezoning. She stated that downzoning the properties was a social economic exclusionary tool and that something more inclusive should be considered.

Summer Greathouse stated that she was a member of the Board of Directors of the Monte Vista Historical Association and supportive of the rezoning effort.

Gemma Kennedy, Board Member of the River Road Association, spoke in support of the rezoning request.

Councilmember Treviño stated that he submitted the CCR in an effort to correct a multitude of zoning identifications centered in residential neighborhoods. He thanked everyone for their work on the item and submitted letters of support to the City Clerk from the following: 1) Alta Vista Neighborhood Association; 2) West End Hope in Action Organization; 3) Beacon Hill Area Neighborhood Association; 4) Tier One Neighborhood Association; 5) River Road Neighborhood Association; 6) David G. Leibold; and 7) Linda Fugit.

Councilmember Sandoval expressed support and stated that it was important to correct errors. She asked if staff could also look into same in District 7. Mr. Shannon replied that they would need a Resolution from the City Council to look into rezoning other areas.

Councilmember Treviño moved to adopt the Ordinance for Item 23. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

City Clerk Vacek read the caption for Item 24:

2017-11-09-0890

24. An Ordinance authorizing the execution of the following contracts for state

representation services: (a) Focused Advocacy, to provide year-round services for a two-year renewal term in an amount not to exceed \$8,500.00 per month; (b) Texas Lobby Group, to provide services for a one-year renewal term in an amount not to exceed \$7,500.00 per month; and (c) Marc A. Rodriguez to provide services for a one-year renewal term in an amount not to exceed \$7,500.00 per month; and (d) Jesse Ancira to provide state representation services for a one-year term in an amount not to exceed \$7,500.00 per month. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

Jeff Coyle presented an overview of the City's State Representation Services. He stated that staff recommended Focused Advocacy for a contract from October 2017 through September 2019 in a total contract amount of \$204,000. He noted that staff also recommended one-year contracts totaling \$90,000 each with Jesse Ancira, Jr., Marc A. Rodriguez, and the Texas Lobby Group. He stated that performance measures included: 1) Achieve success rate of 75% of City Priorities and Initiatives during the Texas Legislative Session; and 2) Help defeat 85% of harmful legislation actively opposed by the City during the Texas Legislative Session.

Councilmember Brockhouse asked why staff had not issued a new Request for Proposals (RFP). Mr. Coyle replied that they were exercising a contract extension as they would be a month into the session if selecting new consultants. Councilmember Brockhouse asked of the accountability metrics. Mr. Coyle stated that the contracts provided the opportunity to terminate a contract with 30-day's notice if not receiving adequate representation from a consultant.

Councilmember Courage asked of the number of City Staff that work on lobbying efforts. Mr. Coyle replied that there were four employees dedicated to same. Councilmember Courage asked if consultants had an exclusive contract to work only for the City of San Antonio during the session. Mr. Coyle replied they did not. Councilmember Courage expressed concern with paying \$90,000 for Part-Time Lobbyists.

Councilmember Pelaez mentioned the meetings that are occurring at the State Capitol outside of the session and the importance of monitoring and participating actively.

Councilmember Brockhouse asked of tracking methods for Lobbyists. Mr. Coyle replied that they were required to submit weekly reports and met with staff every Monday and almost daily during the session. Councilmember Brockhouse requested further discussion regarding metrics and holding Lobbyists more accountable.

Councilmember Saldaña stated that he was the Chair of the Intergovernmental Relations (IGR) Council Committee and spoke of the importance of the work of Lobbyists. Mayor

Nirenberg added that the city depended on the effectiveness of the teams lobbying in Austin and noted that colleagues from other cities viewed San Antonio's IGR Team as the most effective in the State with regard to Municipal Governance.

Councilmember Saldaña moved to adopt the Ordinance for Item 24. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Sandoval, Pelaez, and Perry

NAY: 2 - Brockhouse, and Courage

ABSENT: 1 - Gonzales

RECESSED

Mayor Nirenberg recessed the meeting at 12:35 pm in order to attend a Press Conference for the Ernst & Young Project approved earlier today. He announced that the meeting would resume at 1:00 pm.

RECONVENED

Mayor Nirenberg reconvened the meeting at 1:08 pm and addressed Item 25.

City Clerk Vacek read the caption for Item 25:

2017-11-09-0891

- 25.** An Ordinance authorizing a contract with Veritas Clearwell for the purchase of the eDiscovery Solution to assist in responding to Open Records Requests in the amount of \$288,000.00, funded from the New Technology Portfolio project. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]

Councilmember Brockhouse thanked the Government and Public Affairs Office for their work. He stated that this was a huge step forward in Open Records and Transparency and asked if current funding from the Technology Budget would be utilized for same. Mr. Kevin Goodwin confirmed that funding from the 2017 Technology Project Funds would be utilized for the new system.

Councilmember Brockhouse moved to adopt the Ordinance for Item 25. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Gonzales

City Clerk Vacek read the caption for Item 28:

2017-11-09-0894

28. An Ordinance authorizing partial Neighborhood Stabilization Program loan forgiveness in the amount of \$136,487.69 (and accrued interest as of the date of City Council Action) of the original loan amount of \$2,517,838.00, for the Gillette Square Apartments, a 43 unit multi-family development, located at 642 Gillette Boulevard, in Council District 3; and acceptance of a \$600,000.00 pay off amount. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Councilmember Perry stated that he was supportive of providing funding for agencies to build affordable housing but did not support forgiving debt of taxpayer dollars. Veronica Soto stated that they would provide a partial repayment and presented a brief overview of the Gillette Square Apartments Affordable Housing Development. She outlined their 2009 and 2010 Notes and spoke of the due diligence process that had occurred. She reported that of the balance of \$736,487.69; they would make a lump sum payment of \$600,000 and that \$136,487.69 would be forgiven.

Mayor Nirenberg called upon Mr. Edward Castor to speak.

Edward Castor spoke in opposition to the loan being forgiven and noted that they had already been given an extension.

Councilmember Viagran thanked everyone for their work. She stated that she was protective of taxpayer dollars but noted that the city could have lost the affordability component and lump sum payment if the property had gone into foreclosure.

Councilmember Saldaña spoke in support of retaining the scarce amount of affordable housing units available.

Councilmember Perry stated that he did not disagree with affordable housing but felt that the deals should be structured so that loans are able to be repaid.

Councilmember Brockhouse stated that he did not want to lose an asset that put a roof over

someone's head. He asked how they could keep an organization from getting to this point again in the future. Ms. Soto replied that their policies have been revised so that an underwriter is part of the process.

Councilmember Viagran moved to adopt the Ordinance for Item 28. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, and Courage

NAY: 1 - Perry

ABSENT: 1 - Gonzales

33. City Manager's Report

There was no City Manager's Report.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 1:38 pm.

APPROVED

RON NIRENBERG
MAYOR

ATTEST:

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