

**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, May 14, 2020**

**9:00 AM**

**Municipal Plaza Building**

**ROLL CALL**

The City Council convened in a Regular Meeting. Acting City Clerk Tina J. Flores 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

Mayor Nirenberg led the meeting in a moment of silence as the bells of the San Fernando Cathedral were ringing for those who were struggling around the world with COVID-19. He recognized the frontline workers, first responders, and healthcare professionals that were working hard to maintain the health and safety of our loved ones.

1. The Invocation was delivered by Pastor Lupina Villalpando-Stewart of Northern Hills United Methodist Church, guest of Councilmember Perry, District 10.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from the City Council Meeting of April 2, 2020.

Councilmember Treviño moved to approve the Minutes of April 2, 2020. Councilmember Courage 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**

Items 5 and 9 were pulled for Individual Consideration.

**4. Briefing on the City's response and preparedness on COVID 19.**

Mayor Nirenberg recognized Lieutenant General Laura J. Richardson regarding the military response to the National COVID-19 Response. Lieutenant General Richardson presented a video that demonstrated Military Personnel COVID-19 readiness and the protective personal equipment (PPE) gear worn by military personnel to protect against chemical or biological hazards.

Lieutenant General Richardson recognized all service members, Federal Agencies, First Responders, medical professionals, doctors, nurses, respiratory therapist and medics for their front line efforts and providing patients with much-needed support to ensure a successful recovery. She provided a brief overview of Army North's COVID Response operations. She added that Army North was designated as a Joint Force Land Component Command (JFLCC) and supported the Federal Emergency Management Agency (FEMA) by matching federal military capability and capacity with FEMA requests.

Lieutenant General Richardson stated that ground forces worked for the Command and Army North. She added that as the JFLCC Commander and part of the overall Northern Command Plan, the JFLCC had Army and Marines working together but COVID-19 required an unprecedented response that now included Navy Sailors working on land. Lieutenant General Richardson stated that a 5-member Regional Task Force led by a 2-star General Commander was formed to employ unique military capabilities in support of FEMA. She noted that the Regional Task Force provided command control, framework, logistics, and coordination responsibilities to integrate a full government approach to the national COVID response. Lieutenant General Richardson added that throughout the Mission, JFLCC worked day and night with the National Guard to refine planning efforts and operations in support of civilian authorities to rapidly meet the Nation's needs and save lives.

Mayor Nirenberg thanked Lieutenant General Richardson for supporting San Antonio and leading Military efforts to keep our community safe, including the civilian community.

Councilmember Perry thanked Lieutenant General Richardson and the civilian and military personnel that worked in support of the Army North Mission. He added that he was proud of the Military response to COVID-19 in San Antonio and across the Nation.

Councilmember Rocha Garcia expressed her appreciation for the brave women and men in the Military that were trained to be on the front line. She added that she was proud to represent District 4 which included Joint Base San Antonio at Lackland.

Councilmember Andrews-Sullivan thanked Lieutenant General Richardson for her service and noted that Joint Base San Antonio Fort Sam was in District 2 which she represents. She added that she was an Army Veteran and appreciated those who serve our Country.

Beverly Watts-Davis stated that it was National Law Enforcement Week and recognized Health Workers and First Responders. She noted that community members from the East Side, West Care, San Antonio Fighting Back, Neighborhood First Alliance, Neighborhood Association Presidents, and Ella Austin Community Center gathered at the East Substation to express appreciation for Law Enforcement. She added that a banner was displayed at the event, and officers were provided with hand sanitizers and gift cards.

Mayor Nirenberg called upon the individuals registered to speak.

Brandon Burkhart spoke in opposition of spending taxpayer dollars on the Resolution approved by Council regarding hate speech.

Rick Briscoe acknowledged the proposed budget shortfalls due to COVID-19 at the local and state level. He expressed concern that contracts had not been reviewed and stated that the City must tighten its belt and cut spending. He requested that Item 9 be postponed to allow for a detailed fiscal analysis.

Angie Aguirre spoke in opposition of Item 8 regarding the purchase of construction equipment. She urged the Council to spend money on fixing streets instead of purchasing equipment.

Ramon Garza spoke in opposition of Item 8 and other topics not related to posted agenda items.

Lupe Rivera spoke in opposition of Item 8 and other topics not related to posted agenda items.

Frank Garcia spoke in opposition of Item 8 and unnecessary spending on heavy equipment. He added that there was not enough money to fix streets in neighborhoods.

Lamar Henry spoke off topic of posted agenda items.

Jennifer Paz spoke in opposition of Item 8 and other topics not related to posted agenda items.

Monique Doolittle spoke in opposition of Item 8 and other topics not related to posted agenda items.

Michael Doolittle spoke off topic of posted agenda items.

Jack M. Finger spoke in opposition of Items 14 and 15 regarding the issuance of multi-family housing revenue bonds. He spoke in opposition of Items 17 and 18 regarding Resolutions of no objection for housing.

Mayor Nirenberg announced that Item 4 would be included with the Consent Agenda motion if there was no objection from Council. Hearing no objection, Item 4 was included with the

Consent vote.

Councilmember Courage moved to approve the remaining Consent Agenda Items, including Item 4. Councilmember Treviño 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

**2020-05-14-0320**

6. Ordinance approving a contract with Custom Data Processing, Inc. for additional integration services and an updated licensing model for the continued support of the City's Electronic Medical Records System for an estimated total cost of \$1,083,500.00 over a five year period. Initial costs for system integration and data migration for the replacement of the San Antonio Immunization Records System are estimated to be \$147,000.00 and will be funded through the Electronic Medical Records Capital Project Fund included in the FY 2020 - FY 2025 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-05-14-0321**

7. Ordinance approving a contract with Accela, Inc., for continued maintenance and support of the Right of Way Management solution which provides a review of agency Geographic Information Services mapping technology and product data sources. This contract is for a one-year period beginning upon award by City Council with the option to renew for three additional, one-year periods for a total cost not to exceed \$771,962.86. Funding is available from the Right of Way Management Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2020-05-14-0322**

8. Ordinance approving contracts with Equipment Depot and HoltCat to provide the Public Works Department with two off-road equipment units for a total cost of \$247,471.00. 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]

**2020-05-14-0324**

10. Ordinance accepting grant funds in the amount of \$393,483.90 from the U.S. Department of Health and Human Services for the Coronavirus Aid, Relief, and Economic Security (CARES) Act. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

**2020-05-14-0325**

11. Ordinance approving the acceptance of funds up to \$1,290,640.16 from the Texas Department of Agriculture in support of the 2020 Summer Food Service Program operated by the Parks and Recreation Department for the period of June 1, 2020, through August 21, 2020. This action also authorizes any additional Texas Department of

Agriculture funds for food service awarded during the term of this grant. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

**2020-05-14-0326**

12. Ordinance approving the application and acceptance of grant funds in the amount of \$2,331,581.00 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the Coronavirus Emergency Supplemental Funding Program Formula Grant. [María Villagómez Deputy City Manager; William P. McManus, Chief of Police]
13. Approving the following Board, Commission and Committee appointment for the remainder of an unexpired term to expire May 31, 2021. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Tina J. Flores, Acting City Clerk]
- A) Appointing Dr. Ellen Riojas Clark (District 7) to the San Antonio Arts Commission.
  - B) Appointing Roland Frank Gonzales (District 8) to the Brooks Development Authority.
  - C) Appointing Donovan Jay Rodriguez (District 8) to the Small Business Advocacy Committee.

**2020-05-14-0327**

14. Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (Mira Vista Apartments) Series 2020 for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the Las Varas Public Facility Corporation, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-05-14-0328**

15. Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (Trader Flats Apartments) Series 2020 for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the Las Varas Public Facility Corporation, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2020-05-14-0329**

16. Ordinance approving a Chapter 380 Economic Development Agreement between the Westside TIRZ Board, Davila Pharmacy, LLC, and the City of San Antonio in the amount of \$393,000.00 and approving the declaration of surplus and sale of property located on 1.005 acres of land at 1423 Guadalupe St. to the Davila Pharmacy. [Lori Houston, Assistant City Manager; Verónica Soto, Director, Neighborhood and Housing]

Services]

**2020-05-14-0030R**

17. Resolution of No Objection for Streamline Advisory Partners' application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Old Pearsall Road Apartments, a 324 unit affordable multi-family rental housing development, located at the SE Corner of Old Pearsall Road and Loop 410 in Council District 4. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2020-05-14-0031R**

18. Amended Resolution of No Objection for Franklin Development Properties, LTD' application to the Texas Department of Housing and Community Affairs' Non-Competitive 4% Housing Tax Credits Program for the development of Greenline North, a 292 unit multi-family rental housing development, located at 7402 S. New Braunfels in City Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

Acting City Clerk Flores read the caption for Item 5.

5. Ordinance requiring residential landlords to provide a notice of proposed eviction prior to a notice to vacate a residential tenancy as a result of the COVID-19 pandemic.

City Attorney Andy Segovia provided a presentation on the proposed Pre-Eviction Notice. City Attorney Segovia provided an overview of the eviction process and reasons for eviction such as failure to pay rent, violation of lease terms, illegal activity, or unsafe behavior. City Attorney Segovia explained that a 3-day Notice to Vacate could be followed by a possible Forcible Entry and Detainer; thereafter, a lawsuit could be filed within 21 days with the JP Court. City Attorney Segovia added that eviction hearings were held in the Justice of the Peace (JP) Courts and the tenant was allowed a 5-day appeal before a Writ of Possession was granted.

City Attorney Segovia reported that the Texas Supreme Court and Bexar County had suspended eviction proceedings until May 18, 2020 and JP Courts suspended eviction proceedings until June 1, 2020. City Attorney Segovia stated that statutory pre-evictions steps were continuing and some landlords were issuing "Notices to Vacate" despite the CARES Act moratorium on eviction filings on federal funded housing properties.

City Attorney Segovia provided a summary of the CARES Act temporary moratorium on eviction filings as follows:

- Landlords were prohibited from filing new eviction actions until June 24, 2020
- Covered properties were those insured, guaranteed, supplemented, protected, or

assigned in any way by one of the following: HUD/Fannie Mae/Freddie Mac, Rural Housing Voucher Program, or the Violence Against Women Act of 1994

- An estimated 50% of San Antonio units were protected under the CARES Act
- Landlords were prohibited from charging late fees and penalties
- Landlords could not evict a tenant after the moratorium expired, except after giving 30 days' notice which may not be delivered until after the moratorium period expired

City Attorney Segovia stated that the Texas Realtors Association Initiative provided guidance to landlords on how to deal with tenants having trouble paying rent due to the COVID-19 pandemic. He added that landlords were encouraged to act early in making accommodations with tenants who were facing COVID-19 related hardships and create lease payment plan agreements.

City Attorney Segovia presented an overview of the proposed Ordinance as follows:

- Landlords would be required to provide a "Notice of Proposed Eviction" to tenants prior to issuing a Notice to Vacate
- A Notice of Proposed Eviction would provide tenants 60 days to respond and to cure delinquent payments or reach a payment agreement
- A landlord may issue a 3-day Notice to Vacate if no agreement was reached during the 60 day period
- A 60-day Notice of Proposed Eviction would be required beginning on the effective date of the proposed Ordinance
- The requirement to issue the Notice of Proposed Eviction prior to a Notice to Vacate would extend to September 24, 2020
- Failure to comply with the Ordinance is a Class C misdemeanor and punishable by a fine up to \$500
- The Ordinance would apply only to residential properties
- The Ordinance would not require documentation to show non-payment related to COVID-19
- The Ordinance would not waive or forgive any accumulated rent, fees, or penalties
- JP Courts would determine whether failure to comply would stop or delay an eviction
  - The City had no independent authority to intervene in the eviction process

Mayor Nirenberg called upon the individuals registered to speak.

Molly stated that she had 20 years' experience working minimum wage jobs and was aware of corporate apartment complexes having zero mercy for renters. She added that many individuals had been furloughed and would not regain their jobs, some individuals did not qualify for stimulus checks, and others could not get unemployment benefits. She urged the Council to vote yes on the proposed Ordinance.

Greg Gibson, President of the Real Estate Council of San Antonio (RECSA), spoke on behalf of 1,200 RECSA members that were following City Council actions regarding the proposed Ordinance. He added that approval of the proposed Ordinance would have a disproportionate effect on small property owners. He urged City Council to vote no on the proposed Ordinance.

Kim Bragman, Chairman, San Antonio Board of Realtors (SABOR), spoke on behalf of 12,000 SABOR members in opposition of the proposed Ordinance. She asked City Council to fully explore and carefully weigh the potential impact of such measures and urged the Council to vote no on the proposed Ordinance.

Marty Hutchison spoke in opposition of the proposed Ordinance and noted that property owners would not be able to pay their mortgages, property taxes, or utilities which would result in foreclosure.

Priscilla Ortiz described her experience as a property manager and the challenges she faced with individuals protected under the eviction moratorium. She noted that while most residents accepted help with payment arrangements, rent concessions, waved late fees, and resources for assistance, some residents took advantage of the moratorium and did not pay rent despite having the ability to pay.

Robert Hale spoke in opposition of the proposed Ordinance due to unintended consequences that would. He added that he provided payment plans to residents in need of assistance. He noted that continued postponement of rent would result in accumulated debt that the tenants most likely could pay.

Kelley Simmonds stated that as a property owner she always tried to work with tenants and most were thankful and grateful. She added that she filed 15 evictions against tenants that had not paid rent since January 2020, prior to the COVID-1. She noted that as a result of the eviction moratorium, all 15 cases were now still pending in JP Court.

Leo Lhomme stated he contacted his tenants and helped them apply for unemployment and emergency rental assistance through the City. He noted that he worked diligently with tenants that worked with him but there were a handful that refused his help.

Courtney Rosen stated that she managed 190 homes. She added that many property owners rent their first home where their children grew up and invest their life savings to build an investment for retirement. She noted that these landlords were worried about their jobs, rental property, bills, and depended on their rent income to pay their mortgages. She added that property owners suffered the consequences when tenants did not pay rent.

Lorena Birdy stated that an open dialogue was needed between tenants and owners. She added that payment plans and multiple payment options were needed. She noted that many renters did not have access to internet to apply for assistance. She urged the Council to consider all the individuals that will be impacted if the Ordinance was approved.

Gregg Birdy stated that his Grandfather started his business 40 years ago. He added that a 60-day did would solve the eviction problem. He noted that tenants needed payment plans and help with seeking assistance. He urged the Council to vote no on the proposed Ordinance.

Lisa Smith spoke in opposition of the proposed Ordinance. She noted that small businesses



needed help and must be protected. She stated that maintenance staff needed to be paid in addition to paying mortgages, taxes, and utilities.

Pamela Flynn spoke in opposition of the proposed Ordinance. She stated that this Ordinance enabled individuals to not help themselves and take advantage of the situation by not paying their rent, even if they could. She added that she had five tenants that worked and were able to pay rent but since the eviction moratorium, they did not pay their rent. She urged City Council to vote against the proposed Ordinance.

Mauricio Ramos stated that he owned rental property in Council Districts 5 and 6. He noted that he was amazed by the City of San Antonio's response to the COVID pandemic such as rental payment assistance and thanked the Council for helping the community. He added that paying rent should always be a priority for tenants as housing was a necessity that must be taken seriously. He noted that when tenants do not pay their rent, property owners could not pay the mortgage, property taxes, or utilities for the property. He asked City Council to vote against the proposed Ordinance.

Karen Fisher spoke in opposition of the proposed Ordinance. She added that the proposed Ordinance would create a financial hardship for property owners.

Phyliss Newman spoke in opposition of the proposed Ordinance. She added that approving the 60 day notice to cure would enable nonpayment of rent, especially from habitual offenders.

Cory Palmer, Senior Business Manager with Lincoln Property Company, spoke in opposition of the proposed Ordinance. He thanked the Council for providing rent relief a reality for tenants. He noted that his company waived late fees and created payment plan before local government began mandating same. He added that the burden threatens to leave the business insolvent and was not sustainable. He stated that he now must try and mitigate the loss of housing as a result of the economic impact of the COVID pandemic. He added that if property owners could not pay mortgages, taxes, insurance, or payroll no one wins, and the impact would hurt the people the Council was trying to protect.

Lilly Gallardo, owner of Performance Plumbing, spoke on behalf of her employees and their families spoke in opposition of the 60 day notice. She noted that property owners rely on contractors such as plumbers to provide needed services. She added that revenue was needed to sustain her business and if property owners were not paid, contractors could not be paid. She stated that approving the 60 day notice would impact the health and safety of residents and the loss of revenue would close businesses.

Selina Lazarin, President of the San Antonio Apartment Association (SAAA), stated that the SAAA represented 931 member companies who provided rental housing. She spoke in opposition of the proposed Ordinance. She noted that the SAAA provided 211,000 rental homes, most of which were in San Antonio. She added that they all strongly oppose the 60 day notice as it would cause unintended and unexplored effects on property owners. She stated that the Emergency Housing Assistance Program and the \$25 million funding showed true leadership with committed action to help both renters and homeowners. She added that property owners

had waived late fees, provided discounts, made payment arrangements, and restructured leases to help residents and keep the community safe.

Jack M. Finger stated that small mom and pop rental property business owners had saved up to purchase rental property. He added that the 60 day notice would hurt property owners and asked City Council to provide a tax break equivalent to the rental income lost by the proposed action.

Tony Sousa Regional Manager of Embry Management Company spoke in opposition of the proposed 60 day notice. He noted that his company had done everything possible to follow City Ordinances. He stated that his company had made every effort to work with tenants that were having both health and financial issues. He noted that their goal was to help keep tenants in their rental homes and that was their job; not to displace residents.

Teddi Martin Assistant Property Manager urged the Council to vote no to the proposed Ordinance which would prolong the inevitable from those that do not pay rent. He noted that tenants would not be able to keep up with their bills and get current with their rental agreement. He added that the 60 day notice would create debt that the tenant would not be able to recover from.

Jacelyn Bell stated that she oversees housing in Districts 1, 7, and 8 and that she was passionate about helping others with the most essential need of housing. She noted that she had witnessed empathy and understanding from property owners and management companies to keep tenants in their homes by making payment arrangements and waiving late fees. She added that approving the 60 day notice was a detriment to landlords, property owners, suppliers, contactors, and others in the tenant industry.

Nick Insalata Real Estate Agent with JP and Associates Realtors in San Antonio spoke in opposition of the proposed Ordinance. He noted that it was made clear by the most competent real estate minds integrated in the industry that landlords going without pay for eight months meant foreclosure and displacement of tenants which was the goal to prevent. He added that some tenants were taking advantage by not paying rent even though they had the ability to pay, which hurts landlords that do not have deep pockets to recover.

Lucy Hendricks owner of Hendricks Property Management manages over 400 properties in San Antonio owned by different individuals. She noted that her company provided tenants with all resources available from Local, State, and Federal Programs including payment plans, and included HEB Gift Cards. She added that many tenants would ask for help and she does her best to accommodate tenants needs. She stated that she does not want to evict people, her job was to keep tenants in rental units. She added that she sent out notices to all tenants offering help and included an electronic form for those that could not come into the office. She stated that many property owners prefer late or partial payments over no payment at all. She added that adding a 60 day notice perpetuates the situation at hand and urged Council to think about that when they vote today.

Plaucida Gibson stated that she manages 198 apartment homes in Council District 7 and many

of the residents are in the service industry that was hit hard by COVID-19. She noted that despite the pandemic many tenants have communicated with the office and asked for help. She added that there was a handful of residents that refused to communicate or seek assistance. She stated that her company waived late fees and posted on the resident portal that assistance was available. She urged the Council to vote no to the proposed 60 day notice that would dramatically impact the financial stability of the community.

Bryan Birdy, owner of Birdy Properties spoke in opposition of the proposed 60 day notice, stating that he had specialized in single family property management for 40 years. He spoke of how painful it was to evict someone and how he had to seek advice from his Pastor after the process.

Mike Rust noted that the company he worked for had been in business for 25 years managing low-income unsubsidized rental housing, employed 100 staff members, vendors, contractors, and suppliers. He added that most units were low rent with all bills paid, a few remaining units had paid water and 100-magabyte download Wi-Fi was included for all residents. He stated that the property was not subject to the CARES Act protections or Federal Subsidies. He added that when the pandemic hit, his company waived 10% rent off the top for all tenants, waived all late fees, suspended preprogrammed rent increases, and provided free laundry use in their laundry centers on property. He stated that he was concerned with the message that the proposed Ordinance would send and only benefited those that refused to cooperate or pay rent.

Erika Hizel noted that she had properties in Council Districts 2, 3, and 5 and asked the Council to govern with facts and not politics. She added that the Mayor and Council were good leaders and thanked them for their response to the COVID-19 pandemic. She stated that the proposed 60 day notice was not good for the community and was just the ideology of one Councilmember. She noted that 50% of rentals were owned by individuals with less than 10 units and that she owned eight units. She added that she bought properties that were not up to Code requirements and rehabilitated the units which required an investment. She stated that 43% of her gross rental income in 2019 was property taxes alone that did not include mortgage, insurance, maintenance, or utilities.

Crystal Moya represents several communities in Council Districts 3, 4, and 6 and provides quality affordable housing for more than 1,200 San Antonio families. She noted that the community was facing unprecedented times and thanked Mayor Nirenberg and City Councilmembers for going above and beyond their duty to ensure the health and safety of San Antonio. She asked City Council to remain mindful of San Antonio's mission to preserve the economic vitality of our City.

Michael Wheeler stated that lives were at risk not only from COVID-19 but also from regulations that could potentially be put forth that would prevent property owners from collecting their source of income. He noted that he and his wife owned 37 units in Council District 6 and provide housing to over 100 families and single mothers. He stated that the system worked for responsible tenants and that the proposed Ordinance protected irresponsible tenants from not paying rent. He added that he currently worked with felons and evictions to provide second chances, but he may be forced to become stricter if the proposed 60 day notice

was approved.

Councilmember Treviño noted that he had always been supportive of tenants' rights prior to COVID-19. He stated that the information and action items outlined in tenants' rights were critical to the remediation process that he was preparing now. He added that in conjunction with tenants' rights there was room for additional social safety nets to be put in place. He noted that the right to cure policy was not a free pass for tenants to not pay the rent that was owed.

Councilmember Treviño stated that data provided to City Council demonstrated that in 2018, there were 275,800 renters in San Antonio were working people in the service sector that was defined by the Mayor's Task Force as wait staff, hosts, personal carriers, cooks, cashiers, cleaners, childcare workers, hotel staff, hairdressers, barbers, bankers, taxi drivers, floral designers, artists, security guards, groundskeepers, and mechanics. He added this same sector of employment had been extensively impacted by the effects of the COVID-19 pandemic. He noted that the service community lost their ability to earn wages and their means to provide stable living at a time when staying home was vital to flattening the curve of the pandemic.

Councilmember Treviño stated that the cost of flattening the curve had been a peak to other curves such as unemployment, homelessness, domestic violence, the need for food supplies, digital divide, and many other misfortunes all circumstances that were not created by this pandemic but rather brought to light because of it. He noted that banks and other institutions were offering small business and property owners, and those with investment properties anywhere from 90 to 180 days of assistance in the form of forbearance, suspensions, and deferrals of their loan payments; similar to what he was requesting today regarding the 60 day notice. He added that the proposed policy was not intended to illustrate the picture of landlords against renters, but to offer a lifeline of support to renters like those offered to property owners. He stated that property owners could delay payments with their bank and that the bank would report them in good standing, but a renter making delayed payments result in eviction and goes against their rental history impacting them and limiting their ability to rent another unit which was yet another barrier for the renter to get through.

Councilmember Gonzales stated that Councilmember Treviño started off his comments by thanking organizations that helped him draft the proposed Ordinance, and many of these were political organizations. She noted that they all have a political agenda listed on their websites. She humbly added that in all the years that she had represented a very poor District, a constituent had never approached her requesting their rent be cured for 60 days. She stated that constituents often request help with food or rental assistance or domestic violence issues.

Councilmember Gonzales thanked the Apartment Association for coming together to provide input to the City Council. She noted that this topic had not gone through a Council Committee to be vetted which was the standard practice. She added that City Council had been briefed several times in Executive Session because this action was preempted by State Law and that City Council did not have the authority to push this on landlords. Councilmember Gonzales stated that Bexar County had the authority to help and asked tenants to speak with Bexar County Leadership to stay evictions longer than May 18, 2020. She added the City of San Antonio did not have that authority or ability to stay evictions. Councilmember Gonzales stated that she was

opposed to taking action that was preempted by State Law.

Councilmember Gonzales stated that one of the individuals that spoke mentioned in their remarks that everyone will lose, and she agrees, everyone will lose if City Council approved this action. She added that tenants would lose because they will never have the opportunity to get services that were needed through the Guadalupe Service Center, Community Centers, Catholic Charities, nonprofit entities, or other existing organizations. She noted that the community needed rental assistance, food, medical services, childcare, and other basic services which should be the focus of recovery.

Councilmember Gonzales stated that City Council approved \$25 million for rental assistance and asked how much money remained in the Risk Mitigation Fund. Lori Houston reported there was approximately \$15 million remaining and about 7,000 applications were received which represented approximately \$12 million of the overall \$25 million. Ms. Houston reported that the City was processing the applications to determine eligibility which the majority that had been reviewed qualified. Councilmember Gonzales clarified that \$13 million of the \$25 million was still available. Ms. Houston reported that was correct. Councilmember Gonzales stated that she was elected by her constituents to represent the people to make decisions on their behalf not to be forced into Ordinances that were not for the benefit of the average constituent, but for the benefit of their own organizations.

Councilmember Courage noted that the proposed action was similar to the action taken in Dallas, Austin, and San Marcos. He noted that none of them had been sued yet, so he questioned if this was a violation of State Law. He stated that his biggest concern was that there are approximately 280,000 people who were living in rental properties in San Antonio and half have protections or regulations under the CARES Act; leaving approximately 130,000-140,000 units that have no protection from the Federal Government against evictions.

Councilmember Courage stated that approximately 300,000 families were living at or below the poverty line. He questioned how many of those people lost their jobs and not able to pay rent because they have no income. He noted that only 7,000 individuals had asked the City for rental assistance help through the Risk Mitigation Fund, that meant there were thousands of individuals that had not asked for help or do not understand that they could ask for help. He asked what the City was going to do on June 2 if 5,000 to 10,000 property owners decide their tenants were behind two or three months' rent and move to evict them. He added that once they were evicted chances were, they could not find another rental property especially without employment. He was surprised to hear from so many property owners today that so many tenants were not paying their rent despite having the money and ability to pay. Councilmember Courage suggested that landlords and tenants utilize the City's COVID-19 Emergency Housing Assistance Program and he asked City Councilmembers to consider adding additional funds to the Program.

Councilmember Cabello Havrda expressed concern and asked how many people would be helped and how many landlords would take an economic hit. She noted that would take all into consideration from her constituents asking for help during this unprecedented health and economic disaster. She added that City Council must help aid those that are unable to meet their obligations and consider the 60 day or even 30 day waiting period before landlords file evictions

in court.

Councilmember Cabello Havrda stated that she could not add to the concentration of the human transmission of the Coronavirus by allowing unprecedented levels of evictions to continue adding residents to a vulnerable homeless population where they will be unprotected. She added that she represents District 6 and that she will protect the residents of her District and would not add to this catastrophe and supported keeping residents in their homes.

Councilmember Rocha Garcia asked how the City currently ensured rights were being protected and what actions were currently being taken by the City. City Attorney Segovia reported that the City was not part of that process, the City does not interject in landlord-tenant proceedings because the proceedings were conducted by the JP Court consistent with State Law. City Attorney Segovia added that eviction proceedings were under the jurisdiction of Bexar County.

Councilmember Rocha Garcia asked what happens when an individual violated a City Ordinance and could they self-report, if so where, or how. City Attorney Segovia reported that self-reporting was best and demonstrated non-compliance and willingness to comply. He added that non-compliance would result in a citation and fine issued.

Councilmember Rocha Garcia asked what the plan was to educate the public of the proposed Ordinance if approved. Ms. Houston reported that there was no plan in place yet and depended on the approval of the proposed action.

Councilmember Rocha Garcia asked if SAPD had the capacity to enforce violations if the proposed Ordinance was approved. City Manager Walsh reported that an enforcement plan would be developed once the action was approved. Councilmember Rocha Garcia stated that funding was better spent elsewhere and not defending lawsuits. She added that she would follow expert advice in hopes of not costing the City more money paying legal fees.

Councilmember Perry stated that the City was facing potential shortfall of \$200 million and he did not support defending a lawsuit that the City most likely would lose. He noted that the City provided \$15 million from Federal Grants and allocated the funds to the Housing Risk Mitigation Fund. He added that an additional \$9 million from the City was added to the Risk Mitigation Fund. Councilmember stated that he did not support the proposed Ordinance, nor did he support funding the Risk Mitigation Fund, he suggested using the CARES Act funding instead of the City's General Fund.

Councilmember Perry stated that the City was getting involved in matters that they do not have the authority to intervene in. He noted that many landlords and property owners were working with tenants to defer payments, reduce payments, and reduce or forgive late fees. He added that the City could potentially create unknown unintended consequences vocalized by Ms. Flynn, Fisher, Newman, and Hizel. He noted that those were personal stories not at the corporate level, which he took to heart because these were livelihoods of business owners in San Antonio.

Councilmember Andrews-Sullivan noted that there were so many questions and concerns regarding the legality of the proposed Ordinance. She questioned how to help San Antonio

residents to prevent an economic housing crisis. She asked how City Council could help landlords, small business owners, and Veterans. She added that she did not support spending taxpayer dollars towards litigation that was not in the best interest of the City or the residents that each Council District represents.

Councilmember Andrews-Sullivan asked Council Colleagues to look for alternatives such as the CARES Act funding or the Risk Mitigation Fund, instead of spending taxpayer dollars on litigation.

Councilmember Pelaez stated that there was nothing to celebrate today, tenants and landlords were hurting. He noted that tenants would continue to miss rent payments which would pile up and hurt both parties. He added that the proposed Ordinance could keep residential tenants in their homes for a while, it will not help property owners that are accountable to their creditors. Councilmember Pelaez stated that landlords and tenants had a symbolic relationship; landlords need tenants as much as tenants need rental units.

Councilmember Pelaez noted that the City set aside millions of dollars to help tenants defray the cost of rent and utilities. He added the funding was not a panacea and would not fund everything that was the crux of the problem. He stated that he reviewed State Law to find a good argument, but State Law preempts the City from implementing a 60 day notice or 30 day notice. He added that many ask why others have not been sued yet, he stressed that was a fallacious argument and it's a fallacy because no harm had come to the landlord yet because not a single landlord had been preempted from eviction by a JP Court due to the eviction moratorium statewide on evictions.

Councilmember Sandoval reiterated what had been said that there are no winners with COVID-19 and there was nothing to celebrate no matter which way the vote goes. She thanked everyone that took time out of their schedule and spoke today and participated in civic engagement. She recognized the responsible and compassionate landlords that have helped tenants. Councilmember Sandoval expressed concern that San Antonio may be seeing a homeless and public health crisis when the moratorium ends.

Councilmember Sandoval noted that she supports the proposed 60 day notice and the 30 day amendment. She stated that she also supported the \$25 million rental assistance for the Risk Mitigation Fund. She added that she supported additional rental assistance for tenants with the CARES Act funding.

Councilmember Sandoval asked how many families had been helped by the Risk Mitigation Fund. Ms. Houston reported that approximately 7,000 applications had been received. Councilmember Sandoval asked of the 7,000 applications, how many would receive a 25% discount. Ms. Houston reported that the Apartment Association Members were working directly with their tenants to submit applications to the City. Ms. Houston reported that approximately 300 applications represented about \$125,000 in value.

Councilmember Sandoval asked what was meant by Councilmember Courage when he said there was adequate funding in the Risk Mitigation Fund. Councilmember Courage explained that it

meant there was funding available at the time that someone requested assistance at that point in time. He added that how the City Council would need to discuss how much additional funding would be adequate for the future.

Councilmember Sandoval addressed several concerns that had been vocalized by landlords such as tenants that choose not to pay; tenants that did not seek help or tenants not completing paperwork for help; both of which were addressed by Councilmember Cabello Havrda friendly amendment to the main motion and Councilmember Courage amendment. Councilmember spoke to the audience and asked if their concerns had been addressed. She announced that someone shook their head no; she invited them up to express what was not addressed. A member of the audience stated that the amendment did not address if someone does not apply for help adding that several tenants would not communicate at all much less apply for help. The audience member asked if Councilmembers could add language in the Ordinance to address this issue.

Councilmember Viagran thanked City Attorney Andy Segovia and his staff for working on this Agenda Item and for clarifying that this Agenda Item was not City Staff's recommendation. She noted that by the number of amendments and Council discussion, the proposed Ordinance was not prepared to move forward. She added that it was clear there was significant legal consequences with the proposed Ordinance.

Councilmember Viagran thanked everyone that spoke to City Council regarding the proposed Ordinance. She thanked City Manager Walsh and his Staff for working on the housing issue and recognized that most Councilmembers if not all supported funding for Housing. Councilmember Viagran stated that she did not support defending another lawsuit and was opposed to spending money on litigation.

Councilmember Sandoval asked if a tenant was not cooperating with the landlord in terms of submitting their documentation needed for accessing funds, would the landlord be exempt from the proposed Ordinance. Councilmember Courage reported that the Amendment says the Ordinance was enforceable, meaning that the City can require property owners not to enter eviction only in the event that the tenant, landlord, or authorized agent had applied. Councilmember Courage added that meant if the tenant refused to reply then the landlord was free to pursue eviction. He added that there needed to be a symbiotic cooperative nature between tenant and landlord for the landlord to be held accountable in delaying eviction. Councilmember Courage noted that if the tenant had money and was working and choose not to pay rent, then the landlord was free to evict them under the proposed Ordinance.

Councilmember Sandoval expressed support with the Amendments. She noted that every issue brought up had been addressed. She thanked everyone that worked on an alternative Ordinance regarding notification of tenants' rights. She added that the proposed Ordinance was an emergency to protect tenants.

Councilmember Rocha Garcia reassured the public that City Councilmembers listened to all sides and made decisions they felt were best for the constituents that elected them.



Councilmember Viagran looked forward to working with Bexar County, State, and Federal Government to address emergency housing needs in San Antonio.

Mayor Nirenberg stated that housing was a need and concern in San Antonio and around the Globe and it was a crisis that faced many challenges. He noted that the City would not turn their backs on San Antonio residents and would ensure that the most vulnerable would be taken care of. He thanked Councilmember Treviño for working on this issue and the collaborative work he had accomplished with landlords, Apartment Association and others. Mayor Nirenberg stated that the City allocated \$26 million for the Risk Mitigation Fund and Bexar County allocated \$4 million.

Mayor Nirenberg noted that when the health crisis was over, the economic crisis was only beginning. He added that the Council was divided on some measures but united on purpose. City Council would not turn their backs on folks that were struggling, vulnerable, or whose lives had been impacted by COVID-19.

Councilmember Cabello moved to amend the Ordinance reducing the 60 day notice of proposed eviction to 30 day notice of proposed eviction. Councilmember Sandoval seconded the amendment. The motion failed by the following vote:

**AYE:** 5 - Mayor Nirenberg, Treviño, Cabello Havrda, Sandoval, and Courage

**NAY:** 6 - Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Pelaez, and Perry

Councilmember Courage move to amend Section 4 of the Ordinance that at the end of Section 4 the following be added “this Ordinance shall only be enforceable as long as there is adequate funding in the Risk Mitigation COVID-19 Emergency Housing Assistance Program and the Ordinance is enforceable only in the event the tenant, landlord, and authorized agent has applied for the Neighborhood Housing Services Department Funding and is not deemed ineligible for rental assistance, but this does not apply to tenants covered by eviction provisions in the CARES Act.” Councilmember Treviño accepted the Friendly Amendment to the Main Motion. Councilmember Cabello Havrda was in concurrence since she seconded the Main Motion.

Councilmember Treviño moved to approve Item 5 and the Friendly Amendment by Councilmember Courage. Councilmember Cabello Havrda seconded the motion. The motion failed by the following vote:

**AYE:** 5 - Mayor Nirenberg, Treviño, Cabello Havrda, Sandoval, and Courage

**NAY:** 6 - Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Pelaez, and Perry

Acting City Clerk read the caption for Item 9.

**2020-05-14-0323**

**9.** Ordinance approving an amendment in the increased amount not to exceed \$800,000.00

to the \$10,800,000.00 Design-Build Contract with Guido Construction Company Inc. for the design, fabrication and installation of exterior signage for the Zoo Parking Garage, a 2017 Bond and FY 2020 Parking Operating and Maintenance funded project. Funds are available from 2017 General Obligation Bond and FY 2020 Parking Operating and Maintenance funds and are included in the FY 2020 – FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Mr. Hosseini provided a brief presentation for the design fabrication and installation of exterior signage for the Zoo Parking Garage. He provided the timeline regarding HDRC Design Review, Sign Fabrication, and Installation of May 20, 2020, Summer 2020, and February 2021 respectfully. He added that Staff recommendation was for the contract amendment of \$800,000 for signage design, fabrication, and installation awarded to the Guido Construction Company.

Mr. Hosseini described the Historic Design Review Commission (HDRC) Process:

Purpose – Review was intended to ensure quality urban design standards of public facilities.

Process – Per UDC Article 6, Division 4: Public Property, all public projects included new construction, alternatives, signage, parks, and right-of-way design require HDRC review.

HDRC – Previously approved the design for the garage with the condition to review signage design at a later date.

Mr. Hosseini outlined the Collaborative and Communication Efforts as follows:

- May 14, 2019
  - Brackenridge Conservancy requested signage changes
- September 18, 2019
  - Parks, San Antonio Zoo, and Brackenridge Park Conservancy met to review proposed signage
- November 4, 2019
  - Public Works, Parks, Design-Build Team, San Antonio Zoo, met with Brackenridge Park Conservancy to review refined concept signage design
- January 24, 2020
  - Parks met with Brackenridge Park Conservancy during regular scheduled meeting
- April 30, 2020
  - Prior to HDRC subcommittee reviewed Parks provided draft design signage to Brackenridge Park Conservancy

Mr. Hosseini provided a Project Timeline as follows:

- June 2018
  - Design-Build Contract with Guido Construction Inc. Awarded
- January 2019
  - Certificate of Appropriateness was issued for the garage design by HDRC

- October 2019
  - Garage completed and opened to public for use
- May 5, 2020
  - Proposed garage signage reviewed by HDRC Subcommittee
- May 14, 2020
  - City Council Action Amending Design-Build Contract

Mr. Hosseini provided the project background of the new parking garage facility consisting of the following:

- Five parking levels
- 612 parking spaces
- Electric vehicle and bicycle parking spaces
- Sidewalk extension from parking garage to San Antonio Zoo
- \$12.35 million 2017 Bond and FY2020 Parking Operating Funds

Joe Calvert stated that he was not speaking against the project, he supported the project and the funding. He noted that he does not object to the Zoo Signage. He added that his objection was that there was no equitable signage for Brackenridge Park which the Parking Garage was built to serve. He stated that the Brackenridge name was omitted from the renderings that were submitted to HDRC on October 3, 2018. He noted that several conversations took place with Parks & Recreation leadership regarding the signage at which time he was informed that there was no funding included for large signage and offered a smaller signage to be placed on the retaining wall of the south façade. Mr. Calvert noted the Conservancy's objection to the smaller signage as the placement was not visible nor equitable for Brackenridge Park. He added that the Conservancy offered to donate funds for the proper signage and was informed that the Brackenridge name was not part of their logo and opposed the signage on the tower. He noted that the donation of equitable signage was declined by City Staff.

Nicolas Hollis noted that he had volunteered in the community for almost 30 years. He added that he had worked with the City, County, Foundations, SARA, and landowners and that compromise was always reached in the best interest of all parties involved. He stated that he had worked on this project for approximately 18 months and the City would not compromise on the signage. He expressed his concerns and disappointments of putting 16 letters on the Tower of the Brackenridge Park and Zoo Parking Garage had caused such angst.

Mary Alice Cisneros requested equal signage on the tower visible to HWY 281 for folks visiting San Antonio to view. She noted that the Conservancy offered to pay for the signage to add the name Brackenridge Park to the tower and asked for City Council's support.

Councilmember Treviño stated that the common term used was equitable representation and he agreed and pulled the item for discussion because City Staff refused to pull the item or delay the vote. He noted that Brackenridge Park was a City Park with lots of history. He added that the City had invested \$300,000 in a cultural Landscape Report which describes the Park in decline and in need of help. Councilmember Treviño stated that the Parking Garage was to be shared and enjoyed by both the Zoo and the Brackenridge Park Conservancy. He expressed disappointment with the inequitable process and meeting that was cancelled without explanation.

Councilmember Treviño stated that the Garage would be managed by the Zoo or was it the assertion that the Zoo was responsible for the parking garage. He added that the Conservancy was asked for the opportunity to be included and work together.

City Manager Erik Walsh stated that this was not a rushed process and had been going on over a year. He noted that the City and Parks Department valued the relationship of both Stakeholders and had worked with them and will continue working with them to ensure Brackenridge Park remains the premier community asset. He added that this was a publicly funded project that was funded through the Bond Program and that he supported the Public Works Item that was on the agenda for approval. He noted that he was also supportive of the work the Parks Department had done and the work of Dr. Bridger to work on a compromise. He stated that this had been a diligent effort by the City and Parks Staff which he was supportive of.

Councilmember Andrews-Sullivan noted that this was part of the 2017 Bond Project which had not been completed yet. She added that she met with the Conservancy and Mr. Morrow with the San Antonio Zoo. She asked Mr. Morrow to approach the podium and provide the San Antonio Zoo perspective.

Mr. Tom Morrow, CEO of the San Antonio Zoo located in Council District 2 spoke in support of the Agenda Item and the authorized funding for the signage package for the newly constructed parking garage. He noted that the Zoo Parking Garage was a public garage that was located on the Zoo's lease from the City. He added that the Zoo had continuously followed all rules, regulations, and staff instructions as directed by their lease agreement and their Bond commitments. Mr. Morrow stated that the Zoo had collaboratively worked with Parks & Recreation, TCI, General Contractors, Architects, and the Brackenridge Conservancy for over one year. He added that since the opening, the Parking Garage had provided parking for visitors from Alamo Stadium, SAISD Convocation Center, Zoo, Brackenridge Park, and other entities within the Park. Mr. Morrow stated that the Conservancy had always been supportive but now suddenly as of the week prior, they want a third sign added to the Parking Garage. He noted that the San Antonio Zoo supported staff recommendation for the Agenda Item and asked City Council for their support.

Councilmember Gonzales asked for clarification regarding additional funding that was not from Bond Funding. Mr. Hosseini explained that the difference was \$600,000 and was allocated through the budget process and approved by City Council from the Parking Fund. He added that the funding was to extend the sidewalk from the building to the Zoo to ensure the public can park and safely walk from the Parking Garage to the Zoo; which was a good distance to walk. Councilmember Gonzales asked how much of the funding was just for the sign. Mr. Hosseini reported \$770,000 was for the sign and \$600,000 was for the sidewalk and additional infrastructure for electrical charging vehicle parking space.

Councilmember Rocha Garcia questioned if there was an opportunity for Conservancy Members to speak about this topic at the Historic Design and Review Committee (HDRC) Meetings. Mr. Hosseini reported that he did not recall. Homer Garcia, Director of Parks & Recreation reported that Public Participation was important and that the Parks Department had been collaborating

with Brackenridge Park Conservancy and that they had been included in the process.

Councilmember Sandoval questioned how much was approved for this Item from the Parking Fund and when. Mr. Homer Garcia reported that during the City Council Budget Work Sessions in the summer this Item was included as part of the Capital Budget Presentation. He added that there was an allocation from the Park Operating Fund that was included in the Public Works Presentation.

Councilmember Pelaez asked what the Council was approving. City Manager Walsh reported that the Item before City Council was an Ordinance approving an amendment to the Design Build Contract with Guido who was the original contractor for the parking garage. Mr. Walsh added that the proposed action was amending that contract for \$800,000 for the design, fabrication, and installation of the exterior signage.

Councilmember Perry stated that the proposed action was to approve the funding not the design and asked if the design would be presented to HDRC. City Manager Walsh reported that was correct. Councilmember Perry expressed his support of following the process adding there was still time for the Conservancy to participate with the HDRC Meeting to tie up loose ends.

Councilmember Andrews-Sullivan asked Homer Garcia to provide the timeline conversation that was held with the Conservancy and report back to City Council. Mr. Garcia reported that he would prepare a report for City Council.

Councilmember Treviño moved to continue Item 9 and refer to the Cultural and Neighborhood Services Council Committee. Councilmember Courage seconded the motion. The motion failed by the following vote.

**AYE:** 2 - Treviño and Courage

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

Councilmember Andrews-Sullivan moved to approve Item 9. Councilmember Rocha Garcia 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

**NAY:** 1 - Treviño

## **CITY MANAGER'S REPORT**

### **19. City Manager's Report**

City Manager Walsh highlighted the Solid Waste Department for working nonstop 24-hours per

day during the pandemic. He provided a video of Solid Waste employees Alexander Hernandez and Albert Barrera working in the field.

**EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 2:22 p.m. to discuss the following items:

- 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 51.071 (consultation with attorney).
- D. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney)].

Mayor Nirenberg reconvened the meeting at 3:06 pm and announced that no action was taken.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:06 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
Acting City Clerk