

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



**DRAFT**

**Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, June 14, 2018**

**9:00 AM**

**Municipal Plaza Building**

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Pastor John Garland, San Antonio Mennonite Church, guest of Mayor Ron Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the City Council Regular Meetings of May 16 - 17, 2018.

Councilmember Saldaña moved to approve the Minutes for the City Council Regular Meetings of May 16-17, 2018. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

**POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg and Councilmember Perry presented a Proclamation in recognition of Women Veterans Day in San Antonio. Karen Rolirad thanked the City Council for the recognition and spoke of the great strides made by women in the military. She congratulated the Women Veterans and wished the U.S. Army a Happy 243rd Birthday. The City Council thanked all of the Women Veterans for their service.

Mayor Nirenberg presented a Certificate of Congratulations to KXTN 107.5 in recognition of their 30-Year Anniversary. Mark Arias thanked the City Council for the recognition and Univision for believing in them for 30 years. The City Council congratulated KXTN 107.5 on their 30-Year Anniversary.

**CONSENT AGENDA ITEMS**

Items 20, 30, 31, and 34 were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Shaw seconded the motion.

City Clerk Vacek announced that the Board Appointment for Item 23F was for District 4.

Mayor Nirenberg announced that there were no citizens registered to speak.

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

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

**2018-06-14-0429**

4. Ordinance approving a contract with Texas Velocity Enterprises, LLC dba Velocity Enterprises, LLC to provide and install elevator recall control systems for five publicly accessible elevators located along the Riverwalk for the Center City Development and Operations Department for a total cost of \$79,475.00, funded from the FY 2018 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-06-14-0430**

5. Ordinance approving a contract with Staff Pro, Inc. to provide event security services for the Convention and Sports Facilities Department for an average annual cost of \$733,000.00, funded from event revenue and the FY 2018 Community and Visitor Facilities Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-06-14-0431**

6. Ordinance approving a contract with Way Engineering, Ltd. in an estimated annual amount of \$230,000.00 to provide full coverage HVAC maintenance and repair services for the San Antonio Public Library, funded from the FY 2018 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-06-14-0432**

7. Ordinance approving the purchase of a truss and motor control system for the Alamodome from Xtreme Structures & Fabrication, LLC for a total cost of \$200,387.56, funded from the FY 2018 Community and Visitor Facilities Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-06-14-0433**

8. Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$828,500.00:
- (A) Shelton Presort for automated and non-automated presort and basic flat mail services;
  - (B) The Brandt Companies, LLC for Henry B. Gonzalez Convention Center boiler maintenance;
  - (C) Jones Holt Enterprise dba San Antonio Foam Fabricators for foam contoured head blocks;
  - (D) Cengage Learning, Inc. for Gale online subscriptions; and
  - (E) Municipal Emergency Services, Inc. for barrier hoods and gloves.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-06-14-0434**

9. Ordinance accepting the low qualified bid and awarding a one year annual contract for fencing to Santos General Contractors, LLC dba Alamo Decks and Fence for an amount not to exceed \$450,000.00, providing the procurement of purchase and installation by Parks and Recreation and other City departments for fencing repairs on

an as-needed basis dependent upon available funds within the annual adopted budget. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2018-06-14-0435**

10. Ordinance authorizing a Funding Agreement between the City of San Antonio and the San Antonio Botanical Society in the amount not-to-exceed \$5,050,000.00 for the San Antonio Botanical Center Project, a 2017-2022 Bond Funded Project, located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-06-14-0436**

11. Ordinance for the Northwest Police Substation Parking Lot Project, approving a task order to a Job Order Contract with The Sabinal Group in an amount not to exceed \$349,475.60. [Peter Zaroni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-06-14-0437**

12. Ordinance approving the disposition of a 0.579 acre tract of real property and its water distribution system located in Medina County as requested by San Antonio Water System and authorized for disposal by the SAWS Board of Trustees through Resolution 18-077. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**2018-06-14-0438**

13. Ordinance authorizing the negotiation and execution of a non-exclusive advertising concession agreement with Lamar Airport Advertising for the San Antonio International Airport for a 10-year term and generating at least \$700,000.00 in annual revenue. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-06-14-0439**

14. Ordinance amending an agreement with the Texas Department of Transportation to return property under IH-35 between Camden Street and East Quincy Street to TXDOT. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2018-06-14-0440**

15. Ordinance amending the Parking Lot lease agreement with Market Square Parking, LLC, extending the lease for the Market Square parking lot for five years with an option to extend for five additional years with estimated annual revenue of approximately \$60,000.00. [Lori Houston, Assistant City Manager; John Jacks,

Director, Center City Development & Operations]

**2018-06-14-0441**

16. Ordinance approving the assignment of Rofo's Inc. d/b/a Paloma Riverwalk Parrilla Grill's River Walk Lease agreement to Gourdough's Riverwalk, LLC. and authorizing a Second Amendment to the River Walk Lease agreement to extend the agreement through August 31, 2023. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2018-06-14-0442**

17. Ordinance authorizing a Second Amendment to the Sub-Surface and River Walk Lease agreement with Rio Plaza L.P. to extend the agreement through June 30, 2023. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2018-06-14-0443**

18. Ordinance amending the La Villita Restaurant Lease Agreement with Tanya Gomez Clark d/b/a La Villita Cafe to renew the term through July 31, 2020. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
19. Approval of two Ordinances related to a lease agreement at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-06-14-0444**

- 19A. Ordinance approving a twenty-five year lease agreement with WesternSATLeasing, Inc. at the San Antonio International Airport for a total of 386,626 square feet of ground space at 10440 John Cape Road and generating an initial annual revenue of \$96,640.50.

**2018-06-14-0445**

- 19B. Ordinance declaring three buildings located at 10440 John Cape Road at the San Antonio International Airport as surplus and authorizing the demolition of the buildings.

**2018-06-14-0447**

21. Ordinance approving City Council Project Fund grant allocations for The Magik Theatre: Tickets to Literacy Program in an amount not less than \$15,364.54. [John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council]

**2018-06-14-0448**

22. Ordinance accepting a donation from the Southwest Texas Regional Advisory Council for Trauma in the amount up to \$398,053.00. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
23. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]
- A) Appointing C. LeRoy Cavazos-Reyna (District 8) to the Affirmative Action Advisory Committee.
- B) Appointing John M. Bustamante (District 5) to the Zoning Commission.
- C) Appointing Ramiro I. Gonzales (District 1) to the Tax Increment Reinvestment Zone No. 31 - Midtown.
- D) Appointing Michelle R. Casillas (District 1) to the Tax Increment Reinvestment Zone No. 30 - Westside.
- E) Appointing Melivia R. Mujica (District 4) to the San Antonio Youth Commission.
- F) Reappointing Molly A. Moreno (District 4) to the SA2020 Commission on Education.

**2018-06-14-0449**

24. Ordinance amending the professional services agreement with The Normandy Group to extend the contract term through the end of the calendar year at the monthly rate of \$10,000.00 for federal legislative services, including supporting efforts for the acquisition of a non-stop flight between the San Antonio International Airport and Reagan National Airport, for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Russell J. Handy, Director, Aviation]

**2018-06-14-0450**

25. Ordinance approving a Joint Use Agreement with the San Antonio Water System to allow access to property on the San Antonio International Airport for the replacement of existing sewer pipes. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-06-14-0451**

26. Ordinance approving an agreement for up to \$100,000.00 with Economic & Planning Systems, Inc. to develop an Inclusive Growth Framework within the 2019-2020 Tax Abatement Guidelines. [Roderick Sanchez, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2018-06-14-0452**

27. Ordinance authorizing the issuance of obligations designated City of San Antonio, Texas Electric and Gas Systems Revenue Refunding Bonds, in one or more series and in an aggregate amount not to exceed \$530,000,000, and authorizing other matters incident and related thereto [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-06-14-0453**

28. Ordinance extending line-of duty injury leave for San Antonio Fire Department Fire Engineer Eddie Douglas III. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2018-06-14-0454**

29. Ordinance approving professional services agreement with GuideSpark, Inc. to provide innovative communication methods to educate benefit-eligible civilian and uniformed Police employees regarding the City's benefit plans for a three year term beginning July 1, 2018 and ending June 30, 2021, with two renewal terms of one year each at the City's option, with total compensation of \$254,000.00. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]

**2018-06-14-0457**

32. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a proposed segment of Real Road from Loop 410 to existing Real Road, generally located in Council District 2 and eastern Bexar County. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-06-14-0458**

33. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road between Culebra Road (FM 471) and Cartwright Trail, generally located in western Bexar County. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED**

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**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 20:

**2018-06-14-0446**

- 20.** Ordinance closing, vacating and abandoning an unimproved 0.200 acre alley located between East Jones Avenue and 10th Street as requested by Liberty Properties for a fee of \$97,518.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Mayor Nirenberg recused himself from voting on Item 20 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Councilmember Saldaña moved to adopt the Ordinance for Item 20. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

**ABSTAIN:** 1 - Mayor Nirenberg

Mayor Nirenberg addressed Item 34 at this time. City Clerk Vacek read the caption for Item 34:

**2018-06-14-0459**

- 34.** Ordinance naming a bridge on Jones Maltsberger Road, between Oakline Drive and Old Trail Drive, the “SFC David James Todd, Jr. Memorial Bridge”, located in Council Districts 9 and 10. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director/City Engineer, Transportation & Capital Improvements]

Mike Frisbie stated that staff recommended approval to name a bridge in honor of Sergeant First Class (SFC) David James Todd, Jr. He noted that the bridge was located on Jones Maltsberger between Oakline Drive and Old Trail Drive in Council Districts 9 and 10. He mentioned that a memo regarding the naming was received from Councilmember Perry and a Committee was established to review the request. He stated that a public hearing was held and after receiving input; the Committee unanimously voted to support the naming. He noted that two signs would be installed commemorating the bridge and staff recommended waiving the \$250 fee associated with the signs. He highlighted SFC Todd’s many accomplishments noting that he had come to the aid of 12 Soldiers during a fierce 9-hour battle in Afghanistan. He stated that as a result of his heroic military service, SFC Todd was awarded the Purple Heart and Bronze Star Medals from the U.S. Army. He mentioned that



since moving to the Burning Tree Subdivision in December 1980; SFC Todd and his family crossed the bridge frequently to access McAllister Park. He recognized SFC Todd's parents, David and Mary Todd and offered his condolences on the loss of their son.

Mr. David Todd, Sr. thanked the City Council for honoring his son and stated that because of his rescue mission; 12 lives were saved. Mrs. Mary Todd stated that her son was there for anyone that needed him and that this tribute would mean very much to their family.

Mayor Nirenberg thanked the Todd Family for their honor, courage and sacrifice to the community and the United States.

Councilmember Perry thanked the Todd Family and stated that they should be very proud of their son for his sacrifice. He stated that the naming of the bridge was a great way to recognize SFC Todd and expressed his condolences. Councilmember Courage concurred with Councilmember Perry and stated that there was a great amount of support from the community.

Councilmember Saldaña stated that he was honored to support the bridge naming after SFC David James Todd, Jr. Councilmember Brockhouse thanked the Todd Family for their courage and sacrifice and stated that he was also honored to support the bridge naming. Councilmember Treviño expressed his gratitude to the Todd Family for their sacrifice.

Councilmember Perry moved to adopt the Ordinance for Item 34. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

City Clerk Vacek read the caption for Item 30:

**2018-06-14-0455**

- 30.** Ordinance authorizing the San Antonio Housing Trust Finance Corporation to issue Multi-family Tax-Exempt Mortgage Backed Bonds in an amount not to exceed \$23,000,000 for the development of the St. John's Apartments Project located in Council District 3. [Peter Zanoni, Deputy City Manager; Veronica R. Soto, Director, Neighborhoods and Housing Services]

Veronica Soto stated that the San Antonio Housing Trust Corporation was seeking approval of the issuance of its Multi-Family Tax-Exempt Backed Bonds for the development of the St. John's Apartments in an amount not to exceed \$23 million. She outlined project details in which there would be a total of 228 units with 176 of those units at 60% of the Area

Median Income (AMI). She added that the total development cost was \$40 million and that staff recommended approval.

Councilmember Courage expressed his support noting that more workforce housing was needed in San Antonio. He asked of the properties owned by the city that are managed as affordable housing units. Mr. Jim Plummer stated that there were provisions in most deals in which after the 15-year compliance period; the San Antonio Housing Trust Public Facility Corporation has the right to acquire a project for the outstanding debt associated with the project. He noted that was not the case for this project; however, the San Antonio Housing Trust Public Facility Corporation along with the development entity will have a 50% interest in the project at that time period. He added that if the project was refinanced or sold, they would receive 50% of the proceeds that would go back into affordable housing.

Councilmember Viagran expressed her support and noted that she was thankful that the developers had worked with the community. She stated that the Archdiocese would retain ownership of the land and asked of the timeline. Mr. Mark Tolley replied that the projected a closing date of July 11th with construction commencing immediately thereafter.

Councilmember Pelaez commended the developers and stated that he would like to ensure that best building practices are utilized.

Councilmember Sandoval asked of the maximum rent that would be paid by those that are at 60% of AMI. Mr. Tolley replied that it was set at 30% of the tenant's income.

Councilmember Courage moved to adopt the Ordinance for Item 30. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

City Clerk Vacek read the caption for Item 31:

**2018-06-14-0456**

- 31.** Ordinance amending the existing Funding Agreement with Hemisfair Park Area Redevelopment Corporation to increase the agreement by \$1,318,566 for a total of \$5,811,403.71 for capital management of HPARC related projects located in Council District 1. [Lori Houston, Assistant City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Courage asked of the large increase in the agreement. Razi Hosseini stated that the projects were very complicated and required a great amount of coordination and

communication. Lori Houston added that there were two contracts with the Hemisfair Park Area Redevelopment Corporation (HPARC); the first was an operating agreement in which HPARC would become self-supporting by 2021. The second was a Capital Services Agreement that allows HPARC to perform some of the services that would usually be done by TCI. Councilmember Courage expressed concern with the high cost. Mr. Hosseini noted that the contract was for a term of five years.

Councilmember Treviño moved to adopt the Ordinance for Item 31. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

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

#### **NATIONAL TRAIL RECOGNITION**

Mrs. Sculley reported that the Salado Creek Greenway North Trail was designated as a National Recreation Trail. She stated that San Antonio was the only city in Texas to receive the designation this year. She noted that the designation was given to existing trails that contribute to the health, conservation, and recreation goals of the United States. She mentioned that the program was jointly administered by the National Park Service and U.S. Forest Service, in conjunction with a number of federal and not-for-profit partners. She stated that the Salado Creek Greenway North was 15 miles of connected trail that runs along Salado Creek through North San Antonio from Huebner Road South to John James Park.

#### **SUMMER FREE LUNCH PROGRAM**

Mrs. Sculley reported that the San Antonio Public Library was joining a strong list of local organizations partnering with the San Antonio Food Bank and Northeast Independent School District (NEISD) to have free summer meals or snacks available to children and teens at eight Library Locations during the summer months. They include: 1) Bazan Branch Library; 2) Central Library; 3) Brook Hollow Branch Library; 4) Semmes Branch Library; 5) Thousand Oaks Branch Library; 6) Tobin Library at Oakwell; 7) Potranco Branch Library; and 8) Roosevelt High School Co-Located with the Pruitt Library. She noted that the Library was exploring adding a ninth location at the Carver Branch Library in Mid-July.

Councilmember Viagran invited everyone to attend the Southern Fried Poetry Slam being held in San Antonio from June 12-17, 2018.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 10:38 am.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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