

**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, February 14, 2019

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, Hall, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Pastor Daniel Allen, Leon Springs Baptist Church, guest of Councilmember Manny Pelaez, District 8.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes of the Regular City Council Meetings of January 9-10, 2019 and the Special City Council Meeting of January 11, 2019.

Councilmember Treviño moved to approve the Minutes of the Regular City Council Meetings of January 9-10, 2019 and the Special City Council Meeting of January 11, 2019. Councilmember Hall seconded the motion. The motion to approve prevailed by the

following vote:

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

**ABSENT:** 1 - Pelaez

**CONSENT AGENDA ITEMS**

Items 9, 20, 23A, 23B, and 24A-L were pulled for Individual Consideration. Councilmember Treviño moved to approve the remaining Consent Agenda Items. Councilmember Hall seconded the motion.

Mayor Nirenberg called upon Mr. Jack M. Finger to speak.

Jack M. Finger spoke in opposition to the Medicaid 1115 (a) Demonstration Waiver Program noting concerns with funding for Teen Pregnancy Prevention (Item 14). He also expressed opposition to the Multifamily Rental Housing Development Projects (Items 24A-L).

Councilmember Hall recognized Councilmember Shaw and City Staff for their work on the amendments to Chapter 17 Articles I-III relating to permit requirements for Massage Parlors (Item 16).

Councilmember Treviño thanked Councilmember Sandoval and City Staff for their work on the lease agreement with the Jefferson Woodlawn Lake Community Development Corporation for office space for Code Enforcement Staff (Item 10). Councilmember Sandoval thanked the Jefferson Woodlawn Lake Community Development Corporation for identifying space for Code Enforcement Staff (Item 10).

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

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

**ABSENT:** 1 - Gonzales

**2019-02-14-0112**

5. Ordinance approving a contract with UNICOM Government, Inc. in the amount of \$132,651.86 for a two-year term to provide subscription services for the Granicus Legislative Suite for the San Antonio Government & Public Affairs department. The FY 2019 cost of \$51,287.50 is available in the Public Education and Government (PEG) Fund and the Information Technology Services Fund. [Ben Gorzell, Chief

Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-02-14-0113**

6. Ordinance awarding the 2019-2020 Task Order Contract for Micro Surface Task Order Contract Package 1 to Viking Construction, Inc. in an amount not to exceed \$3,449,796.50, of which \$26,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure from funding in the FY 2019 - 2024 Capital Improvements Program and from various funding sources to include the General Fund, Advanced Transportation District Fund and debt proceeds. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-02-14-0114**

7. Ordinance awarding the 2019-2020 Task Order Contract for Flatwork & Street Improvements, Package 1 to Cal-Tex Interiors Incorporated in an amount not to exceed \$2,002,006.50, of which \$106,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure with funding included in the FY 2019 - 2024 Capital Improvements Program and from various funding sources to include the General Fund, Advanced Transportation District Fund and debt proceeds. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-02-14-0115**

8. Ordinance approving an Advanced Funding Agreement with the Texas Department of Transportation in the amount of \$300,000.00 payable to the Texas Department of Transportation for a comprehensive drainage study of the North New Braunfels corridor, a 2017-2022 General Obligation Bond funded Project, located in Council District 10. [Peter Zaroni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-02-14-0116**

10. Ordinance approving a five-year lease agreement with Jefferson Woodlawn Lake Community Development Corporation for office space at 1800 Fredericksburg Road for Code Enforcement staff, at a rental amount of \$768.00 per month during the term and funded by the FY 2019 General Fund Budget for Code Enforcement. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

**2019-02-14-0117**

11. Ordinance approving the submission of a grant application for up to \$250,000.00 to the Texas Division of Emergency Management for the 2019 Emergency Management

Performance Grant, and acceptance of funds upon award. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2019-02-14-0118**

12. Ordinance approving the submission of 17 grant renewal applications and the acceptance of funds upon award in an amount up to \$13,341,570.00 from the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District for the period of July 1, 2019 through December 31, 2020; and approving contracts with the Southwest Texas Regional Advisory Council in the amount of \$7,500.00 with four, one-year renewal options for the period July 1, 2019 and ending June 30, 2020, and with the University of Texas Health Science Center at San Antonio for \$216,852.00 for the period September 1, 2019 through August 31, 2020 for the delivery of program services. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2019-02-14-0119**

13. Ordinance approving the submission of two grant renewal applications, one to the Texas Commission on Environmental Quality and one to the Department of Homeland Security related to the Public Center for Environmental Health's local air monitoring efforts; authorizing the acceptance of funds in a total amount up to \$537,468.00 from TCEQ and DHS for a period beginning September 1, 2019 through August 31, 2020; and authorizing a personnel complement. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2019-02-14-0120**

14. Ordinance approving the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program" (the Waiver Program); submission of intergovernmental funding transfers in an amount up to \$7,536,983.78; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$11,207,069.40 in federal incentive payments from the Waiver Program; and, authorizing the submission of up to \$35,000 for non-reimbursable IGT to the Waiver Program for monitoring and compliance for a period beginning October 1, 2019 through September 30, 2020. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2019-02-14-0121**

15. Ordinance accepting up to \$29,000.00 from the Michigan Technological University's 2017 Lead Technical Studies Grant to assist in a lead remediation study in San Antonio and approving a research agreement. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-02-14-0122**

16. Ordinance amending Chapter 17 Articles I-III, relating to permit requirements for massage parlors. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]

**2019-02-14-0123**

17. Ordinance on behalf of the San Antonio Water System amending certain sections of Chapter 34 of the City Code "Water and Sewers" to comply with recent amendments to federal regulations. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

18. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Kelly Rasti (District 6) to the SA2020 Commission on Strengthening Family Well-being.

B) Appointing Regina N. Torres (District 6) to the San Antonio Youth Commission.

C) Appointing Councilmember Art A. Hall to the San Antonio Housing Trust Public Facility Corporation.

D) Appointing Councilmember Art A. Hall to the Fire and Police Pension Fund Board of Trustees.

E) Appointing Councilmember Art A. Hall to the San Antonio Housing Trust Finance Corporation.

F) Appointing Kristi Garza Villanueva (District 6) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2020.

**2019-02-14-0124**

19. Ordinance approving four professional services contracts with CohnReznick; Hagerty Consulting, Inc.; Integrated Solutions Consulting; and Partner Forces, LLC for emergency management services for planning, training, exercise design, mitigation and recovery for the term of three years, with options for renewal for fourth and fifth

years, totaling no more than \$950,000.00 over an initial three year term with options to renew. Funded by the 2018 Urban Area Security Initiative grant, 2018 State Homeland Security grant, and the FY 2019 General Fund Budget. [Erik Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2019-02-14-0126**

21. Ordinance selecting Gonzalez, Kypuros and White, Inc., dba GKW, Inc., and awarding a contract for an Electric Vehicle Fleet Conversion and City-wide Electric Vehicle Infrastructure Study, for a term of one year, in an amount not to exceed \$125,000.00. Funding is available within the Building & Equipment Services FY 2019 Fleet Operations & Maintenance Fund Adopted Budget. [Roderick Sanchez, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer]

**2019-02-14-0127**

22. Ordinance approving a Funding Agreement with the Islamic Academy of San Antonio accepting 50% of the cost, or an estimated \$7,800.00 for the City's construction and installation of advanced warning school flashing beacons in Council District 8 with the City's remaining 50%, or \$7,800.00 available and included in the FY 2019-2024 Capital Improvement Program. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Mayor Nirenberg addressed Items 23A and 23B jointly at this time. City Clerk Vacek read the captions for Items 23A and 23B:

23. Approving the following two actions related to the Texas Research and Technology Foundation's establishment of the VelocityTX bio and life sciences innovation center and the redevelopment of the Merchant's Ice complex at 1304 and 1305 E Houston St in Council District 2: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2019-02-14-0128**

- 23A. Ordinance approving a Chapter 380 Economic Development Incentive Fund Grant Agreement in the amount of \$750,000.00 over five years for the establishment of the VelocityTX bio and life sciences innovation center.

**2019-02-14-0129**

**23B.** Ordinance approving a Tax Increment Reinvestment Zone Development Agreement in the amount of \$5,000,000.00 over seven years for public improvements related to the redevelopment of the Merchant's Ice site located at 1304 and 1305 E Houston St.

Rene Dominguez provided an overview of the Texas Research and Technology Foundation noting that they were the Owner and Operator of the Texas Research Park and had established VelocityTX. He stated that they were a Life Science and Technology-based Economic Development Non-Profit founded in 1984. He provided an overview of the Merchant's Ice Redevelopment Project that encompasses four acres at East Houston Street and Cherry Street. He highlighted the Proposed City Support that would provide an Economic Development Incentive Fund Grant in the amount of \$750,000 over five years for Bio and Life Science start-up programming. Additionally, the City will provide \$5 million in Inner City TIRZ Funding over seven years to offset the cost of public improvements at the site. He noted that staff recommended approval.

Mayor Nirenberg thanked everyone for their work on the project and spoke of the importance of strengthening the Biosciences and Biomedical Ecosystem in San Antonio.

Councilmember Hall thanked everyone for their work in promoting economic development in San Antonio. He stated that the building had been vacant for over 20 years and he was pleased that it would finally be redeveloped. He added that this was a catalytic project that would bring a great amount of jobs to the area.

Councilmember Pelaez expressed his support and recognized Randy Harig, CEO of VelocityTX for his leadership.

Councilmember Treviño expressed his support noting that this was a truly innovative project.

Councilmember Perry noted that he was supportive of the project and asked of the collaboration with the Military. Mr. Harig replied that they were working closely with the Military but there was pushback from the Army as they wanted to keep their six large labs within the Army.

Councilmember Viagran expressed her support and congratulated all on their creativity and collaboration.

Councilmember Courage stated that he was in support of the project that would serve as an incubator, developer, and area for mentoring and sharing ideas in the Biomedical and Health

Science Area.

Councilmember Gonzales stated that she was pleased to see the project come to fruition and added that it would be transformational for the area.

Mr. Harig thanked the City Council for their support and stated that they were committed to training and hiring individuals from the East Side.

Councilmember Hall moved to adopt the Ordinances for Items 23A and 23B. Councilmember Treviño seconded the motion. The motion to approve prevailed by the following vote:

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

#### **ACTION ITEMS FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

#### **2019-02-14-0111**

4. Ordinance approving amendments to the six month Dockless Vehicle Pilot Program. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

John Jacks presented the amendments to the Dockless Vehicle Pilot Program. He reported that there had been a great amount of public input during the development of the six-month Pilot Program. He noted the ridership and deployment from November through December 2018 and highlighted the adopted regulations. He stated that surveys had been conducted with 2,863 responses received, and outlined concerns such as clutter, safety, and riders not obeying traffic laws. He spoke of enforcement efforts noting that 70 scooters had been impounded and four dedicated Enforcement Staff were hired to address parking and deployment violations. He noted that 93 injuries had been reported to Emergency Management Services and that 40.6% of the injuries were reported between 11 pm and 4 am. He stated that staff was recommending the following mid-point amendments that had been endorsed by the Transportation Council Committee:

- Impose hours of operation from 6 am to 11 pm
- Grant the Director of the Center City Development Office the authority to identify areas where scooters must be temporarily removed for the purpose of PID Maintenance, avoiding construction conflicts, or preventing issues with special events
- Vehicles parked in prohibited areas may be collected without warning



- Council ratification of the permitting moratorium implemented after the Transportation Council Committee
- Encourage the use of designated parking zones

Mr. Jacks stated that there would be ongoing data analysis and that the information would be used for future amendments after the pilot period. He mentioned that Senate Bill 549 had been filed that required a minimum age of 16-years-old; not more than one person on a scooter; maximum speed of 15 miles per hours; and scooters may not be parked in a manner that obstructs a roadway, path, or sidewalk.

Mayor Nirenberg called upon the citizens registered to speak on Item 4.

Ashley Harris of Visit San Antonio spoke in support of the amendments to the Pilot Program.

Warren Wilkinson, CEO of Centro, spoke in support of the amendments to the Pilot Program.

Jack M. Finger spoke in opposition to the use of scooters and asked if air pollution had been reduced due to their use.

Andres Andujar of the Hemisfair Park Area Redevelopment Corporation spoke in support of the amendments to the Pilot Program.

Stephen Martinez stated that he was in favor of the amendments but concerned with the curfew and the removal of the scooters.

John Chisolm of the San Antonio River Authority spoke in favor of the amendments to the Pilot Program.

Casey Whittington of Blue Duck Scooters spoke in support of the amendments but noted that there were too many scooters throughout the city. He requested that the city issue a Request for Proposals (RFP) at the end of the Pilot Program.

Trevor Whitney of Blue Duck Scooters spoke in support of the amendments but noted concern with the curfew.

Aaron Rodriguez spoke in support of the amendments to the Pilot Program but noted concern with the implementation of a curfew.

Councilmember Treviño thanked everyone for their work and noted the importance of

creating a framework for scooters. He spoke of the inclusion of scooters in the 3-1-1 Mobile Application and stated that he was pleased with the addition of parking zones and enforcement for scooters. He noted that he hoped that data could be utilized to determine infrastructure needs such as bike lanes and sidewalks.

Councilmember Perry stated that he was pleased that they were gathering data before full implementation and asked if staff had benchmarked with other cities. Mr. Jacks replied that they had been looking at other cities' practices and noted there were a variety of approaches. Councilmember Perry asked of geofencing. Mr. Jacks responded that some companies had implemented geofencing and that it was not cost prohibitive. Councilmember Perry requested the number of miles that have been traveled on scooters. Mr. Jacks replied that he did not have that information but would request it from the scooter companies.

Councilmember Courage asked if the surveys conducted were for scooter riders only. Mr. Jacks replied that the surveys were open to the public. Councilmember Courage noted the high amount of violations reported to 3-1-1 and mentioned that there were many other complaints that were not reported. He asked if staff called hospitals to determine the number of injuries they received related to scooters. Mr. Jacks replied that they did not currently do so but could begin collecting the data.

Councilmember Gonzales stated that she was not supportive of the Ordinance noting the importance of alternative modes of transportation. She asked of the income levels of those using scooters and expressed concern that the mobile application to utilize scooters only accepted credit cards. She stated that she hoped they could find an alternate method of payment and looked forward to the implementation of ConnectSA.

Councilmember Viagran stated that she was supportive of limiting the number of scooters as 14,000 were too many for one area. She asked that staff review the curfew for special events such as the Alamo Bowl in which riders would be able to utilize scooters to the game but not after the game.

Councilmember Pelaez stated that his constituents had expressed a great amount of concern with scooters and asked staff to look at a concession model for their usage.

Councilmember Sandoval stated that she was concerned with the curfew on scooters noting that it was important to have scooters as a mode of transportation for those that worked late without access to a bus line. She asked that staff look for closely at the signage prohibiting scooters from an area noting that they looked like they were inviting scooters on that path.

Councilmember Saldaña spoke in support of the use of a concession model and noted the need for protected roadways.

Councilmember Brockhouse thanked staff for their work noting the competing priorities and spoke of the importance of finding a balance. He noted that he would like for scooters to continue operating and asked of the potential to extend the curfew until midnight.

Mayor Nirenberg stated that this was an important element of multimodal transportation and that innovation should be embraced. He noted that they needed to be cautious regarding overregulation and did not restrict a market-driven solution.

Councilmember Treviño moved to adopt the Ordinance for Item 4. Councilmember Hall seconded the motion. The motion to approve Item 4 prevailed by the following vote:

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

**NAY:** 1 - Gonzales

#### **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 9:

#### **CONTINUED TO FEBRUARY 21, 2019**

9. Ordinance approving ten one-year Job Order Contracts in an amount not to exceed \$3,000,000.00 annually per contract with the option to renew for two, one-year extensions for a total amount each not to exceed \$9,000,000.00 with Alpha Building Corp., Amstar, Inc., Belt Built Contracting, Con-Cor Inc., Davila Construction, Inc., Jamail & Smith Construction, LP., Kencon, Ltd., LMC Corp., The Sabinal Group, and Tejas Premier Building Contractor, Inc. for the provision of Job Order Contracting as an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects in city facilities. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Mayor Nirenberg called upon Mr. Chris Herring to speak on Item 9.

Chris Herring requested that the 10 one-year contracts be extended to the top 13 companies. He noted concerns that aspirational goals for African-American Businesses had not been achieved and spoke of the need to build capacity.

Councilmember Hall asked of the ranking of the two African-American firms that were not selected. Mr. Hosseini replied that they ranked 12 and 13 out of a total 16 firms. Councilmember Hall spoke of the need to build capacity and providing opportunities for

small businesses to work on city contracts.

Councilmember Hall moved to amend the staff recommendation to expand the list to 13 firms. Councilmember Brockhouse seconded the motion.

Councilmember Pelaez stated that it was a very competitive industry and he would support the amendment to expand to 13 firms.

Councilmember Courage asked if the contract was presented to the Audit and Accountability Committee. Mr. Hosseini replied that it was presented to the Committee. Councilmember Courage stated the he would support the amendment.

Councilmember Perry asked of the impact to adding contractors to the Job Order Contracts (JOC). Mr. Hosseini replied that the contractors would receive less work as they would rotate among 13 instead of 10 firms. Councilmember Perry expressed concern with the significant impact to the contractors and stated that he could not support the amendment.

Councilmember Brockhouse stated that he was supportive of the amendment that would provide more opportunities for small business owners.

Councilmember Hall noted that the total budget for the JOCs had increased so the impact per firm would not be significant.

Councilmember Pelaez moved to continue Item 9 until February 21, 2019. Councilmember Treviño seconded the motion.

Councilmember Perry asked if the firms that ranked 11, 12, and 13 could bid on work as subcontractors or primes on other city contracts. Mr. Hosseini confirmed that they could.

Councilmember Viagran asked if any of the 10 selected contractors were present. Mr. Hosseini replied that they were not. Councilmember Viagran stated that she could support continuing the item for one week in an effort to communicate with the selected contractors.

Mayor Nirenberg stated that the City Council should not be involved in the contracting and procurement process but would support the one-week continuance.

The motion to continue Item 9 until February 21, 2019 prevailed by the following vote:

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

**ABSENT:** 1 - Sandoval

City Clerk Vacek read the caption for Item 20:

**2019-02-14-0125**

- 20.** Ordinance approving two agreements related to the San Antonio Metropolitan Health District's Medicaid 1115 Demonstration Waiver Project, one an amendment to an agreement with Communities in Schools of San Antonio to amend the scope, increase compensation to \$550,000.00 and extend the term to September 30, 2020, and an agreement with Centro Por la Justicia for enhancement and maintenance of a community garden for a term ending September 30, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

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

Councilmember Treviño moved to adopt the Ordinance for Item 20. Councilmember Courage seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Hall, Viagran, Gonzales, Brockhouse, Pelaez, Courage, and Perry

**ABSENT:** 1 - Sandoval

**ABSTAIN:** 1 - Saldaña

Mayor Nirenberg addressed Items 24A-L jointly at this time. City Clerk Vacek read the caption for Items 24A-L:

- 24.** Approving Resolutions for the following multifamily rental housing development projects for applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs: [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

**2019-02-14-0009R**

- 24A.** Luna Flats, located at 4415 San Pedro Ave, in Council District 1

**2019-02-14-0010R**

- 24B.** Our Lady of Charity, located at Montana and Grimes, in Council District 2

**2019-02-14-0011R**

**24C.** Village at Boyer, located at 1510 Hoefgen Ave., in Council District 2

**2019-02-14-0012R**

**24D.** Legacy at Piedmont, located at 826 E. Highland Blvd., in Council District 3

**2019-02-14-0013R**

**24E.** Alazan Lofts, located on several parcels on Torreon, El Paso and 803 Colorado, in Council District 5

**2019-02-14-0014R**

**24F.** Village at Nogalitos, located at 3727 Nogalitos, in Council District 5

**2019-02-14-0015R**

**24G.** Culebra Place Apartments, located at 7796 Culebra Road, in Council District 6

**2019-02-14-0016R**

**24H.** Pinewood Crossing Apartments, located east of 8403 Reed Road, in Council District 6

**2019-02-14-0017R**

**24I.** Hamilton Wolfe Lots, located at Hamilton Wolfe and Princeton Place, in Council District 8

**2019-02-14-0018R**

**24J.** Blanco Senior Estates, located at 19480 Blanco Road, in Council District 9

**2019-02-14-0019R**

**24K.** Residences at Thousand Oaks, located at 4500 Thousand Oaks Dr., in Council District 10

**2019-02-14-0020R**

**24L.** Blue Oaks, located at 4501 Thousand Oaks Dr., in Council District 10

Mayor Nirenberg called upon the citizens registered to speak on Items 24A-24L.

Jannet Garcia stated that she was a resident of the Alazan Courts and supportive of the Resolution for the Alazan Lofts Project (Item 24E).

Akoko Amovin stated she was also a resident of the Alazan Courts and supportive of the

Resolution for the Alazan Lofts Project (Item 24E).

Gabriel Velasquez spoke in support of the Resolution for the Alazan Lofts Project (Item 24E).

Councilmember Gonzales requested a staff presentation. Veronica Soto stated that there were 12 projects seeking a Resolution of Support for 9% Competitive Housing Tax Credits. She noted that the Alazan-Apache Courts Project was the highest priority for Council District 5. She compared the Staff Recommendation in which all of the projects would receive a Resolution of Support and the Comprehensive Plan Council Committee Recommendation in which the Alazan Lofts Project would receive a Resolution of Support (17 points) and all other projects would receive a Resolution of No Objection (14 points). She noted that the full applications were due on March 1, 2019 and the awards made in July 2019.

Councilmember Gonzales moved to amend the staff recommendation to provide a Resolution of Support for the Alazan Lofts Project; provide a Resolution of No Objection to all the other projects; accept the staff recommendation on the necessary letters within the three mile radius; and also as requested by Councilmember Viagran, place a restriction for the development of the Legacy at Piedmont Project to reflect that the project will have up to 49 units, be limited to two stories, and will be for senior living as was discussed and presented to the community. Councilmember Hall seconded the motion.

Councilmember Gonzales thanked her colleagues for their support and noted the importance of the Alazan Lofts Project. She stated that the area had a very high poverty rate and would like for a new facility to be built to ensure that children would not be displaced. She added that she hoped that the project would spur revitalization in the area.

Councilmember Saldaña stated that he was supportive of giving a slight edge to the Alazan Lofts Project noting that the area had lacked investments for a long time.

Councilmember Brockhouse stated that he would also support giving the Alazan Lofts Project an edge but noted that he was also in favor of a Resolution of Support for the Cesar Chavez Foundation Project.

Councilmember Treviño expressed his support for the amendment and noted that he was pleased that District 1 housing needs were being addressed.

Councilmember Perry thanked Councilmember Gonzales for taking him on a tour of the area and stated that he would support the amendment.

Councilmember Courage stated that he was supportive of giving an edge to the Alazan Lofts Project in an effort to help the community.

Councilmember Viagran thanked the District 3 Residents in Highland Park that met with the developer for the Legacy at Piedmont Project. She noted that they agreed to no more than 49 units, two stories, and senior housing, and she was thankful it was being included in the amendment.

The motion to approve Items 24A-L as amended prevailed by the following vote:

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

**ABSENT:** 1 - Sandoval

## 25. City Manager's Report

There was no City Manager's Report.

### EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 12:54 pm to continue the previous day's Executive Session on 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 551.071 (consultation with attorney).

D. Litigation matters involving the City, pending or contemplated litigation and/or settlement offers pursuant to Texas Government Code Section 551.071 (consultation with attorney) including:

A. John McJilton v. City of San Antonio, et al.

B. Steven O'Neil v. City of San Antonio



**RECONVENED**

Mayor Nirenberg reconvened the meeting at 3:09 pm and announced that no official action was taken in Executive Session.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:09 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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