

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, February 2, 2017

9:00 AM

Municipal Plaza Building

The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

6:00PM: Adjourn

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. [17-1426](#) Invocation by Reverend Diana K. Phillips, Lead Pastor, Colonial Hills United Methodist Church, guest of Councilmember Joe Krier, District 9.

2. [17-1427](#) Pledge of Allegiance
3. [17-1428](#) Approval of Minutes for the Regular City Council Meetings of
December 7 - 8, 2016.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR COUNCIL MEETING:**

ACTION ITEMS FOR STAFF BRIEFING

4. [17-1259](#) An Ordinance adopting the Urban Renewal Plan to meet the statutory
requirements as part of the proposed \$ 20 Million 2017 Neighborhood
Improvements Bond Proposition. [Peter Zanoni, Deputy City
Manager; Bridgett White, Director, Planning and Community
Development]

*The City Council of the City of San Antonio also acting in its capacity as the Hemisfair Park
Public Facilities Corporation will consider Item 5A:*

- 5A. [17-1254](#) An Ordinance approving a Development Sublease Agreement between
Hemisfair Park Area Redevelopment Corporation and ZH Downtown
Development Company, LLC, an affiliate of Zachry Hospitality on
approximately 5 acres of land in the northwest quadrant of Hemisfair
owned by the Corporation; approval of a Parking Garage Development
Agreement and License between the City, Hemisfair Park Public
Facilities Corporation, and ZH Downtown Development Company,
LLC, an affiliate of Zachry Hospitality to support Hemisfair and
current and future development; and approval for adopting a process
for City certification that a proposed hotel complies with the Hemisfair
hotel restrictions. [Lori Houston, Assistant City Manager; John Jacks,
Interim Director, Center City Development & Operations]
- 5B. [16-5795](#) An Ordinance closing, vacating, and abandoning a portion of public
right of way along South Alamo Street; authorizing various land
transactions, including the dedication of additional parkland, necessary
for the implementation of the Hemisfair Master Plan; and authorizing
related amendments to the Master Lease Agreement and Master
Agreement with Hemisfair Park Area Redevelopment Corporation.
[Lori Houston, Assistant City Manager; John Jacks, Interim Director,
Center City Development & Operations]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. [17-1090](#) An Ordinance authorizing a three-year contract with KD's Janitorial Service to open and/or close the main gates of public parks, natural areas, and green-way trails within the city limits for the Parks and Recreation Department for an estimated annual cost of \$35,000.00, funded from the FY2017 Parks and Recreation General Fund Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

7. [17-1009](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$532,000.00: (A) Michelson Found Animals Foundation, Inc. for registered microchips for Animal Care Services, (B) Supply Innovations Company, LLC, Masterman's LLP, and Sunbelt Mill Supply, Inc. for electrolyte replacement drinks, (C) Texas Star Supply, LLC for asphalt emulsion sealcoat material, and (D) Hays City Corporation dba Tex-Con Oil Company for bulk diesel exhaust fluid. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

8. [16-5780](#) An Ordinance for the Frio Street - Cesar Chavez to Houston Street Project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$5,149,255.61 to EZ Bel Construction LLC, a 2012-2017 General Obligation Bond-funded project, of which \$463,707.21 will be reimbursed by SAWS, and \$387,208.00 will be reimbursed by CPS Energy for joint-bid utility work associated with the construction of the Project, located in Council District 5. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

9. [16-6227](#) An Ordinance for the Lackland Corridor Gateway Project awarding a construction contract to Jerdon Enterprise, L.P. in an amount not to exceed \$3,777,000.00 for the Monument Plaza funded from the FY 2017 Capital Improvements Budget, located in Council District 4. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvement]

10. [16-6107](#) An Ordinance authorizing a task order to a Job Order Contract with

Davila Construction Inc. in an amount not to exceed \$200,000.00 for the relocation of the Terminal Services Office from Terminal A to Terminal B to accommodate the renovation and expansion of the Federal Inspection Station Facility at the San Antonio International Airport, an Airport Capital Improvements Funds project, located in District 9. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

- 11. 17-1054** Consideration of the following actions related to the renovation and expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport Terminal A and allocating an additional \$8,390,105.00 from the Airport Capital Improvement Fund for a revised project total of \$23,124,423.00, located in Council District 9: [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

- 11A. [17-1435](#)** An Ordinance amending a professional services agreement with CNG Engineering, PLLC for additional design services, increasing the contract value from \$1,256,167.00 to a revised contract value of \$1,756,167.00 for additional design services to include a new outbound search room, detailed project phasing, and additional construction administration services.

- 11B. [17-1436](#)** An Ordinance amending the Construction Manager at Risk Contract with Turner Construction Company revising the contract value from \$10,507,000.00 to a not to exceed amount of \$17,717,902.00 of which \$16,651,402.00 establishes the Guaranteed Maximum Price and includes \$1,066,500.00 for project contingency and construction services.

Acquisition, Sale or Lease of Real Property

- 12. [16-5258](#)** An Ordinance declaring 331 N. Olive Street located in Council District 2 as surplus to the City's needs and authorizing its sale. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Grant Applications and Awards

- 13. [17-1022](#)** An Ordinance authorizing the reimbursement of up to \$50,000.00 for an annual grant from the Texas Department of Transportation as part of the Routine Airport Maintenance Program for improvements at

Stinson Municipal Airport. [Carlos Contreras, Assistant City Manager;
Russell Handy, Director, Aviation]

Boards, Commissions and Committee Appointments

14. [17-1341](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Yvette Benavides (District 5) and Azza Kamal (District 8) to the Historic and Design Review Commission.
- B) Appointing Fred A. Rangel (District 7) to the Capital Improvements Advisory Committee.
- C) Reappointing Guadalupe G. Ochoa (District 5) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire September 30, 2018.

Miscellaneous

15. [17-1190](#) An Ordinance authorizing an annual increase in Administrative Fees for Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) #32. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]
16. [17-1294](#) An Ordinance for the South Lake mixed-use development generally at the southwest corner of State Highway 16 and Watson Road in City Council District 4 terminating its 2006 Development Agreement and approving the fourth amendment for Limited Purpose Annexation extending the term to February 2, 2047 and adding to the terms the dedication of a 119 acre conservation easement and construction of hike and bike trails between Fermin Rajunov of Presto Tierra, LLC, PDC Preserve at Medina River, Ltd., CST Stations Texas, LLC and the City of San Antonio. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]
17. [16-4417](#) Consideration of the following two items relating to Tax Increment Reinvestment Zones in and around Hemisfair located in Council

District 1: [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

- 17A. [17-1430](#) An Ordinance amending the boundary of the Inner City Tax Increment Reinvestment Zone (TIRZ #11). [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

- 17B. [17-1431](#) An Ordinance designating the new Hemisfair Tax Increment Reinvestment Zone (TIRZ #34) by creating of a five member Board of Directors, establishing the effective start date and termination date of the zone, approving the preliminary project and finance plans and establishing a tax increment fund. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

City Manager's Report

18. [17-1429](#) City Manager's Report

THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.