

**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, December 13, 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:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Courage, and Perry

**ABSENT:** 1 - Pelaez

Mrs. Vacek announced that Councilmember Pelaez was out due to illness.

1. The Invocation was delivered by Pastor Israel De La Rosa, New Song Ministries Pentecostal Church, guest of Rebecca J. Viagran, District 3.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes of the Regular City Council Meetings of November 14 - 15, 2018

Councilmember Treviño moved to approve the Minutes of the Regular City Council Meetings of November 14-15, 2018. Councilmember Shaw seconded the motion. The motion to approve 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 recognized Roger Velasquez and the Latin Legendz for winning a Latin Grammy Award for Best Tejano Album of the Year and stated that he was very proud of the band. Mr. Velasquez thanked the City Council for the recognition and stated that it was an honor to be recognized. He introduced the members of the band and thanked everyone for their support. The City Councilmembers commended Roger Velasquez and the Latin Legendz on their great accomplishment.

Mayor Nirenberg recognized his wife Erika Prosper who was representing one of the capstone projects of the Tricentennial, "Holding Up the Mirror: The 50th Anniversary of the U.S. Civil Rights Commission Hearing on Mexican Americans in the Southwest." He recognized Councilmember Sandoval who welcomed the Conference Committee. Councilmember Sandoval highlighted the conference and thanked everyone for their work. Mayor Nirenberg recognized Richard Avena and Rosie Castro who addressed the City Council and thanked them for the recognition.

Mayor Nirenberg called upon City Manager Sculley. Mrs. Sculley recognized City Engineer Mike Frisbie, noting that he had accepted a position with SAWS. She highlighted his many accomplishments with the City of San Antonio and wished him well in his future endeavors. Mr. Frisbie thanked the City Council and Mrs. Sculley for their support and recognition. The City Councilmembers also thanked Mr. Frisbie for his service.

Mayor Nirenberg recognized Steve Clouse on his retirement from SAWS after 33 years of service. Mr. Clouse thanked the City Council for the recognition and stated that he was pleased to have served the City of San Antonio.

### **CONSENT AGENDA ITEMS**

Item 42 was pulled for Individual Consideration. Mayor Nirenberg announced that Item 35 was pulled from the agenda by staff. Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Shaw seconded the motion.

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

Jack M. Finger spoke in opposition to the appointment of Ruby Resendez to the Mayor's Commission on the Status of Women (Item 23C) due to her sexual orientation.

Mayor Nirenberg recognized the members of LGBTQ Advisory Committee that were present.

Brian Weiner, Owner of Lone Star Special Tee's, spoke in opposition to the Fiesta Commission Contract (Item 26).

Ernest Salinas spoke in support of the Plan Amendment and Zoning changes in the Dellview Neighborhood (Item 27).

Anne Englert stated that she represented the Dellview Area Neighborhood Association and they were in support of the Plan Amendment and Zoning changes (Item 27).

Gary Allen spoke against the Fiesta Commission Contract (Item 26).

Rebecca Gonzalez spoke in support of San Antonio Education Partnership to operate and manage cafécollege (Item 42).

Emilio Arriola also spoke in support of San Antonio Education Partnership to operate and manage cafécollege (Item 42).

Mitsuko Ramos of Government Relationship Group of Texas stated that she was representing Brian Weiner in opposition to the Fiesta Commission Contract (Item 26).

Michael Bernard stated that he was the attorney representing Lone Star Special Tees in opposition to the Fiesta Commission Contract (Item 26).

Councilmember Shaw recognized James Devno on his appointment to the City Commission on Veterans Affairs (Item 23B).

Councilmember Viagran highlighted the Tax Abatement Guidelines (Item 28) and Mission Historic District Design Manual (Item 38).

Councilmember Treviño thanked the Dellview Neighborhood Residents for their work on the Plan Amendment and Zoning changes (Item 27).

Councilmember Perry noted that he had concerns with the increased costs on the

Commercial Federal Inspection Station Facility Project (Item 15) but noted that the cost overruns were due to changes by the user.

Councilmember Sandoval highlighted the development of a zoning overlay district with building design standards in proximity to Woodlawn Lake (Item 39). A video was played celebrating the 100-Year Anniversary of Woodlawn Lake.

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

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

**ABSENT:** 1 - Pelaez

**2018-12-13-0997**

5. Ordinance approving a contract with Cantu Contracting, Inc. to provide mowing services for the Parks and Recreation Department for an estimated amount of \$1,860,000.00 annually, of which \$230,800.00 will be funded through the Parks and Recreation General Fund FY 2019 Adopted Budget, and \$1,629,200.00 will be funded from the Environmental Fund FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-0998**

6. Ordinance approving a contract with Cortez Liquid Waste Services, Inc. for rental and maintenance services of standard and compliant portable chemical toilets for the Parks and Recreation Department, Solid Waste Management Department, Aviation Department and the Center City Development and Operations Department for an estimated cost of \$440,000.00 annually, funded from the departments' FY 2019 Adopted Budgets. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-12-13-0999**

7. Ordinance approving a new master contract with AT&T Corp. to provide the City with various communication services for an estimated cost of up to \$3,800,000 annually. Funding in the amount of \$3,800,000 is available in the Information Technology Services Department Fund included in the FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-1000**

8. Ordinance approving the purchase of three replacement 4x4 crew cab trucks from Grapevine DCJ, LLC for a total cost of \$83,061.00, funded from the Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott,

Deputy Chief Financial Officer]

**2018-12-13-1001**

9. Ordinance approving the purchase of twenty-one midsize gasoline/electric powered hybrid administrative sedans from Jim Bass, Ford Inc. for an estimated total contract value of \$702,716.00, funded from the Equipment Renewal and Replacement Fund, Parking Operation and Maintenance Fund, and the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Chief Financial Officer]

**2018-12-13-1002**

10. Ordinance approving the purchase of thirteen brush trucks with grappler loader from Houston Freightliner, Inc., for the Solid Waste Management Department and Transportation and Capital Improvements for a total cost of \$2,409,242.66, funded from the Equipment Renewal and Replacement Fund (ERRF). [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-1003**

11. Ordinance accepting the purchase of ballistic response equipment from Safety Supply, Inc. for the San Antonio Fire Department for a total cost of \$136,498.50, funded from the FY 2019 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2018-12-13-1004**

12. Ordinance approving the 2018-2019 Pavement Markings Task Order Contracts with M & M Striping & Power Washing, LLC in an amount not to exceed \$2,555,452.30 for Package A, and with Flasher Limited in an amount not to exceed \$2,455,431.50 for Package B for citywide roadway pavement markings totaling \$5,010,883.80 related to the FY 2019 Infrastructure Management Program. Funded with General Fund, Neighborhood Access and Mobility Program (NAMP) funds, and the Advanced Transportation District (ATD) Fund. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-12-13-1005**

13. Ordinance awarding the 2019-2020 City-wide Task Order Contract for Sidewalk, Flatwork, and Street Improvements, Package 3 to FD Concrete, LLC; BlueTex Irrigation & Construction, LLC and Cal-Tex Interiors in an amount not to exceed \$980,000.00 for each contract with a term of one year for all three contracts in an amount not to exceed \$2,940,000.00, of which \$146,833.00 will be reimbursed by San Antonio Water System (SAWS) for necessary adjustments to its existing infrastructure for the FY 2019 Infrastructure Management Program (IMP) and Neighborhood Access and Mobility (NAMP) Program, funded with the Community

Development Block Grant, General Fund, Advanced Transportation District (ATD) Fund, NAMP funds, Certificates of Obligation and Tax Notes. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-12-13-1006**

14. Ordinance awarding a construction contract in an amount not to exceed \$3,291,476.00 to Park Assist, LLC for the construction of a new Parking Space Indicator System at the Long Term Garage at San Antonio International Airport, an Airport Improvement & Contingency funded project. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
15. Approving the following ordinances related to the Renovation and Expansion of the Commercial Federal Inspection Station Facility Project at the San Antonio International Airport. This action will appropriate funding in the amount of \$2,474,000.00 into the Federal Inspection Station Facility project from the Airport Improvement and Contingency Funds and amend the FY 2019 - FY 2024 Capital Improvement Program.[Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2018-12-13-1007**

- 15A. Ordinance approving an amendment in an amount not to exceed \$445,000.00 to CNG Engineering, PLLC professional service agreement for additional design and construction administration service for an increased value not to exceed \$2,201,167.00

**2018-12-13-1008**

- 15B. Ordinance approving an amendment in the increased amount of \$2,150,000.00 to the Construction Manager at Risk contract with Turner Construction Company for a total contract value not to exceed \$19,706,535.00 to provide for additional construction services in support of FIS Operations at the airport. Such items include, additional scope modifications, demolition/excavation/leveling of unforeseen concrete slabs; rerouting existing utilities; upgrading existing mechanical/electrical infrastructure in adherence with code compliance; extending general conditions; and adding project contingency.
16. Approving three construction contracts totaling \$31,665,349.20 to complete the street maintenance projects identified in the FY 2019 Infrastructure Management Program (IMP). Funded by Community Development Block Grant, General Fund, Advanced Transportation District (ATD) Fund, Certificates of Obligation and Tax Notes. [Peter

Zanoni, Deputy Director; Mike Frisbie, Director, Transportation and Capital Improvements]

**2018-12-13-1009**

- 16A.** Ordinance awarding the 2019 Asphalt Overlay Contract Package 9 to Clark Construction of Texas, Inc. in an amount not to exceed \$10,286,038.60, of which \$160,050.00 will be reimbursed by San Antonio Water System and \$40,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2018-12-13-1010**

- 16B.** Ordinance awarding the 2019 Asphalt Overlay Contract Package 10 to Clark Construction of Texas, Inc. in an amount not to exceed \$10,481,502.00, of which \$120,050.00 will be reimbursed by San Antonio Water System and \$40,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2018-12-13-1011**

- 16C.** Ordinance awarding the 2019 Asphalt Overlay Contract Package 11 to Asphalt Inc., LLC d/b/a Lone Star Paving in an amount not to exceed \$10,897,808.60, of which \$242,125.00 will be reimbursed by San Antonio Water System and \$29,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

**2018-12-13-1012**

- 17.** Ordinance approving a lease agreement with Civil Air Patrol for 13,307 square feet of ground space and 10,621 square feet of hangar space at 8500 Mission Road at Stinson Municipal Airport to house emergency operations and related administrative and training functions of their Texas Wing. A monthly rent is not required under the provisions authorized by the Federal Aviation Administration but improvements to the leasehold by Civil Air Patrol in the amount of \$47,000.00 will be required. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-12-13-1013**

- 18.** Ordinance amending the lease with Brooks Development Authority to expand the use of office and lab space located at 2509 Kennedy Circle in support of San Antonio Metropolitan Health District programs. Funding for the remainder of FY 2019 is available from Public Health Emergency Preparedness and Public Center for Environmental Health grant funds and the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2018-12-13-1014**

- 19.** Ordinance accepting a grant for goods and services from the Southwest Texas Regional Advisory Council for Trauma (STRAC) in the amount of \$30,914.00 and approves a program budget. [Erik J. Walsh, Deputy City Manager; Charles N. Hood,

Fire Chief]

**2018-12-13-1015**

20. Ordinance accepting additional funding not to exceed \$13,145.00 from the Office of National Drug Control Policy to increase the 2018 San Antonio High Intensity Drug Trafficking Area grant budget from \$2,058,786.00 to \$2,071,931.00 for the grant period January 1, 2018, through December 31, 2019. [Erik J. Walsh, Deputy City Manager; William McManus, Chief of Police]

**2018-12-13-1016**

21. Ordinance approving the submission of grant applications for the maximum amount available, and accepting grant funds if awarded, to the Texas Commission on Environmental Quality for projects eligible through the Volkswagen Settlement Beneficiary Mitigation Plan. [Roderick Sanchez, Assistant City Manager; Doug Melnick, Chief Sustainability Officer]

**2018-12-13-1017**

22. Ordinance amending Chapter 19 Article XVIII, relating to automated traffic enforcement devices on school buses, to enhance the citation and appeals process. [Erik Walsh, Deputy City Manager; William McManus, Chief of Police]
23. Approving the following Board, Commission and Committee appointments for the 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 Dr. Emily Boice (District 8) to the Citizens' Environmental Advisory Committee.
- B) Reappointing James Devno (District 2) to the City Commission on Veterans Affairs.
- C) Appointing Ruby Resendez (District 8) and reappointing Dr. Keely H. Petty (District 2) to the Mayor's Commission on the Status of Women.
- D) Appointing Sebastien De La Cruz (District 2) to the San Antonio Youth Commission.
- E) Appointing Josie U. Martinez (District 3) to the San Antonio Public Library for the



remainder of an unexpired term of office to expire September 30, 2020.

24. Reappointing Amanda Merck and Ezra Johnson to the VIA Metropolitan Transit Authority for a two-year term of office to commence January 1, 2019 through December 31, 2020. [Leticia M. Vacek, City Clerk]

**2018-12-13-1018**

25. Ordinance approving a contract with Blackmon Mooring in the amount of \$76,770.57 for mold/asbestos remediation and restoration and bathroom build-out in the maintenance office at 10223 John Saunders at the San Antonio International Airport, funded by the Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**2018-12-13-1019**

26. Ordinance approving a 10 year agreement with the Fiesta San Antonio Commission to plan, coordinate, and support San Antonio's annual Fiesta celebration from 2019-2028, including use of City property for the River Parade, Battle of Flowers Parade, and Fiesta Flambeau Parade. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2018-12-13-0053R**

27. Resolution initiating appropriate Plan Amendments and Zoning changes to properties located along Vance Jackson Road between Beryl Drive, Scales Street and Freiling Drive. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

**2018-12-13-1020**

28. Ordinance adopting the City of San Antonio Tax Abatement Guidelines effective January 1, 2019 through December 31, 2020. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

**2018-12-13-1021**

29. Ordinance approving an amendment to the Southwest Texas Regional Advisory Council (STRAC) Interlocal Agreement for continued access and maintenance to various STRAC-hosted software applications for the Fire Department. Funding for FY 2019 is available in the amount of \$612,690.90 of which \$392,085.67 is available from the FY 2019 Information Technology Services Fund Budget and \$220,605.23 is available from the FY 2019 General Fund Budget. Additional funding for future fiscal years is subject to appropriation of funds [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]

**2018-12-13-1022**

30. Ordinance approving the extension of the City of San Antonio Arbitrage Rebate Compliance Services Contract with The Bank of New York Mellon Trust Company, N.A. for arbitrage rebate compliance services for a two (2) year term commencing April 1, 2019 and terminating March 31, 2021, under the same terms and conditions. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-0054R**

31. Resolution approving the issuance by the Capital Area Cultural Education Facilities Finance Corporation of its Revenue Note, Series 2018 (Texas Organ Sharing Alliance Project) for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by TOSA, will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-1023**

32. Ordinance approving an Administrative Services Contract with the San Antonio Fire and Police Pension Fund for an initial one year term beginning October 1, 2018, with renewal options. The City will receive \$16,000.00 per year for providing certain administrative services to the Pension Fund, establish provisions for the use of administrative leave by active member Pension Fund trustees, and to establish provisions for City access to information regarding the Pension Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-1024**

33. Ordinance amending the City of San Antonio's 2019 State Legislative Program for the 86th Texas Legislative Session. [Carlos Contreras; Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

**2018-12-13-1025**

34. Ordinance approving a one-year Master Interlocal Agreement with Bexar County for Cooperative Purchasing, Crime Lab, Hotel Occupancy Tax Collection, Jury Pool, Library, Platting, and the Truancy Case Management Program, with four one-year extensions. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

**PULLED FROM THE AGENDA BY STAFF**

35. PULLED -- Resolution adopting guiding principles that enhance public participation in the City of San Antonio. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

**2018-12-13-1026**

36. Ordinance approving the submission of six applications to the Centers for Disease Control and Prevention Public Health Associate Program, and authorizing the assignment of up to six Public Health Associates in the San Antonio Metropolitan Health District for a two-year period beginning October 2019, and the execution of necessary documents. This ordinance will have no impact to the General Fund and will be 100% funded by the Centers for Disease Control and Prevention. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2018-12-13-1027**

37. Ordinance approving a revised program budget and increase to the personnel complement to convert 12 City temporary positions to part-time grant funded positions for the Stand Up SA program funded by the Medicaid 1115 Waiver program for the FY 2019 period. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

**2018-12-13-1028**

38. Ordinance amending the City of San Antonio Historic Design Guidelines to include the Mission Historic District Design Manual for the Mission Historic District and designated structures in the World Heritage Buffer Zone. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

**2018-12-13-0055R**

39. Resolution developing a zoning overlay district with building design standards in proximity to Woodlawn Lake. Funds are available in the City's FY 2019 General Fund Budget. [Roderick Sanchez, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

**2018-12-13-1029**

40. Ordinance authorizing an Integration Agreement with Deer Oaks EAP Services to join the Bexar County contract to provide Employee Assistance Program services to all civilian and uniformed Fire City employees and their families. Funds in the amount of \$124,000 are available in the Employee Benefits Insurance Fund FY 2019 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Human Resources Director]

**2018-12-13-1030**

41. Ordinance approving funding to seven Human Services and Workforce Development Delegate Agencies in the total amount of \$774,359.00 for FY 2019 consistent with the FY 2019 General Fund Adopted Budget for the period of December 1, 2018 to

September 30, 2019. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2018-12-13-1032**

43. Ordinance approving the designation of Tarasco Tax Increment Reinvestment Zone Number 35 at the northwest corner of Interstate Highway Loop 410 and US Highway 90 in Council District 4 for an approximate 26 year term, for a 60 unit mixed-income single family neighborhood development with a City participation of 100% and a maximum contribution of \$1,266,608.11. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2018-12-13-1033**

44. Ordinance approving a Development Agreement with Sam Maverick Spirits, LLC for the Maverick Whiskey project, a distilled spirits plant for manufacturing craft spirits, in an amount not to exceed \$15,000.00, located at 115 Broadway Street in City Council District 1 and within the Houston Street Tax Increment Reinvestment Zone, funded through the Houston Street TIRZ. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

**2018-12-13-1034**

45. Ordinance approving a Sports License Agreement with McAllister Park Little League for operations and maintenance of the lower baseball fields at McAllister Park for a five year term. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2018-12-13-1035**

46. Ordinance approving Amendment No. 2 to the License Agreement with Classics Elite Soccer Academy for operations and maintenance of the designated sports fields at McAllister Park for an additional five year period ending on October 31, 2023. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2018-12-13-1036**

47. Ordinance approving Amendment No. 3 to the License Agreement with McAllister Park Little League for operations and maintenance of the upper baseball fields at McAllister Park for an additional five-year period ending October 31, 2023. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

**2018-12-13-0056R**

48. Resolution supporting the Rail Passengers Association's request for Amtrak to increase the frequency of service of the Sunset Limited to daily as soon as practicable. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

49. Approving the following items related to the proposed creation by Bexar County of the Westpointe PID and associated development agreement: [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]

**2018-12-13-0057R**

- 49A. Resolution granting the City's consent with certain conditions to the creation by Bexar County of the proposed Westpointe Public Improvement District (PID) which is generally located west of West Loop 1604, east of Talley Road and north of Highway 90 West within the City of San Antonio's extraterritorial jurisdiction (ETJ).

**2018-12-13-1037**

- 49B. Ordinance approving a 30 year development agreement with the owners of the Westpointe PID properties consisting of SPH Culebra, Ltd., Vise Oaks I, Ltd., Campbelton Road, Ltd., and Becker Ranch, Ltd. generally located west of West Loop 1604, east of Talley Road and north of Highway 90 West within the City's ETJ and the owners of Westlake properties, consisting of Peoples Verdes Ranch, Holding Co. LTD and Vise SPH Ltd generally located south of Highway 90 West and bisected by West Loop 1604 within the City's ETJ.

50. Approval of the following three ordinances relating to the Burns Building Redevelopment project located at 401 East Houston Street in Council District 1. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**2018-12-13-1038**

- 50A. Ordinance approving a Development Agreement with Houston Street TIRZ Board of Directors and 401 East Houston Street, LLC in an amount not to exceed \$255,880 for eligible building and Parklet improvements. Funding in the amount of \$255,880 is available within the Houston Street TIRZ.

**2018-12-13-1039**

- 50B. Ordinance approving a Chapter 380 Economic Development Loan Agreement for up to \$446,895 to 401 East Houston Street, LLC for the building and Parklet improvements. Funding in the amount of \$446,895 is available in the Inner City Incentive Fund FY 2019 Adopted Budget.

**2018-12-13-1040**

- 50C. Ordinance extending the sidewalk on approximately 1,100 square feet of on-street right of way along the east side of Jefferson Street between Houston Street and

Peacock Alley and the execution of a Parklet Agreement between the City of San Antonio and 401 East Houston Street, LLC.

- 51.** Approving the following items relating to the issuance by the San Antonio Water System of obligations for funding certain qualified wastewater and drinking water projects: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2018-12-13-0058R**

- 51A.** Resolution, for the San Antonio Water System, authorizing the submittal of an application requesting financial assistance under the Texas Water Development Board's (TWDB) Clean Water State Revolving Fund Program in the amount not to exceed \$25,285,000 for funding of certain qualified wastewater projects.

**2018-12-13-0059R**

- 51B.** Resolution, for the San Antonio Water System, establishing the intent to reimburse itself for the prior lawful capital expenditures of funds from the proceeds of tax-exempt obligations not to exceed \$25,285,000.

**2018-12-13-1041**

- 51C.** Ordinance, for the San Antonio Water System, authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2019B" (Series 2019B Bonds), in an amount not to exceed \$33,550,000 to be sold to the TWDB through the Drinking Water State Revolving Fund Program.

**2018-12-13-1042**

- 52.** Ordinance extending the City limits by full purpose annexation of a 15.99 acre property as requested by the Herlinda Cantu Family LP, the property owner, addressed at 23211 US Highway 281 North, generally located southwest of the intersection of Northwind Boulevard and US Highway 281 North, which is contiguous to the City of San Antonio Limits, located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County, adopting a Service Agreement and establishing an effective date of December 13, 2018. [Peter Zanoni, Deputy City Manager; Bridgett White, Planning Director]

**2018-12-13-1043**

- Z-1.** ZONING CASE # Z2018340 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor

Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 15.999 acres out of CB 4900 and CB 4924, located at 23211 U.S. Highway 281 North. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 15.999 ACRES OUT OF CB 4900 AND CB 4924 TO WIT: APPLYING ZONING FROM "OCL" OUTSIDE CITY LIMITS TO "C-2 MLOD-1 ERZD" COMMERCIAL CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT AND "C-2 GC-3 MLOD-1 ERZD" COMMERCIAL US 281 NORTH GATEWAY CORRIDOR CAMP BULLIS MILITARY LIGHTING OVERLAY EDWARDS RECHARGE ZONE DISTRICT.

**2018-12-13-1044**

- 53.** Ordinance extending the City limits by the full purpose annexation of approximately 90.5065 acres of land, as requested by the property owners, Hand-Up Homes, LLC., generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the San Antonio extraterritorial jurisdiction in Bexar County, adopting a Service Agreement, and establishing an effective annexation date. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department].

**2018-12-13-1045**

- Z-2.** ZONING CASE # Z-2018-900043 (Council District 4): Ordinance applying zoning from "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.5065 acres out of CB 4298, located at 13886 Watson Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 90.5065 ACRES OUT OF CB 4298 TO WIT: APPLYING ZONING FROM "OCL" OUTSIDE CITY LIMITS TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**ACTION ITEM FOR STAFF BRIEFING**

City Clerk Vacek read the caption for Item 4:

**2018-12-13-0996**

4. Ordinance adopting amendments to the Center City Housing Incentive Policy (CCHIP) and Inner City Reinvestment/Infill Policy (ICRIP) [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Lori Houston presented an overview of the amendments to the Center City Housing Incentive Policy (CCHIP) and Inner City Reinvestment/Infill Policy (ICRIP). She stated that staff was recommending that the ICRIP be changed to the City of San Antonio Fee Waiver Program and that it would only apply to four categories: 1) Affordable Housing; 2) Owner Occupied Rehabilitation; 3) Historic Rehabilitation; and 4) Business Development/Legacy Businesses. She added that the program would be effective January 2, 2019. She noted that the proposed CCHIP Amendments included: 1) A new boundary to remove areas of urban low density residential and medium density residential; 2) Project Requirements for Level 2 and Level 3 Projects; and 3) Revised Minimum Density Requirements. She reported that all CCHIP Projects would contribute to the Affordable Housing Fund and that projects displacing residents would not be eligible for CCHIP Incentives. She highlighted the public outreach conducted and added that there would be continuous monitoring of the program.

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

Graciela Sanchez representing the Esperanza Peace and Justice Center spoke in opposition to the CCHIP and ICRIP Amendments.

Cynthia Spielman stated that she was opposed to the CCHIP and ICRIP Amendments.

Cullen Jones spoke against the CCHIP and ICRIP Amendments.

Dr. Christine Drennon expressed opposition to the CCHIP and ICRIP Amendments.

Warren Wilkinson of Centro spoke in support of the CCHIP and ICRIP Amendments.

Richard Perez, President and CEO of the Greater Chamber of Commerce, spoke in favor of the CCHIP and ICRIP Amendments.

Brad McMurray stated that he was in support of the CCHIP and ICRIP Amendments.

Kristin Davila of Merced Housing spoke in support of the CCHIP and ICRIP Amendments.

Michael Taylor of Habitat for Humanity stated that he was supportive of the CCHIP and ICRIP Amendments.



Bill Shown expressed support for the CCHIP and ICRIP Amendments.

**RECESSED**

Mayor Nirenberg recessed the meeting at 11:44 am to break for lunch. He announced that the meeting would resume at 12:45 pm.

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 12:52 pm and continued with Item 4.

Councilmember Treviño noted the challenges to affordable housing and expressed support for a Displacement Study. He spoke of the great amount of return on investment in the Downtown Area and added that they would monitor the program and continue to gather input.

Councilmember Treviño moved to adopt the Ordinance for Item 4. Councilmember Shaw seconded the motion.

Councilmember Gonzales spoke of the need to preserve existing housing and stated that she would like to see more investment in rehabilitation programs.

Councilmember Sandoval thanked staff for their work and incorporating input into the proposal. However, she stated that she could not support the program today. She spoke of the need to address affordable housing and indirect displacement.

Councilmember Saldaña stated that the success of the program would include a diverse Downtown with workforce options and affordable housing. He noted that land prices would increase in the future and that he would like to look at the use of 60% Area Median Income (AMI) set by Housing and Urban Development (HUD). Mrs. Houston noted that they did not have the funding source to support 60% AMI. Councilmember Saldaña asked of the results of the Displacement Study. Mrs. Houston replied that they would provide them to the City Council in January or February 2019.

Councilmember Saldaña moved to continue Item 4 for 30 days. Councilmember Sandoval seconded the motion. The motion to continue failed by the following vote:

**AYE:** 3 - Saldaña, Gonzales, and Sandoval

**NAY:** 7 - Mayor Nirenberg, Treviño, Shaw, Viagran, Brockhouse, Courage, and Perry

**ABSENT:** 1 - Pelaez

Councilmember Brockhouse expressed support for the amendments but noted that he would like to monitor the programs. He noted that there were many factors for displacement and that there should be a larger conversation regarding same.

Councilmember Courage thanked all for their work and noted that he shared some of the concerns that had been expressed. He asked of the monitoring and evaluation that would occur over the next two years. Mrs. Houston replied that they were incorporating a great amount of transparency noting that each CCHIP Contract that was executed would be made available online. She indicated that at least one annual briefing would be presented to the City Council and that additional outreach would be performed. Councilmember Courage asked of the issue of displacement. Mrs. Houston stated that the Neighborhood and Housing Services Department would be working on a displacement strategy and present findings of a Displacement Study in January/February 2019. Councilmember Courage suggested that staff host open houses within inner city communities to explain CCHIP and ICRIP.

Councilmember Viagran thanked everyone for their work and stated that she was pleased that staff would address public engagement, affordability requirements, displacement prevention, and economic development. She spoke of the need to keep residents in their homes while continuing to invest in the community.

Councilmember Perry stated that he would support the amendments but was concerned with the future effect on the General Fund and the issue of displacement.

Mayor Nirenberg thanked everyone for their efforts to improve the Downtown Area and noted that the City of San Antonio had declared the “Decade of Downtown” six years ago. He spoke of the many achievements thus far and referenced the recommendations of the Mayor’s Housing Policy Task Force. He stated that he was pleased with the affordability component and the analysis on displacement.

The motion to approve Item 4 prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Shaw, Viagran, Gonzales, Brockhouse, Courage, and Perry

**NAY:** 2 - Saldaña and Sandoval

**ABSENT:** 1 - Pelaez

**ITEM PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 42:

**2018-12-13-1031**

- 42.** Ordinance approving an Agreement with the San Antonio Education Partnership for the operation and management of the Dr. Manuel P. Berriozábal cafécollege for an amount up to \$675,000.00 for the period of January 1, 2019 through September 30, 2019 funded from the City's FY 2018 and FY 2019 General Fund Budget, with four one-year renewal options and with a base contract amount in the first year of \$890,000.00 adjusted upward to correspond to any increases in the Consumer Price Index (CPI) for the FY 2020 Renewal Term, and adjusted annually thereafter. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmember Courage recused himself from voting on Item 42 by exiting the Council Chambers and noting he submitted the recusal forms to the City Clerk.

Councilmember Treviño moved to adopt the Ordinance for Item 42. Councilmember Shaw seconded the motion. The motion to approve prevailed by the following vote:

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

**ABSENT:** 1 - Pelaez

**ABSTAIN:** 1 - Courage

**54.** City Manager's Report

There was no City Manager's Report.

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Councilmember Shaw who would be resigning from the City Council on January 7, 2019 to accept a District Judge Appointment. He thanked Councilmember Shaw for his service. Councilmember Shaw thanked the City Council for their support.

**EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 2:15 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 charter amendments pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Deliberate the appointment, evaluation and duties of public officers and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss the appointment process for the selection of the next City Manager and related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

**RECONVENED**

Mayor Nirenberg reconvened the meeting at 3:38 pm and announced that no action was taken in Executive Session.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:38 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

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