

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

**Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

**Thursday, November 14, 2019**

**9:00 AM**

**Municipal Plaza Building**

**ROLL CALL**

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

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by G.P. Singh, Founder of Sikh Dharamsal, 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 for the City Council Regular Meetings of September 18 - 19, 2019 and the City Council Special Meeting of September 19, 2019.

Councilmember Treviño moved to approve the City Council Regular Meeting of September 18-19, 2019 and the City Council Special Meeting of September 19, 2019. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg introduced General Mark Webb to City Council. General Webb graduated from the Air Force Academy in Colorado Springs, Colorado in 1984. He attended Helicopter Pilot Training in Alabama and New Mexico. General Webb was a Special Operator and served the U.S. and abroad in a

variety of Command, Staff, Joint, and International Assignments. General Webb is currently on assignment as Commander of Air Education and Training Command based at Randolph Air Force Base.

General Webb reported that he has been in Command at Randolph Air Force Base for approximately four months and was honored to be part of Military City, USA. He added that education and training were fundamental to the Air Force and that he was charged with Force Development of every Airman serving the Air Force. He added that the priority of the Air Force was reorienting the talent management aspects and defining development for the 21<sup>st</sup> Century Airman which starts at Randolph and Lackland AFB. He thanked Mayor Nirenberg for recognizing the Air Force and supporting their Mission.

Mayor Nirenberg noted the unique relationship between the United States Military and the San Antonio community. He thanked General Webb for his commitment to the Air Force and to San Antonio.

Councilmember Perry welcomed General Webb to San Antonio and expressed his support regarding Military issues such as encroachment and training.

Councilmember Courage welcomed General Webb and congratulated him on his assignment to San Antonio. He added that he served in the Air Force which made a difference in his life. Councilmember Courage expressed his support of the Air Force and their Mission in San Antonio.

Councilmember Rocha Garcia welcomed General Webb to San Antonio. She added that Lackland AFB was part of District 4 which she proudly represents. She mentioned that at a recent tour with Brigadier General Lenderman and Colonel Thompson; she visited with the Pilots. She expressed her support of the Air Force and other Military Branches.

Councilmember Viagran welcomed General Webb to San Antonio and thanked him for protecting our City and our Country.

### **CONSENT AGENDA**

Items 22 and 23 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 24 was pulled from consideration by staff and would not be addressed.

Mayor Nirenberg called upon Jack M. Finger to speak.

Jack M. Finger spoke in opposition of Item 17 appointing Lyssa Ochoa to the Mayor's Commission on the Status of Women.

Councilmember Sandoval highlighted District 7 Board and Commission appointees to regarding Item 17. She recognized Ms. Cyra Trevino, Ms. Frances Guzman, and Dr. Lyssa Ochoa. Councilmember Sandoval thanked them for their service to the community

Councilmember Rocha Garcia highlighted Item 10; the Growden Gate Project being a partnership with Joint Base San Antonio (JBSA) and the City of San Antonio which owns the Growden Gate right-of-way. Councilmember Rocha Garcia added the Growden Gate Commercial Vehicle Inspection Lanes Checkpoint serves all Commercial Vehicles entering JBSA Lackland. She noted that the current

checkpoint was undersized and inadequate to accommodate traffic at peak hours thus the need for improvements. She invited Colonel Thompson of JBSA to the podium to say a few words.

Colonel Thompson highlighted the safety concerns of Commercial Vehicle traffic. He added that the project widens the street and creates a third lane to enhance vehicle safety.

Councilmember Rocha Garcia highlighted Item 25; Resolution of No Objection for the NRP Group, LLC's application to the Texas Department of Housing and Community Affairs for the construction of Trader Flats which is a 324 unit affordable multi-family rental housing development. Councilmember Rocha Garcia added that details for a community garden were being finalized.

Councilmember Pelaez highlighted Item 5; Records Management System for the San Antonio Police Department (SAPD). He added that the project was an enormous task and accomplishment for ITSD and SAPD. The new system will reduce the amount of time that police officers take to write reports which mean Police Officers can get back to answering 911 calls.

Councilmember Andrews-Sullivan noted that she has been pushing to fill the District 2 Board and Commission vacancies. She highlighted Item 17 and welcomed Seymour Battle III, Jade McCullough, Jose A. Picon, and Patrick Lang. Councilmember Andrews-Sullivan commended her appointees for taking the time to volunteer their time representing District 2.

Councilmember Andrews-Sullivan also highlighted Item 27; tree installation initiative in the Denver Heights Neighborhood in Districts 2, 3, 4, and 5. She expressed appreciation for the beautification and trees which are a source of oxygen, life, and shade to the area.

Councilmember Perry highlighted Item 10; the Growden Gate Project being one of the projects that was identified through the Air Force and JBSA. He added that a thorough vetting process took place by the Military Transformation Task Force Committee to identify funding streams.

Councilmember Courage congratulated all the volunteers that step up to serve on Boards and Commissions recognizing Kevin Love, Freda Facey, James Mock III, and Christy Woodward for serving District 9.

Councilmember Viagran recognized George Garcia's reappointment to the Animal Care Advisory Board.

Councilmember Sandoval highlighted the Records Management System for SAPD noting it was a very long process that was needed to reduce the time to write reports. She thanked all involved with the project especially Captain Falk.

Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

**2019-11-14-0951**

5. Ordinance approving a contract with Mark43, Inc. for a Records Management System for San Antonio Police Department and services required to fully implement and integrate the system for a planned value of \$3,849,700.00 for implementation and initial system subscription services funded through the ITSD project budget and ongoing annual system subscription services for Years 2-5 for a planned cost of \$277,120.00 annually funded from subsequent ITSD operating budgets for a total contract amount of \$4,958,180.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-11-14-0952**

6. Ordinance approving a contract with Siddons Martin Emergency Group to provide the San Antonio Fire Department with one Pierce Mobile Command Apparatus for a total cost of \$1,860,000.00. Funding in the amount of \$1,250,000.00 is available from the 2019 Urban Area Security Initiative (UASI) Grant, \$244,000.00 is available from FY 2019 Police General Fund Budget, and \$366,000.00 is available from the FY 2020 Fire Department General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-11-14-0953**

7. Ordinance approving a contract with Grande Truck Center to provide the Animal Care Services Department with four live animal transport trucks in FY 2020 and six trucks in FY 2021 for a total cost of \$566,370.00. Funding for two replacement trucks in the amount of \$113,274.00 is available from the FY 2020 Equipment Renewal and Replacement Fund Budget. Funding for two additional units in the amount of \$113,274.00 is available from the FY 2020 General Fund Budget. Funding for the purchase of six replacement units in FY 2021 in the amount of \$339,822.00 is subject to future appropriation of funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-11-14-0954**

8. Ordinance approving a contract with Pearson Education, Inc. for the purchase of 480 Criminal Investigation textbooks for Police Detective-Investigator Promotional Exams in the amount of \$67,737.60. Funding is available from the FY 2020 Adopted Police General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2019-11-14-0955**

9. Ordinance approving a change order in the amount of \$271,605.00 and approving payment to E-Z Bel Construction, LLC for the West Military Drive and Ingram Road Connectors Project, a 2017 Bond funded project to install illumination foundations and conduit for streetlights along West Military and Ingram Road. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-14-0956**

10. Ordinance awarding a construction contract to Alamo City Constructors, Inc. in an amount not to exceed \$470,411.20 for the Growden Gate 3rd Lane Project. Funds are available from previously authorized debt funds and are included in the FY 2020 - FY 2025 Capital Improvements Program Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-14-0957**

11. Ordinance approving a task order contract to Pinnacle Concrete Construction, LLC for the 2017 Bond Program Pedestrian Mobility & Streets Projects Package 6 in the amount not to exceed \$3,625,948.50, of which \$198,250.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure. Funds are available from the 2017 Bond Program and are included in the FY 2020 - FY 2025 Capital Improvement Program Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-14-0958**

12. Ordinance approving the fee simple acquisition of a 102.28-acre property known as the Eisenhower Tract located over the Edwards Aquifer Recharge and Contributing Zones in Bexar County, Texas from GRE RIM Holdings LLC, at a cost of \$2,824,169.94 and approving the conveyance of a conservation easement on the Eisenhower Tract to Compatible Lands Foundation. Funding is available from the 2015 Sales Tax Venue Fund included in the FY 2020 - FY 2025 Capital Improvement Program. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

**2019-11-14-0959**

13. Ordinance approving the conveyance of 151.688 acres of land known as Cibolo Vista Tracts 1 and 2 to Edwards Aquifer Conservancy, a non-profit organization supporting Edwards Aquifer Conservancy, and approving the acquisition of a conservation easement on Cibolo Vista Tracts 1 and 2 from Edwards Aquifer Conservancy. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

**2019-11-14-0960**

14. Ordinance approving a license agreement with Laurel Ridge Hospital for the use of city rights-of-way for the installation of a communications network. Revenue generated by this ordinance is estimated at \$4,353 over a 10-year period, the revenue generated deposited into the Information Technology Service Department Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
15. Approving the following two ordinances relating to the Zoning Board of Adjustments:

**2019-11-14-0961**

- 15A. Ordinance amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment and authorizing a change to the Board of Adjustment Rules and Procedures Document in order to modify the BOA Composition. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

**2019-11-14-0962**

- 15B. Ordinance appointing Anne Englert (District 1), Frank A. Quijano (District 1), Seymour Battle III (District 2), Kevin W. Love (District 9), Jonathan Delmer (District 10), and reappointing

Arlene B. Fisher (District 1) and Cyra M. Trevino (District 7) as Alternates to the Zoning Board of Adjustment for the remainder of unexpired terms of office to expire May 31, 2021; as the Board composition has increased from six Alternate Members to seven. [Leticia M. Vacek, City Clerk]

**2019-11-14-0963**

16. Ordinance reappointing Frances Guzman (Council District 7 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Member for a two-year term from June 1, 2019 through May 31, 2021. [Carlos Contreras, Assistant City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]
17. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 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 Leah Lowder (Mayoral) to the Transportation Advisory Board.
  - B) Reappointing Linda Hardberger (Mayoral) and Freda Facey (District 9) to the San Antonio Arts Commission.
  - C) Appointing Jade McCullough (District 2) to the Small Business Advocacy Committee.
  - D) Reappointing James Mock III (District 9) to the Port Authority of San Antonio.
  - E) Reappointing Jose A. Picon (District 2) to the San Antonio Higher Education Advisory Board
  - F) Appointing Andrew M. Ozuna (Mayoral) to the Zoning Board of Adjustment.
  - G) Appointing William G. Nichols (District 10) and reappointing Gloria Zamora (District 5) to the City and County Joint Commission on Elderly Affairs.

**2019-11-14-0964**

- H) Ordinance appointing Lyssa Ochoa (District 7) to the Mayor's Commission on the Status of Women for the remainder of an unexpired term of office to expire May 31, 2021; and waiving the City Code Residency Requirement in Chapter 2, Article IX, Section 2-259(b) for this appointment.
- I) Appointing George L. Britton Jr. (District 4) to the Building Standard Board.
- J) Appointing Kacy Cigarroa (District 4) to the Capital Improvements Advisory Committee.
- K) Appointing Erik Peterson (Mayoral) to the San Antonio Youth Commission.
- L) Reappointing George L. Garcia (District 3) to the Animal Care Services Advisory Board.
- M) Appointing Julissa Carillo (District 5) and Jaime Macias (District 5) to the Tax Increment Reinvestment Zone No. 30 - Westside.
- N) Appointing Christy Woodward (District 9) and reappointing Patrick Lang (District 2) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2021.

**2019-11-14-0965**

18. Ordinance requiring the inclusion of 9 affordable housing units in the St. John's Seminary development and 9 affordable housing units in the Brookwood Senior Apartments, each to be

reserved for households earning up to 30 percent of the Area Median Income (AMI), and approving a forgivable loan in the amount of \$950,000.00 to facilitate the 18 affordable housing units. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2019-11-14-0966**

19. Ordinance approving the submission of a local contribution in the amount of \$57,241.38 to the Texas Governor's Office in anticipation of reimbursement of up to \$415,000.00 from the Texas State Events Trust Fund for the Mexican National Team US Tour 2019 at the Alamodome. Funding in the amount of \$57,241.38 is available in the FY 2020 Convention and Sports Facilities State Reimbursement Fund Adopted Budget. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention and Sports Facilities]

**2019-11-14-0967**

20. Ordinance approving a financing by the New Hope Cultural Education Finance Corporation to finance and refinance certain health facilities located within the City of San Antonio, Texas for Morningside Ministries for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the New Hope Cultural Education Finance Corporation, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

**2019-11-14-0968**

21. Ordinance approving an agreement with the University of Texas at San Antonio and accepting payment from UTSA in the amount of \$7,500.00 per year for five years for a total amount of \$37,500.00 for epidemiological services provided by the San Antonio Metropolitan Health District for the Preventing Adolescent Alcohol and Substance Abuse project, for a term beginning November 30, 2019 and ending September 29, 2024. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]

**2019-11-14-0067R**

25. Resolution of No Objection for The NRP Group LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Trader Flats, a 324 unit affordable multi-family rental housing development, located at 8671 SW Loop 410 in Council District 4. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-11-14-0068R**

26. Resolution of No Objection for Tampico Apartments, LP's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Tampico Apartments, a 200 unit affordable multi-family rental housing development, located at 200 Tampico Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2019-11-14-0971**

27. Ordinance approving a task order to a Job Order Contract for a tree installation initiative in the Denver Heights neighborhood located in Council District 2; the Highland Hills neighborhood

located in Council District 3; Adams Hill neighborhood located in Council District 4; the Prospect Hills neighborhood located in Council Districts 1 and 5; and the Los Jardines neighborhood located in Council District 6 in an amount not to exceed \$650,000.00 payable to Alpha Building Corporation. Funding is available in the FY 2020 Adopted Tree Canopy Preservation and Mitigation Fund Budget. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

**2019-11-14-0972**

28. Ordinance approving a Funding Agreement with Silver Ventures, Inc. in the amount not to exceed \$500,000.00 for the Broadway Area Street Improvements (Avenue B and East Josephine Street Traffic Signal) Project, a Certificates of Obligation funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-14-0973**

29. Ordinance approving a Memorandum of Agreement with the San Antonio Water System (SAWS) establishing terms and conditions by which the City of San Antonio will bid the acquisition of street paving services and allow the bidder to extend the unit bid prices to SAWS for a one-year term with the option to renew the agreement for up to five one-year extensions under the same terms and conditions at the City's discretion. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the captions for Items 4A and 4B.

4. Approving the following items related to the Avenue B and N. Alamo Bike Lane and Broadway Lower Segment - East Houston Street to IH-35 projects: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**2019-11-14-0949**

- 4A. Ordinance approving a Funding Agreement with the Midtown Board of Directors of Reinvestment Zone #31, granting up to \$6,000,000.00 in reimbursable funds from the Midtown Tax Increment Reinvestment Zone #31 for the construction of the Avenue B and N. Alamo Bike Lane Project; and, approving the appropriation of funds and amending of the FY 2020-2025 Capital Improvements Program with funds in the amount not to exceed \$6,000,000.00 from Midtown Tax Increment Reinvestment Zone #31 Fund for the Avenue B and N Alamo Bike Lane Project.

**2019-11-14-0950**

- 4B. Ordinance approving an amendment in the amount up to \$6,000,000.00 to the 2017 Bond Broadway Corridor Lower Segment design build contract with Sundt Construction, Inc. for the design and construction of Avenue B and N. Alamo bike lanes as part of the Broadway Lower



Segment project, which will be reimbursed from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31.

Rod Sanchez, Assistant City Manager provided a presentation on the Avenue B and N. Alamo Bike Lane Project Funding and Contract Agreement. He explained that Item 4A was authorization for the acceptance of up to \$6 million in reimbursable funds from the Midtown Tax Increment Reinvestment Zone (TIRZ) #31. He added that Item 4B approves an amendment in the amount of up to \$6 million to the 2017 Bond Broadway Corridor lower segment design and construction of Avenue B and North Alamo bike lanes.

Mr. Sanchez noted that the Midtown TIRZ area is located in Council Districts 1, 2, and 9; and consists of approximately 458 acres. He added that on September 13, 2019, the Midtown TIRZ Board of Directors approved a Resolution authorizing \$6 million to support the design and construction of protected bike lanes on Avenue B and N. Alamo. He stated that the funds will provide dedicated bike infrastructure to provide a connected bike route from the lower segment of Broadway.

Mr. Sanchez noted the project timeline of the design to begin January 2020, construction to begin January 2021, and the projected construction in the fall of 2021. He described the project scope to construct protected, buffered bike lanes along N. Alamo and Avenue B as follows:

- Two-Way protected bike lanes
- Landscaping and trees planted
- Pavement mill and overlay
- New pavement markings and signs
- Intersection build-outs and new pedestrian ramps
- Conversion to one-way Southbound

Mr. Sanchez noted that May 17, 2018 City Council approved the Design-Build Contract with Sundt Construction Inc. for the Broadway Corridor Lower Segment 2017 Bond Project in the amount of \$32.7 million. He added that this was the first amendment to the contract increasing the capacity of the contract to \$38.7 million.

Mr. Sanchez described the project efficiencies as follows:

- Seamless coordination of design elements between both projects
- Complementary construction phasing with a single contractor
- Mobilization and traffic control optimization
- Enhanced utility coordination
- Minimizing closure impacts and inconveniences to public and businesses

Mr. Sanchez noted public engagement efforts as follows include 5 Bond Committee Meetings, 15 Public Meetings, and 47 Stakeholder Meetings.

Mayor Nirenberg called upon the individuals registered to speak.

Michael Guarino resident of District 1 spoke in support of the proposed construction project. He noted that he teaches at UTSA in the College of Architecture and is a Design Director at a firm based at The Pearl.

Lynn Knapik member of the TIRZ Board residing at The Pearl spoke in support of the proposed project. She noted that she was not speaking as a Board Member but as a private citizen. She explained that upper Broadway and lower Broadway had to be different because they are not the same width and cannot accommodate the same amount of transportation.

David Heard, Mayor's Appointee and Committee Co-Chair for the 2017-2022 Streets, Bridges, and Sidewalks Bond Committee spoke in support of the proposed project. He noted that he supports all non-car multimodal transportation options. He added that the Committee held seven public meetings that were transparent and promoted inclusiveness.

Jack M. Finger spoke in opposition of the proposed project. He agreed that less cars on the road reduces air pollution but he felt that bicyclist had more rights than he has. He added that bicyclist veer into traffic, run through red lights, and create safety hazards for motorist.

Carl Bradmiller, resident of District 1 noted that he was a transportation cyclist. He noted that he was excited that funding was available for bicycle amenities. He added that the stakeholders have worked in good faith to design lower Broadway to provide transportation solutions that work for everyone.

Lauren Bartholomew resident of District 2 spoke in opposition and noted that microtransportation was needed all the way down Broadway to allow people to get downtown safely. She added that the roads were not safe for bicycles and that additional discussions needed to take place with engineers to design safe bike lanes.

Irby Hightower resident of District 1 spoke in support of the proposed bike lanes. He added that South Town Board's goals included improved sidewalks, trees, provide on-street parking, accommodate buses, build bike lanes and bike paths. He noted that they realized their goals were very expensive and hard to achieve. South Town was close to achieving some goals through decades of perseverance.

Edward A. Romero, representing Centro distributed a Resolution of Support by the Centro Board of Directors. He noted that the Resolution supports the current design build plans for lower Broadway as well as the funding for Avenue B. He added that the current design build plan was the safest and most compassionate combination of transit that serves the broadest number of San Antonio residents.

Councilmember Treviño thanked Rod Sanchez for doing a great job and for outlining the long process involving many stakeholders. He added that safety was the most important aspect of this project. He asked the City Attorney Andy Segovia what was the purpose of registration for an engineer or an architect. Mr. Segovia reported that the purpose was to establish engineering practices or principles were adhered to safeguard life, health, property, and public welfare. Councilmember Treviño pointed out Section 1051.0015 of the Occupation Code for Regulation of Engineering and Architecture and Land Surveying Related Practices. Councilmember Treviño added that not acting within the bounds of established engineering practices could result in individual liability for that engineer.

Councilmember Treviño asked Mr. Sanchez to review the RFQ/RFP process. Mr. Sanchez noted that the robust RFQ/RFP process questioned the respondents background and experience. Mr. Sanchez added that points were assessed based on responses to the RFQ/RFP. Mr. Sanchez stated that an

evaluation committee reviews the responses to the solicitation and votes to determine the short list of top firms that's going to put forth the best and safest design. Mr. Sanchez added that the top firms are interviewed and answer questions to ensure they are best suited to do the job. City staff then makes a recommendation for City Council consideration.

Councilmember Treviño stated that Avenue B was the safest option for Bike Lanes because the right-of-way on Broadway was 72 to 78 feet and the stakeholders felt that was not enough space for safe bike lanes due to project limitations. Councilmember Treviño asked Mukul Malhotra to come up and speak why Avenue B was a safer option for Bike Lanes.

Mr. Malhotra noted that when the process began they made an effort to ensure that bicyclist along with pedestrian transit were equal users of the street right-of-way. He added that they tried different options for equal users of Broadway then they looked at Avenue B and Alamo Street because of the constrained right-of-way of Broadway. They determined that the low-volume and low-traffic on Avenue B was the safest option. He added that bicyclist needed safe protected intersections that will be the new standard of bicycle safety. He noted that the protected intersections could not be placed on Broadway due to constrained right-of-way.

Councilmember Treviño reiterated that the project design had always been pedestrian focused with sidewalks for all people of all abilities with an emphasis on walkability. He added that the proposed project was intended to better connect Avenue B and Alamo Streets, which the funding provides. He stressed that Avenue B was the safest option with protected intersections as opposed to Broadway.

Councilmember Treviño asked Jeff Coyle to explain local control and the bond language that was utilized in 2013 to define bond projects to allow flexibility the best possible was without being interfered by the Texas Legislature. Mr. Coyle explained that going back to 2013 the City has had numerous battles at the Legislature over debt issuance; particularly among some Legislators who oppose local debt, period. Mr. Coyle reported that these are voter approved debt for Cities, School Districts and Counties. Mr. Coyle added that opponents of local debt try to make language on ballots onerous and confusing so that voters might potentially be discourage to vote in favor. Mr. Coyle noted that Legislation recently mandated things the San Antonio already does, such as producing a Bond Information Guide to provide a lot more information than what's on the ballot; and grouping projects in different categories so that if there is savings it could be potentially reinvested within that category.

Councilmember Treviño submitted Written Testimony in support of the proposed project from the following:

Kevin Wolff, Bexar County Commissioner, Precinct 3; noted that the Alamo Area Metropolitan Planning Organization (AAMPO) Transportation Policy Board (TPB) continues to support the existing Broadway project as submitted, which utilizes Broadway, Avenue B, and Alamo Streets for bicycle and pedestrian right-of-way.

Manjiri Akalkotkar, Director of Capital and Service Planning, VIA; noted that Broadway was a transit corridor that was identified for rapid transit in the SA Tomorrow Corridor Plan and in the VIA Vision 2040 Plan and supports the proposed plan.

MPO requested that City Council stick with the original plan and support its passage without amendment.

Suzanne Scott, General Manager with the San Antonio River Authority noted that the recommended dedicated bike lane alignment along Avenue B and Alamo Street in the lower segment of the Broadway Project was a critical component of the corridor project.

Jason Rodriguez noted that a comprehensive bike masterplan was needed for 2020 and beyond. He added that he supports the move to advance the use of additional funds to build protected bike lanes on other parallel streets.

Councilmember Gonzales is overwhelmingly supporting of the funding and added that the City should have protected bike lanes on every public funded street, especially Broadway. She added that she attended many of the community input meetings hosted by Centro and that they were fabulous. She noted that there was lots of engagement from developers, urban planners, and ambassadors in the corridor that were committed to the project.

Councilmember Courage acknowledged that TIRZ volunteer Board Members and thanked them for their service. He noted that the infrastructure improvement was readily available and reasonable in offering some alternatives to bike lanes on lower Broadway. He added that safety, prioritizing mass mobility, and alternative modes of transportation were important to him. He noted that he would like to fit everything in altogether, however the experts are telling us that it does not all fit on Broadway.

Councilmember Courage asked Mr. Sanchez to clarify where the bike lanes stop if you're traveling down Broadway towards downtown. Mr. Sanchez reported that bicycles can travel along Broadway until they approach Josephine Street and then bicycles are directed to Avenue B. He added that Avenue B will be changed to a one-way south from Josephine to McCullough Street. Councilmember Courage expressed concern regarding safety of bicycles and suggested that bikes continue on Avenue B straight to downtown instead of merging back onto Broadway when they approach downtown.

Councilmember Sandoval questioned if there were drawings to describe protected intersections and what happens on McCullough, Alamo Street, and Avenue B. Art Reinhardt explained that there are protected intersections at McCullough and Alamo Street. He described protected intersections as you're the cyclist traveling through the intersection was protected and never being conflicted by people turning right or left and the cyclist having the clear protected right-of-way through the intersection. Mr. Reinhardt added that protected intersections were also called Dutch Intersections and were first started in Europe to reduce accidents and fatalities. He noted that protected intersections were first installed in America in the City of Davis which was known as the most bicycle friendly City in the Country.

Councilmember Sandoval asked if those streets were signaled or unsignaled for the bicyclist to have the right-of-way through the intersection. Mr. Reinhardt reported that it did not matter because if it was signaled there would be a lead time for pedestrians and bicyclist about three seconds to go into the intersection, so that the signal itself provides that. He reported that even when unsignaled, bicyclist still have a protected experience going through the intersection. Mr. Reinhardt added that the intersection did not need to be signaled for a Dutch or protected intersection to work.

Councilmember Sandoval questioned if it was possible that a bicyclist could be coming from another end of Broadway and want to go to a destination on Broadway that was between McCullough and Roy Smith Street or Josephine Street. Mr. Reinhardt reported that the intent was to improve the quality and experiences of bicyclist on Broadway. He added that streetscape improvements are being added through the addition of two or three rows with trees to reduce the speed at which cars were traveling on Broadway. He noted that bicyclist can still be on Broadway but it will be a shared experience with all the new design elements making it safe within the constrained right-of-way.

Councilmember Sandoval asked how wide the sidewalks will be on the lower segment of Broadway. Mr. Reinhardt reported that most of the lower section will have 10 foot sidewalks on average and some areas can have 11 to 17 foot sidewalks depending on other utilities such as fire hydrants, signage, trees, and landscaping.

Councilmember Sandoval asked if some of the sidewalk space on Broadway was going to be leased for profit. City Manager Walsh reported that the contract that City Council approved in 2018 allows for potential sidewalk or patio seating on Broadway. He added that he was not anticipating drafting an agreement to any sort of leased space of sidewalks, like the Riverwalk.

Councilmember Perry recalled his comments during the 2016 Bond discussions of trying to divide \$42 million by 10 Council Districts equating to \$4 million for each District. He added that the Broadway Project was averaging one-tenth of the total Bond Package for one project and for that reason he had objections and concerns. Councilmember Perry added that safety was another of his concern and that if a major event occurred downtown and had to be evacuated using Broadway would be a problem causing bottlenecks and restricting a major thoroughfare.

Councilmember Perry noted that the Council took a tour of Broadway and determined that Broadway was too narrow for adding bike lanes and that an alternative method was needed which was identified as Avenue B. He questioned the process and the discussion of the 2016 Bond Committee. Councilmember Perry asked how many public meetings were held to gather input on this project? Razi Hosseini stated that over 60 community meetings were held and that other agencies participated such as TxDOT, VIA, and the San Antonio River Authority.

Councilmember Pelaez thanked everyone involved for working on this project and participating in the process.

Mayor Nirenberg noted that the vote before City Council was to amend a contract related to the 2017 Bond Project to include the construction of bike lanes on Avenue B, which suffice to say means they were not part of the original plan. He added that the map of the Bond Project did not include Avenue B, neither did the presentation, contracts, plans, or amendments. He stated that these elements were amendable and City Council had to adapt to curveballs and sometimes that includes changing public sentiment or change policy priorities.

Councilmember Treviño moved to approve Items 4A and 4B. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales,

City Clerk Vacek read the caption for Item 22.

**2019-11-14-0969**

- 22.** Ordinance approving an Interlocal Agreement with Southwest Texas Regional Advisory Council to provide three clinicians to assist with mental health crises stabilization in an amount of \$209,831.00 for one year with renewal options. Funding is available in the FY 2020 General Fund Adopted Budget. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley provided a brief presentation on the South Texas Regional Advisory Council (STRAC) Agreement. She noted that funding was needed for the clinician support to the San Antonio Police Department (SAPD) Mental Health Unit added in 2019 Budget. She added that in October, 2019 the Human Services Department worked with SAPD Mental Health Detail to issue an RFP for Clinician Services that would improve care coordination for high utilized Emergency Response System. Ms. Woosley added that the Clinician Services include homeless outreach, coordination of mental health and substance abuse, provide services to individuals who are in crisis, threat assessment cases, and high utilizers of emergency social systems.

Ms. Woosley noted that the Baptist Health System Clinicians have provided the services in the past and the proposed action was to transition to STRAC. She added that STRAC will provide more resources to the team and improve coordination of services for vulnerable clients under one roof and under one program. Ms. Woosley reported the following improved coordination and services to STRAC include:

- Access to psychiatric services
- Text message to notify of client emergency detainment (EDs)
- Designated mental health appointments
- Access to CHCS electronic medical records
- The month-to-month extension with Baptist Health Systems will run until the STRAC agreement is implemented

Ms. Woosley reported that the total contract over four years is \$927,299 which reflects an increase of \$180,000 over four years which amounts to approximately \$60,000 increase per year. She noted that the reason for the increase is that the Center for Healthcare Services, who will be the Subcontractor for the Clinician, pays a significantly higher salary for this position. She added that the salary was the market rate for the starting Clinician. Ms. Woosley noted that the contract included a small amount for psychiatric services as well as computers and supplies.

- FY 2020 - \$209,831
- FY 2021 - \$239,156
- FY 2022 - \$239,156
- FY 2023 - \$239,156

Ms. Woosley noted that staff recommends approval of the Interlocal Agreement with STRAC for the purpose of providing three Mental Health Clinicians and a package of resources for clinical care coordination.

Councilmember Sandoval noted that last month she spent several days in Washington D.C. advocating for funding for domestic violence, armed services, and mental health services. She added that she was able to participate in a Panel Discussion regarding Mental Health Detail and the work that was started by Chief McManus in 2009. Councilmember Sandoval noted that the addition of the three Clinicians was able to exponentially grow the effectiveness of the Mental Health Detail. She thanked Councilmember Rey Saldana for advocating for the funding last budget cycle during his last term on Council.

Councilmember Sandoval asked Chief McManus to describe the new Threat Assessment Team that was created under the Mental Health Detail. Chief McManus reported that the Mental Health Detail consists of ten Patrol Officers, two Detectives, three Clinicians, and a Supervisor. He added that despite the Clinicians assessment, the Police Officer will have the final decision on a matter of Public Safety.

Councilmember Rocha Garcia noted that STRAC was in District 4 and she recently took a tour of their facility to learn about their services. She added that the STRAC did a phenomenal job and was impressed with their operation. She invited the Council to take a tour of their facility.

Councilmember Sandoval moved to approve Item 22. Councilmember Viagran seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

City Clerk Vacek read the caption for Item 23.

**2019-11-14-0970**

- 23.** Ordinance approving the acceptance and appropriation of \$6,230,000 from the Houston Street TIRZ, Inner City TIRZ, Midtown TIRZ, Mission Drive-In TIRZ, and Westside TIRZ to fund affordable housing projects and programs. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Treviño noted that a presentation was not necessary; he stated that this was another great example of the work that City Staff accomplished. He added that City Staff identified resources that could be applied for and thanked Lori Houston and Veronica Soto for their dedication to address affordable housing.

Councilmember Andrews-Sullivan noted that affordable housing was needed in all Districts of San Antonio. She reported hosting an open house today at 2:00 pm at the Claude Black Center for local contractors and the public. She expressed excitement for District 2 being part of the pilot program.

Councilmember Gonzales asked why this item did not go through the Council Committee process. Mrs. Houston reported that this item was presented to City Council during the budget process and each of the TIRZ was identified that were going to be used. Mrs. Houston added that they went through the TIRZ process to solicit their approvals from all the TIRZ with the exception of the West Side TIRZ because those Board Members were in the process of being appointed. She added that when all the West Side

Board Members are appointed she will present this item to that board.

Councilmember Gonzales noted that she was reluctant to support this item without the West Side TIRZ Board's input. Mrs. Houston reported that all the TIRZ affordable housing funding, approximately \$35 million was one pot to support the City-wide Affordable Housing Initiative and if the West Side TIRZ Board did not support the item, they would still move forward with the funding. Mrs. Houston added that it was a City-wide program however; there was an effort to focus on Districts 1, 2, 3, and 5. Councilmember Gonzales requested a briefing in a Committee Setting on what projects were intended to be funded with the \$35 million.

Mrs. Houston reported that the \$35 million was going to support the programs presented as part of the Affordable Housing Plan and that the majority of the funding would be used for gap financing for multifamily. She added that there is a deeper affordability requirement that will be used for the infill projects and those rehab projects that were discussed within Districts 1, 2, 3, and 5. City Manager Walsh reported that next month would complete the first quarter of the fiscal year and that his team would provide a briefing at the Committee level to provide an update of the entire Affordable Housing Budget which includes TIRZ funding and other components.

Councilmember Gonzales requested a briefing on the gap financing for multifamily and how much was going to the infill and rehab projects. Mrs. Houston noted that this topic was slated for presentation at a B Session in December 2019.

Councilmember Viagran requested a breakdown of what the \$35 million affordable housing was scheduled to fund specifically by project. She also wanted to know if the projects were gap financing or minor home repairs. Mrs. Houston noted she would provide said information.

Councilmember Perry voiced concern with the affordable housing TIRZ Funding coming out of the General Fund putting a strain on the General Fund.

Councilmember Treviño moved to approve Item 23. Councilmember Andrews-Sullivan seconded the motion. The motion to approve prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Courage

**NAY:** 1 - Perry

#### **PULLED FROM CONSIDERATION BY STAFF**

- 24.** Ordinance approving the designation of Thea Meadows TIRZ #36 located on the southeast side of San Antonio northwest of the intersection of South W.W. White Road and S.E. Military Drive by creating a nine member Board of Directors, establishing the effective start date and termination date of the zone, approving the preliminary finance plan, authorizing the negotiation and execution of a Development Agreement, and establishing a tax increment fund. [Lori Houston, Assistant City Manager, Verónica R. Soto, Director, Neighborhood and Housing Services]



## **CITY MANAGER'S REPORT**

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

City Manager Walsh reported that the City of San Antonio was hosting the annual National League of Cities (NLC) Conference next week. Expected are over 4,000 Mayors and Councilmembers scheduled to attend the conference at the Henry B. Gonzalez Convention Center. He thanked Patrick Steck and Carlos Contreras who served as staff lead and have helped organize 18 Mobile Workshops.

City Manager Walsh announced that Emily McGinn was scheduled to deliver her Baby at the end of December and introduced Ana Bradshaw who will take on Emily's Role during her absence. He added that Ms. Bradshaw was the Assistant to the Director in the HR Department previously she worked in the Budget Department in a number of roles.

City Manager Walsh also reported that Deborah Hill was retiring after 36 years of service with the City Manager's Office, HR, Parks & Recreation and City Council Offices. He thanked Deborah for her dedication as a public servant and for her service to the City of San Antonio.

## **POINT OF PERSONAL PRIVILEGE**

Councilmember Rocha Garcia announced that on Saturday, November 16 the KABOOM and Wolf Pack Ninjas would be hosting a free adventure course challenge at Pearsall Park from 10:00 am to 4:30 pm.

Councilmember Rocha Garcia announced that the San Antonio Fire Department and Lady Heroes will compete in a Softball Exhibition Game to benefit the Camp Hero Like Her Project. She noted that opening ceremonies begin at 3:45 pm at the UTSA Roadrunners Softball Field and that she was throwing out the first pitch.

Councilmember Rocha Garcia reported hosting a Forum on Homelessness in District 4 on Monday, November 18, 2019 at 6:30 pm. She invited the public to attend the Forum to be held at New Life Christian Center in observance of National Hunger and Homelessness awareness week.

Councilmember Viagran congratulated City Staff for their amazing job last week while hosting the District 3, 5K at the new Stinson Hike and Bike Trail. She also thanked City Manager Walsh, Carlos Contreras, and Russ Handy.

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 12:43 pm for Executive Session.

- Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).

- The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- Deliberate the City Manager evaluation process and any related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

### **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 1:07 pm.

**APPROVED**

**RON NIRENBERG**  
MAYOR

Attest:

**LETICIA M. VACEK TRMC/CMC/MMC**  
City Clerk