

**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, February 13, 2020

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

Mayor Nirenberg asked all to observe a moment of silence for SFC Javier Gutierrez and SFC Antonio Rodriguez who were killed on February 8, 2020 in combat.

1. The invocation was delivered by Reverend Dr. L.J. Gillespie, Sr. with the Greater Love Missionary Baptist Church, guest of Councilmember Jada Andrews-Sullivan.
2. Pledge of Allegiance
3. Approval of Minutes for the Regular City Council Meetings of December 12, 2019; and January 15, 2020.

Councilmember Andrews-Sullivan moved to approve the minutes of the City Council Regular Meetings of December 12, 2019 and January 15, 2020. Councilmember Treviño 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

Councilmember Viagran acknowledged the passing of Ida Ramos, Senior Center Liaison for Council District 3.

CONSENT AGENDA ITEMS

Item 4 was pulled for individual consideration and Item 24 was pulled for recusal. Mayor Nirenberg announced that Items 21C, 27I, 27L, 27M, and 27O were removed from the agenda and would not be considered.

Jack M. Finger spoke in opposition to Item 20 which called for the acceptance of funds for immediate shelter services for 18-24 year olds. He spoke in opposition to Item 27, approving Resolutions related to multifamily rental housing.

Michael Ash thanked the City Council for its consideration of his application seeking Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA).

Councilmember Viagran highlighted Item 20 and noted that representatives across the City were present at a community input session in Council District 3 on homelessness. She noted that addressing homelessness was a priority of the City.

Councilmember Perry highlighted a 2017-2022 Bond Project in Council District 10 which was on Thousand Oaks between Wetmore and Perrin Beitel.

Councilmember Rocha Garcia moved to approve the remaining Consent Agenda Items. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

ABSENT: 1 - Pelaez

2020-02-13-0075

5. Ordinance approving a contract with Great South Texas Corporation DBA Computer Solutions to buy, install, and implement an all-inclusive mobile networking solution (Cradlepoint) for the San Antonio Police, Fire and Transportation & Capital Improvements departments for a total contract amount of up to \$4,223,710.00. Funding is available from FY 2020 General Fund Budget, FY 2020 Confiscated Property Fund, Advanced Transportation District (ATD) Fund, and previously authorized tax notes. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-02-13-0076

6. Ordinance approving a contract with Intelight, Inc. to purchase specialized traffic management

controller firmware/software to manage traffic operations at signalized intersections and control pedestrian hybrid beacons for a total estimated contract value of up to \$2,181,494.69. Contract will be funded from the Advanced Transportation District Fund, General Fund Adopted Budget, and federal funds received for the Citywide Intelligent Transportation Systems Enhancements Project. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-02-13-0077

7. Ordinance approving a contract with 3rd Generation Services, LLC, dba Ceiling Pro San Antonio, to provide custodial services for the Parks and Recreation Department for an amount up to \$846,000.00 annually with a total amount of up to \$4,018,500.00. Funding for the first year (\$846,000.00) is available in the Parks and Recreation Department's FY 2020 Adopted Budget. The term of the agreement shall be April 1, 2020 through December 31, 2022, with two additional one year renewals at City's option. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-02-13-0078

8. Ordinance approving contracts with LED Electric & Lighting Contractors, LLC, and Wesco Services LLC, DBA SLS Energy Solutions for lighting retrofits at the Lila Cockrell Theater and Alamodome Parking Lot "A" for a total cost of \$709,053.88. Funding available through the Office of Sustainability's Energy Efficiency Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-02-13-0079

9. Ordinance approving contracts with Unicom Government, Inc. and Wittigs Office Interiors to install audio video equipment and acoustical desk mounted screens to support programming for the City's Public, Education, and Government (PEG) access television channels and the City Hall renovation project for a total cost not to exceed \$1,947,978.40. Funding in the amount of \$1,843,654.79 is available from the FY 2020 PEG Fund Budget and \$104,323.61 is available from the City Hall Capital Project Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-02-13-0080

10. Ordinance approving a contract with TCL Construction Enterprises, LLC for concrete work in San Antonio parks for a term of up to three years for a total contract amount of up to \$6,884,691.00. Purchases will be made "as needed" and will be dependent upon available funds. Funding for subsequent years of this contract is subject to City Council approval of the annual budget and funds. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

2020-02-13-0081

11. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$426,000.00, included in the respective department's FY 2020 Adopted Budget: (A) The McAdams Group, LLC dba Texas Alternator Starter Service for alternators, starters and related repair parts for emergency vehicles; (B) Thompson Business Forms, Inc. dba Thompson Print Solutions for wide format printing services; and (C) Air Cleaning Technologies, Inc. for maintenance and repair services for diesel exhaust capture systems installed in various Fire Department facilities. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

2020-02-13-0082

12. Ordinance approving a construction contract with D. Wilson Construction in an amount not to exceed \$1,291,310.81 for the Airport Operations Area Perimeter Fence project at the San Antonio International Airport. Funding is budgeted and available from Interim Airport Financing. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

2020-02-13-0083

13. Ordinance approving three Interlocal Agreements with the Texas Department of Transportation, approving payment in the amount not to exceed \$897,750.00 to TxDOT to contribute toward the State's FY 2019, FY 2020, and FY 2021 Safety Service Patrol Program funded by Advanced Transportation District funds authorized in the FY 2019 and FY 2020 adopted budgets located citywide. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2020-02-13-0084

14. Ordinance awarding a construction contract including elected alternate options and allowances in the amount of \$6,094,050.84 to American Roofing & Metal Co., Inc. for the Henry B. Gonzalez Convention Center Roof Replacement project, a Hotel Occupancy Tax Improvement & Contingency funded project. The contract is representative of the base bid of \$5,265,395.00; expenses for allowances of \$550,000.00 and elected alternates of \$278,655.84. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2020-02-13-0085

15. Ordinance approving a task order to a Job Order Contract with Amstar, Inc. in an amount not to exceed \$175,225.00 for improvements to Millers Pond Park, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2020-02-13-0086

16. Ordinance awarding a construction contract including an additive alternate to E-Z Bel Construction, LLC in the amount of \$3,845,353.78 of which \$1,433,706.300 will be

reimbursed by San Antonio Water System (SAWS) for the Thousand Oaks Drive (Wetmore Road to Perrin Beitel Road) project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

2020-02-13-0087

17. Ordinance awarding a Task Order Contract to Flasher Limited, (DBA Flasher Equipment Company) in an amount not to exceed \$1,961,982.50 for Bicycle Facility Projects. Projects will be funded from various sources including the General Fund, the Advanced Transportation District Fund (ATD) or debt proceeds. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

2020-02-13-0088

18. Ordinance approving a five year concession agreement with R&J International Company dba Dunkin Donuts to operate a food service kiosk concession at the exit of the skybridge into Terminal B of the San Antonio International Airport. The agreement has an option to extend the term for three, one year periods. The concessionaire will pay a rental percentage fee annually, which will be deposited into the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

2020-02-13-0089

19. Ordinance approving a Parks and Recreation Department lease with R II M, LLC for operations, maintenance and programming of the Northeast Driving Range. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Interim Director, Parks and Recreation]

Grant Applications and Awards

2020-02-13-0090

20. Ordinance approving acceptance of funds in the amount of \$268,670.00 from the Texas Department of Housing and Community Affairs (TDHCA) - Homeless Housing and Services Program (HHSP) and contracts with Roy Maas Youth Alternatives, THRIVE Youth Center and Alamo Colleges District to address youth homelessness. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Boards, Commissions and Committee Appointments

21. 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) Reappointing Paul Stahl (Mayoral) to the City Bond Oversight Commission.

B) Appointing Clara Sobery (District 4) to the San Antonio Youth Commission.

C) PULLED FROM CONSIDERATION BY STAFF

Miscellaneous

2020-02-13-0091

22. Ordinance approving an interlocal agreement with twelve public education districts to establish real property development procedures, fees, responsibilities and related matters applicable to the districts. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

2020-02-13-0092

23. Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Engineer Mikel Jennings. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2020-02-13-0094

25. Ordinance approving the Final Finance Plan and Final Project Plan for TIRZ #36, Thea Meadows, located in Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

2020-02-13-0095

26. Ordinance approving On-Call Civil Engineering Services amendments with Camacho-Hernandez & Associates, Inc., Maestas & Associates Inc., Sanchez-Salazar & Associates, Inc., Garcia & Wright Consulting Engineers Inc. and IDCUS Inc. each in an increased amount not to exceed \$250,000.00 for as needed On-Call Civil Engineering Services for capital improvement projects. The five amendments will increase each of the \$2,250,000.00 previously executed contracts by \$250,000.00 for a total contract amount of \$2,500,000.00. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
27. Approving Resolutions related to multifamily rental housing development projects for applicants seeking Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs: [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
NOTE: 27I, 27L, 27M, and 27O have been withdrawn by the Applicants

2020-02-13-0007R

- 27A. Gault Lane Apartments on Gault Lane in Council District 1

2020-02-13-0008R

27B. Vista at Everest at 538 Everest St. in Council District 1

2020-02-13-0009R

27C. Village at Boyer at 1510 Hoefgen Ave. in Council District 2

2020-02-13-0010R

27D. Hays Street Lofts, at 715 Chestnut St. in Council District 2

2020-02-13-0011R

27E. Valiente Apartments at 647 Steves Ave. in Council District 3

2020-02-13-0012R

27F. Cattleman Square Lofts at 811 W. Houston St. in Council District 5

2020-02-13-0013R

27G. Fish Pond at Prospect Hill, 1601 Buena Vista St. and 1615 Buena Vista St. in Council District 5

2020-02-13-0014R

27H. Culebra Place Apartments at 7796 Culebra Rd. in Council District 6

27I. WITHDRAWN -- Avanti Legacy Med West, 7202 Snowden Rd. in Council District 7

2020-02-13-0015R

27J. Hamilton Wolfe Lofts at Hamilton Wolfe & Princeton Place in Council District 8

2020-02-13-0016R

27K. Fiesta Trails at 12477 IH 10 West in Council District 8

27L. WITHDRAWN -- Camelia Place at 4932 Research Dr. in Council District 8

27M. WITHDRAWN -- Avanti Legacy at Fredericksburg at 9727 Fredericksburg in Council District 8

2020-02-13-0017R

27N. Woodstone Reserve at 4927 Woodstone Dr. in Council District 8

27O. WITHDRAWN -- Avanti North Loop at 515 E. North Loop Rd. in Council District 9

2020-02-13-0018R

27P. Vista at Interpark at 12615 San Pedro Ave. in Council District 9

2020-02-13-0019R

27Q. Village at Perrin Beitel Apartments at 2611 NE Loop 410 in Council District 10

2020-02-13-0020R

27R. Salado Cliffs at 3330 Nacogdoches Rd. in Council District 10

2020-02-13-0021R

27S. Trailside Creek at 592 Ira Lee Rd. in Council District 10

CONSENT ITEMS CONCLUDED

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

City Clerk Leticia Vacek read the caption for Item 24.

2020-02-13-0093

- 24.** Ordinance approving contracts with YWCA of San Antonio, Bexar County Family Justice Center Foundation, Texas RioGrande Legal Aid, and Family Violence Prevention Services for programs that support the City's effort to reduce and prevent domestic Violence. Term of the contracts are from March 1, 2020 through September 30, 2021 for a collective contract value of \$1 million, with a one year option to renew. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Mayor Nirenberg recognized Marta Peláez of the Family Violence Prevention Services for her efforts.

Councilmember Viagran thanked Marta Peláez for her work.

Councilmember Sandoval thanked Marta Peláez for her efforts.

Councilmember Peláez recused himself from voting on Item 24 by exiting the Council Chambers and noting that he had submitted the recusal forms to the City Clerk.

Councilmember Sandoval moved to approve Item 24. Councilmember Andrews-Sullivan seconded the motion to approve. The motion prevailed by the following vote:

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

RECUSED: 1 - Pelaez

City Clerk Leticia Vacek read the caption for Item 4.

2020-02-13-0074

- 4.** Ordinance ordering a Sales and Use Tax Election to be held on the 2nd day of May, 2020, to authorize the continuation of the current 1/8th cent sales and use tax for

eight additional years for the benefit of the San Antonio Early Childhood Education Municipal Development Corporation's Pre-K 4 SA Program; authorizing a contract with Bexar County to conduct this election in an amount up to \$900,000.00; and appropriating funding from the Pre-K fund balance pending approval of the San Antonio Early Childhood Education Municipal Development Corporation's Board of Directors. [Carlos Contreras, Assistant City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]

Elaine Mendoza introduced the members of the San Antonio Early Childhood Education Municipal Development Corporation Board who were in attendance.

Dr. Sarah Baray stated that in 2012, San Antonio voted to dedicate 1/8-cent sales tax to Pre-K 4 SA and the eight year authorization would end in 2021. She noted that Pre-K 4 SA was authorized under the Better Jobs Act which authorized City Council to initiate certain types of workforce development programs, including early childhood education, and to create a corporation to develop and implement the program. She stated that the City Council approved the bylaws, appointed board members, and approved the corporation budget. She noted that the Better Jobs Act allowed for a sales tax levy that was: 1) Directed for use of the corporation; 2) Not less than 1/8 of one percent; and 3) Approved by a simple majority of voters.

Dr. Baray stated that the mission of Pre-K 4 SA was to, in one generation, develop a world-class workforce through high-quality early childhood education. She noted that the program design included education centers, professional learning, competitive grants, and family engagement. She stated that by the end of the eight year authorization, Pre-K 4 SA will have benefited over 450,000 children. She noted that a third-party evaluation was performed to assess the value of the program and year over year; children enter Pre-K 4 SA below the national normal and leave the program above the national normal. She stated that the program had empowered families to support early learning and students had better third grade math scores, better third grade reading scores, and better attendance. She noted that for the next eight year authorization, the Pre-K 4 SA program proposed to:

- Continue to serve San Antonio's children and families with the greatest educational need at four education centers
- Create 3,000+ additional free seats for children from middle-class families
- Award grants to support quality early learning infrastructure across the City
- Offer free professional learning to strengthen San Antonio's early learning teaching corps
- Support and strengthen families as advocates
- Increase access to higher education and the workforce

Dr. Baray stated that 40% of San Antonio's four year-olds did not qualify for free public Pre-K and many of those families could not afford it in the private sector. She noted that Pre-K 4 SA would serve these families and those who qualify for Pre-K 4 SA. She stated that the Board requested the City Council's consideration to put Pre-K 4 SA before the voters for reauthorization.

Leticia Vacek stated that the Ordinance would call a Special Election for Saturday, May 2, 2020 from 7:00 am – 7:00 pm. She noted that voters would vote on the adoption of a sales and use tax at the rate of 1/8 of

1% to finance the authorized programs of the San Antonio Early Childhood Education Municipal Development Corporation for the maximum period of eight years. She stated that the Ordinance would:

- Establish early voting sites
- Establish election day voting sites
- Provide for required public notice
- Authorize the City to enter into an agreement with the Bexar County Elections Office to conduct the election

Mrs. Vacek noted that Bexar County would finalize early voting and election day voting sites at a later date. She reported that the election was estimated to cost the City approximately \$900,000. She reviewed the draft list of early voting sites proposed and the election calendar. She stated that the Ordinance was coordinated with the City Attorney's Office and the Bexar County Elections Office.

Jack M. Finger stated that \$11,470 was spent for every Pre-K 4 SA student. He noted that he would like to see the second and fourth grade math and reading scores and an evaluation of the program by a neutral non-profit organization.

Stephanie Adams spoke of her daughter and the progress she has made while enrolled in Pre-K 4 SA.

Monica Sparks stated that Pre-K 4 SA benefited not just the students, but families as well.

Brandon Logan stated that since 2012, San Antonio has led the nation in comprehensive and sustainable investment in high-quality learning. He noted that Pre-K 4 SA has proven that high-quality Pre-K was scalable and provided results.

Mayor Nirenberg recessed the meeting at 9:58 am.

Mayor Nirenberg reconvened the meeting at 10:49 am.

Councilmember Rocha Garcia asked who was eligible to participate in professional learning provided by Pre-K 4 SA, how often it was offered, and the cost to school districts. Dr. Baray replied that the professional learning was provided at no cost to any early learning educator in San Antonio that worked with young children aged birth to eight years. She noted that classes were held on Saturdays and in-classroom coaching for teachers and certification programs were provided. She stated that over 21,000 individuals had participated in professional learning over the eight-year period.

Councilmember Courage stated that Pre-K 4 SA would increase the educational achievement level in San Antonio and attract companies to same. He noted that Pre-K 4 SA assisted public school systems through training programs and collaborative efforts to help schools start similar programs within their school districts.

Councilmember Viagran asked if individuals could vote at any election site and not only in their precinct. Mrs. Vacek replied that they could vote at any election site on May 2, 2020 and during early voting. Councilmember Viagran called for the development of an exit strategy following the reauthorization of

Pre-K 4 SA.

Councilmember Gonzales asked why the sliding scale model for tuition would not be utilized for families making between \$45,000 and \$65,000. Dr. Baray replied that there were some families which could not afford tuition on a sliding scale. Councilmember Gonzales requested that the Board reconsider utilizing the sliding scale model for tuition for this group and focusing efforts on three-year-olds.

Councilmember Cabello Havrda asked for the number of students from Council District 6 that participated in Pre-K 4 SA and the number of those which were eligible for public Pre-K. Dr. Baray replied that 213 students from Council District 6 were enrolled in Pre-K 4 SA during the 2019-2020 school year with a total of 1,546 enrolled for the eight-year period.

Councilmember Perry asked if the cost of the proposed election was included in the Budget. Erik Walsh replied that as part of the Ordinance, funds would be allocated from the Pre-K 4 SA Fund to pay for the election. Councilmember Perry expressed concern that the election would be funded by the Pre-K 4 SA Fund. He expressed support for holding the election in November 2020 as opposed holding the election in May 2020.

Councilmember Treviño expressed his support for Pre-K 4 SA.

Councilmember Andrews-Sullivan stated that Pre-K 4 SA was a tool to end generational poverty. She pledged her support for the program and stated that she would communicate the benefits of the program to constituents.

Councilmember Peláez asked if services provided to adults to reduce homelessness, substance abuse, crime, low health outcomes, and domestic violence would cost more than the investment in early childhood education. Dr. Baray replied that it would and noted that economists have said that early education was the best investment a community could make to reduce the costs mentioned.

Councilmember Sandoval asked how the City would ensure that citizens were aware of the election. Ms. Mendoza replied that with the assistance of community partners which were proponents of the program, the City would provide the results generated by the program.

Councilmember Perry asked if authorization of 1/8-cent sales tax for ConnectSA would be on the November ballot. Mr. Walsh replied that the City Council would entertain that in the spring. Councilmember Perry noted that the City would incur an expense for two elections.

Councilmember Sandoval asked what the cost was to the City for the November 2018 election. Mrs. Vacek replied that it was approximately \$900,000.

Mayor Nirenberg stated that Pre-K 4 SA has been a success and has become the gold standard nationwide. He expressed his support for the program.

Councilmember Rocha Garcia moved to approve 24. Councilmember Sandoval seconded the motion to approve. The motion prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda, Sandoval, and Courage

NAY: 1 - Perry

ABSENT: 2 - Rocha Garcia and Pelaez

City Manager's Report

28. City Manager's Report

Mr. Walsh reported that the Code Enforcement Division of the Development Services Department (DSD) was recently accredited by the International Accreditation Service. He noted that DSD, SAFD, and Metro Health have been recognized for International Accreditations by the International Code Council. He recognized Rhiannon Anderson, a San Antonio Probationary Police Officer, who will utilize her skills as a mother and a domestic violence survivor to help connect with the public. He presented a video in which KSAT TV spotlighted Officer Anderson.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 11:56 am.

APPROVED

RON NIRENBERG
MAYOR

Attest:

LETICIA M. VACEK TRMC/CMC/MMC
City Clerk