

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



**Meeting Minutes  
City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

**Wednesday, May 19, 2021**

**2:00 PM**

**Municipal Plaza Building**

**ROLL CALL**

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores 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. Pre-Solicitation Briefing for Commerce Street (Frio Street to Santa Rosa), San Saba (Nueva Street to Martin Street), Santa Rosa (Cesar E. Chavez Boulevard to Martin Street) 2017 Bond Projects. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Public Works Director Razi Hosseini stated that the Zona Cultural District was a historic and cultural district area on the west side of downtown and was one of 28 certified cultural districts across the State of Texas.

Mr. Hosseini reported that the Zona Cultural District was developed by the City and collaborative partners in 2013 and the City Council approved the creation of the historic district in 2014. He indicated that in 2015, the Texas Commission on the Arts (TCA) designated the Zona Cultural District as a State historic district and in 2016, a revitalization plan for the district was presented to the City Council. He added that in 2017, streetscape design standards were

developed for use for the 2017 bond project in downtown San Antonio.

Mr. Hosseini stated that the 2017 Bond Program Streets Project included:

- Commerce Street (St. Mary's to Santa Rosa)
- Commerce Street (Santa Rosa to Frio)
- Santa Rosa Street (Cesar Chavez to Martin)
- San Saba Street (Nueva to Martin)

Mr. Hosseini noted that the urban and streetscape key design elements included:

- Improve multi-modal streetscape (sidewalks, crosswalks, bike facilities, accessibility)
- Establish district branding and identity
- Design to enhance and preserve Zona Cultural multi-cultural history

Mr. Hosseini presented a map and renderings of the projects. He reported that other design elements included paving, lighting and landscaping, seating, bike racks, bus stops and wayfinding and interpretive signage.

Mr. Hosseini stated that a Request for Competitive Sealed Proposal (RFCSP) would be released in June 2021 and construction would begin in December 2021. He indicated that the criteria for a RFCSP included:

- Located along major corridor
- Multi-Modal transportation uses
- Within tourist, historic, downtown and business districts
- High impact to stakeholder
- Complex scope
- Constrained work spaces

Mr. Hosseini noted that the City Council approved the use of a RFCSP for roadway and drainage projects in September 2018. He presented the funding for construction for the 2017 and 2012 Bond Projects:

<b>Project</b>	<b>Amount</b>	<b>Source</b>
Commerce Street (Frio to Santa Rosa)	\$10.9 million	2017 Bond
San Saba Street (Nueva to Martin)	\$3.9 million	2017 Bond
Santa Rosa (Cesar Chavez to Martin)	\$8.8 million	2017 Bond
Commerce Corridor (Frio to Santa Rosa)	\$1.5 million	2012 Bond
<b>City Funding</b>	<b>\$25.1 million</b>	
<b>Utilities</b>	<b>\$1.8 million</b>	<b>SAWS and CPS Energy</b>
<b>Total Construction Budget</b>	<b>\$26.9 million</b>	

Mr. Hosseini stated that the proposed term was estimated to end in May 2024. He reviewed the

National Institute of Government Purchasing (NIGP) Codes utilized for outreach, evaluation voting members and the solicitation requirements. He reported that the RFCSP would be released on June 2, 2021 and it would be brought before the City Council in November 2021 for consideration. He added that the start date for the contract would be December 2021.

Mayor Nirenberg asked if the Transportation Director had reviewed the street plans. Mr. Hosseini stated that he did not know if she had reviewed all of the projects but he did consult with her regarding any issues or questions.

Assistant City Manager Rod Sanchez stated that staff would update the Bike Master Plan. He indicated that bike lanes were not appropriate or safe on every street.

Mayor Nirenberg stated that it would be helpful if Transportation Director Tamika Monterville reviewed the projects and let the City Council know if there were any concerns. He asked if staff were comfortable with the time line and the Budget for the projects. Mr. Hosseini replied that they were.

Councilmember Viagran asked how far the bike lanes would go on Santa Rosa and Commerce Streets. Mr. Hosseini reported that bike lanes were included on Santa Rosa for the entire limit of the project and he noted that no bike lanes were included on Commerce Street. He noted that staff were looking to include bike lanes on Market Street in the 2022 Bond Program.

Councilmember Courage asked if staff had seen requests for development nearby which could impact these projects. Mr. Hosseini stated that staff worked with most developers to ensure that they had a sewer connection, water connection, gas connection and would extend sidewalks. Councilmember Courage stated that developers should be responsible for any work performed on the streets and for putting the streets back as they were designed.

Councilmember Gonzales asked if projects would be coordinated. Mr. Hosseini stated that all projects were handled by the same team who knew the schedule, Budget and utilities for each project. She spoke of the need to shorten the time needed for completion of projects.

Councilmember Treviño stated that he supported the item which was put together in a cohesive way.

Councilmember Sandoval asked of the low impact and sustainable development criteria for the projects. Mr. Hosseini stated that contractors would be asked what kind of work they had completed in the past and low impact developments completed. He noted that the contractors would be asked to identify five projects and provide details of what was accomplished, the Budget, the schedule and how those projects were managed.

Councilmember Perry requested a rendering or drawing of the phases of the projects. He asked if a traffic study was completed for each of the projects. Mr. Hosseini stated that staff completed a detailed traffic study. Councilmember Perry requested a copy of the traffic studies performed. He expressed concern regarding cost overruns and ensuring that the City did not have to dig the streets for a water line or sewer line ruptures.

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 2:55 pm to discuss the following items:

- A.** Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D.** Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E.** Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F.** Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees and discuss related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 3:53 pm and announced that no action was taken.

## **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg recessed the meeting at 3:53 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk