

**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, May 13, 2021**

**9:00 AM**

**Municipal Plaza Building**

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. The Invocation was delivered by Students from the Atonement Catholic Academy, guest of Councilmember Pelaez, Council District 8.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from the City Council Meetings of April 8, 2021, and April 14, 2021.

Councilmember Courage moved to approve the Minutes. Councilmember Perry 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**

Councilmember Viagran thanked employees from Capital Electric and HJD Electric for their work during the February winter storm event. She noted that during the event over 1,200 homes in the Mission del Lago subdivision lost power and a warming station was created at the Mission del Lago

Golf Clubhouse which had also lost power. She stated that the electric company employees were instrumental in obtaining power at the clubhouse which allowed families to be close to home and not have to travel to the downtown Convention Center warming site. She thanked the San Antonio Food Bank for providing food at the warming station and the numerous volunteers for their assistance at the site.

Councilmember Viagran recognized Daniel Puente, Brian Richardson, Vince Gonzales, Roger Gonzales, Brian Weller, Don Gray, Rudy Rodriguez, and John Warren and read aloud the Certificates of Appreciation. Mayor Nirenberg and Councilmember Viagran presented the Certificates and took photos with the group.

John Warren, President of HJD Capital Electric, thanked Mayor Nirenberg and Councilmember Viagran for their recognition and spoke of the pride he felt working with a great group of individuals.

### **POINT OF PERSONAL PRIVILEGE**

Councilmember Sandoval recognized Dr. Charles Cotrell who was stepping down after 45 years as President of St. Mary's University. She noted that Dr. Cotrell was the first lay President of the University and had served as Director of Graduate Programs, Department Chair, Professor and in other capacities that expanded the academic mission of the University and increased the general endowment.

Councilmember Sandoval recognized Dr. Cotrell for his expertise on issues involving the election system and minority participation. She stated that Dr. Cotrell was fundamental in establishing single member representation districts for the City and had served as a consultant to the U.S. Department of Justice on similar issues and Federal voting rights cases.

Councilmember Sandoval stated that Dr. Cotrell taught legendary activists Jose Angel Gutierrez, Willie Velasquez, and Ignacio Perez, all of whom changed the trajectory for Mexican Americans in the region. She reiterated his impact on community development, public service, and the establishment of single member council districts in San Antonio. She stated that the City owed Dr. Cotrell an incredible debt of gratitude and wished him well in his retirement.

### **POINT OF PERSONAL PRIVILEGE**

Councilmember Perry highlighted that the third Saturday of May was Armed Forces Day and recognized those that served in the military and took an oath to put their country first. He added that he served for 20 years in the Air Force and considered his service as a great honor. He thanked all who served in the military.

Mayor Nirenberg thanked the military community for their service and Dr. Cotrell for his service to the students at St. Mary's University and community of San Antonio.

Councilmember Cabello Havrda thanked current military members and veterans for their service and their sacrifices in making the country stronger. She extended her thanks to Dr. Cotrell and noted that she had been a student of Dr. Cotrell and was grateful for his influence and inspiration.

Councilmember Pelaez noted that he was a graduate of St. Mary's University as were the majority of the females on the Fourth Court of Appeals. He added that Alma Lopez, the first Latina Justice in Texas,

was also an alumna of St. Mary's and embodied all that Dr. Cotrell taught at the school. He thanked Dr. Cotrell for his service to the community.

Councilmember Viagran noted that she was as an alumna of St. Mary's and attended when Dr. Cotrell served as its President. She stated that the University was embedded with the spirit of activism and social justice, and it was the responsibility of the City Council to continue to tell the stories of City's history.

Councilmember Courage thanked Dr. Cotrell for his contributions to the City, community leaders, and future leaders in his dedication to the community and how government should work.

Councilmember Gonzales noted that she was an alumna of St. Mary's University and that Dr. Cotrell had signed her undergraduate degree. She acknowledged her mentor and community leader, Choco Meza, who had also been one of Dr. Cotrell's students and worked with him to develop single member districts. She thanked Dr. Cotrell for his service to the community.

Councilmember Rocha Garcia congratulated Dr. Cotrell on his retirement and impact to the community.

Councilmember Treviño thanked Dr. Cotrell for his service and for being a shining example of the benefits of higher education.

Councilmember Andrews-Sullivan noted that the San Antonio was Military City USA and that she was a military veteran and daughter of a veteran. She thanked her City Council colleagues for their military service and acknowledged military dependents for their service to the country. She conveyed her thanks to Dr. Cotrell for his service and impact to community.

Councilmember Courage acknowledged the members of the military of the past, present, and future and the service that they provided to the country which was integral to the democracy and republic. He noted his pride in having served in the military and stated he was honored to be part of Military City USA.

Councilmember Perry offered his well wishes to Dr. Cotrell in his service to the City.

Mayor Nirenberg offered his congratulations to Dr. Cotrell and stated that he hoped that Dr. Cotrell would continue with his publications and that the City would continue to benefit from his service in a different aspect.

Dr. Cotrell thanked the Mayor and City Council for their recognition and stated that he wanted to continue working with the people and City. He noted that the most important contribution to the City was the establishment of the single district representation system.

### **CONSENT AGENDA ITEMS**

Mayor Nirenberg announced that Items 12 and 16 were pulled for Individual Consideration.

Councilmember Gonzales highlighted Item 10 for the approval of \$240,000 for lighting updates at the Memorial Library.

Councilmember Viagran highlighted Item 16 for the approval of a Tax Increment Reinvestment Zone located near Old Corpus Christi Highway and provided single-family homes to the area residents.

Councilmember Viagran highlighted Item 17 for the authorization of a professional services agreement with the Health Collaborative for the Emergency Housing Assistance Program (EHAP). She noted that since April 23, 2020 the City had allocated approximately \$133 million to the EHAP and efforts included partnering with area agencies to provide housing to constituents.

Councilmember Viagran highlighted Item 8 for the approval of a construction contract for improvements to Southcross Boulevard under the City's 2017 Bond Program. She thanked the Public Works Department for providing quality projects to the residents of District 3.

Councilmember Andrews-Sullivan thanked the Public Works Department for their improvements to Rittiman Road. She highlighted Item 14 which was an ordinance to approve the acceptance of an annual award up to \$2,088,000 from the Alamo Area Council of Governments for the Senior Nutrition Program from October 1, 2021 to September 30, 2023.

Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Courage 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

**2021-05-13-0330**

6. Ordinance approving a contract with Siddons-Martin Emergency Group, LLC, for one Pierce Velocity Class B foam pumper truck for the San Antonio Fire Department for a total cost of \$881,412.00. Funding in the amount of \$881,412.00 is available from the FY 2021 Equipment Renewal and Replacement Fund budget, pending a request for Federal Emergency Management Agency fund reimbursement. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-05-13-0331**

7. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$176,000.00, included in the respective department's FY 2021 Adopted Budget: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

(A) PSI Plastic Graphics for the printing of plastic borrower cards for library patrons; and  
(B) Vrooz, Inc., for catalog management services.

**2021-05-13-0332**

8. Ordinance approving a construction contract to Cal-Tex Interiors Incorporated in the amount of \$2,353,550.60 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure for the Southcross Boulevard (I-37 to I-35) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-05-13-0333**

9. Ordinance approving an amendment in an increased amount not to exceed \$906,487.12 to the \$3,625,948.50 2017 Bond Pedestrian Mobility & Streets Task Order Contract Package 6 with Pinnacle Concrete Construction, LLC to provide as needed construction services for pedestrian mobility and street improvements projects located citywide. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-05-13-0334**

10. Ordinance approving a task order to a Job Order Contract with Kencon Constructors/ Construction Managers, Ltd. in an amount of \$240,596.70 to provide energy efficient lighting upgrades for the Memorial Branch Library; and approving the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the Memorial Branch Library project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
11. Approving the following two items related to the Rittiman Road (I-35 to Castle Cross Drive) Project, a 2017 Bond funded project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-05-13-0335**

- 11A. Ordinance approving two City requested change orders in the increased amount of \$381,337.68 and approving payment to Alamo City Constructors, Inc. for the Rittiman Road (I-35 to Castle Cross Drive) project, a 2017 Bond funded project.

**2021-05-13-0336**

- 11B. Ordinance approving two utility related change orders in the increased amount of \$209,743.80 approving payment to Alamo City Constructors, Inc. for the Rittiman Road (I-35 to Castle Cross Drive) project, a 2017 Bond funded project with reimbursement from CPS Energy in an amount consistent with their existing infrastructure.

**2021-05-13-0338**

13. Ordinance approving the submission and acceptance of a grant from the Texas Department of Transportation (TXDOT) for the construction phase of the New Taxiway E project at Stinson Municipal Airport in the amount of \$1,896,000.00 with TXDOT's share in the amount of \$1,706,400.00 and the City's share in the amount of \$189,600.00 from the Stinson Revolving Fund. This ordinance appropriates funding and amends the FY 2021 - FY 2026 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

**2021-05-13-0339**

14. Ordinance approving the acceptance upon award of up to \$2,088,000.00 annually from the Alamo Area Council of Governments for the Senior Nutrition Program for the period October 1, 2021 to September 30, 2023; a total annual budget of \$3,288,000.00 to include an annual cash match of \$1,200,000.00; and a personnel complement. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

**2021-05-13-0340**

15. Ordinance approving the acceptance of funds from the Texas Department of Transportation (TxDOT) for the San Antonio Police Department 2021 Click It Or Ticket Wave 2 Selective Traffic Enforcement Program in the amount of \$35,000 and an in-kind match of \$8,750 for a total of \$43,750 for the period of May 21 to June 9, 2021. [Maria Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

**2021-05-13-0341**

16. Ordinance approving designation of petition-initiated Nabors Tax Increment Reinvestment Zone (TIRZ) Number Thirty-Seven, Nabors TIRZ #37, located at 11625 Old Corpus Christi Highway in southeast San Antonio, for a term of 25 years with City's participation level at 85% in accordance with the provisions of the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**2021-05-13-0342**

17. Ordinance awarding \$400,000 in Federal Emergency Rental Assistance funding to The Health Collaborative for the Emergency Housing Assistance Program. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

**2021-05-13-0343**

18. Ordinance approving a four-year Interlocal Cooperation Contract with the Texas Department of Public Safety to support the Police Department with Technical Supervisor for officer/operator training, expert testimony, and maintenance of intoxilyzer machines. The annual amount of the contract is \$100,000 for a total of \$400,000 over contract term. Funds in the amount of \$33,333 are available from the General Fund for FY 2021 and future years' funding is subject to City Council approval as part of the annual budget process. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]

**2021-05-13-0345**

20. Ordinance approving an Advance Funding Agreement between the City of San Antonio and the Texas Department of Transportation (TxDOT), accepting grant reimbursement in the estimated amount not to exceed \$1,600,000.00 from TxDOT for construction related expenses and authorizing payment in the amount not to exceed \$20,419.00 to TxDOT for administrative oversight of federal funds; and amending the FY 2021 - FY 2026 Capital Improvement Program with grant funds in the reimbursable amount of \$1,600,000.00 for the Congestion Mitigation and Air Quality (CMAQ) Intelligent Transportation Systems (ITS) Upgrade Project. Funds are available from the FY 2020 and FY 2021 Advanced Transportation District Funds to fund the required local match and associated administrative oversight costs. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-05-13-0346**

21. Ordinance approving a Financial Underwriter Syndicate selected from the Financial Underwriting Pool for the City Tower related financings which are anticipated to occur in FY 2021. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
22. Approving the following matters in connection with the financing of the City Tower: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2021-05-13-0347**

- 22A.** Ordinance authorizing the conversion to fixed rate and remarketing of “\$47,000,000 City of San Antonio, Texas Variable Rate Certificates of Obligation, Taxable Series 2016” and other matters incident and related thereto.

**2021-05-13-0330R**

- 22B.** Resolution approving the issuance of one or more series of revenue bonds designated as the “City of San Antonio, Texas Municipal Facilities Corporation Lease Revenue Bonds (City Tower Renovation Project)” in an amount not to exceed \$110,000,000, as further designated by series, interest rate convention, and tax treatment, by City of San Antonio, Texas Municipal Facilities Corporation; authorizing the execution of a Lease Agreement between the City and the Corporation; authorizing the Corporation to enter into a Master Trust Agreement, and applicable supplements thereto, related to the foregoing project and the pledge of certain revenues as security therefore; and authorizing the execute of certain documents in connection therewith.

**MFC 2021-05-13-0001R**

- 22C.** Resolution authorizing the issuance of one or more series of City of San Antonio, Texas Municipal Facilities Corporation Lease Revenue Bonds (City Tower Renovation Project) in an amount not to exceed \$110,000,000, as further designated by series, interest rate convention, and tax treatment; authorizing the execute of a Lease Agreement and a Master Trust Agreement, with applicable supplements thereto, pursuant to which certain lease revenues will be pledged by the City of San Antonio, Texas to the Corporation for further pledge by the Corporation as security for the aforementioned bonds; appointing authorized representatives related hereto; and approving other matter in connection therewith

**INDIVIDUAL CONSIERATION**

City Clerk Flores read the caption for Item 4.

- 4.** Briefing and possible action on legislation filed in the 87th Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Jeff Coyle, Assistant City Manager]

Assistant City Manager Jeff Coyle reported that the following bills had passed both Chambers:

- HB5 – Broadband
- HB 1927 – Constitutional carry of handguns
- SB 7 – Election law changes
- SB 726 – Eminent domain
- SB 780 – Intergovernmental support agreements with the military
- SB 1225 – Limits public information request suspensions under certain emergency situations

Mr. Coyle stated that HB 1927 would allow anyone over the age of 21 who was not otherwise prohibited from carrying a gun to carry a gun without a permit. He indicated that several items were removed from SB 7, such as the prohibition on extended hours of early voting, the ban on drive-through voting, and restrictions on individuals who assisted voters regarding the requirement that they explain why they were assisting voters. He noted that SB 7 retained the unsolicited distribution of mail in ballots and

other requirements regarding poll watchers. He reported that the Senate and House Bills differed so they would be discussed in a Conference Committee to reconcile the differences.

Mr. Coyle reported that SB 726 was a bill regarding eminent domain and currently under State law, if a government entity acquired a property it would have to demonstrate progress on whatever it was required for. He noted that there were five or six items to choose from and currently the government entity would have to pick two of the items that it would have to meet in order to not trigger a repurchase of the property from whoever it was taken from. He indicated that the bill would require three items to be met. He stated that SB 780 provided for intergovernmental support agreements with the military and SB 1225 would limit public information request suspension under certain emergency situations.

Mr. Coyle stated that the following bills died in subject matter committee:

- HB 543 – Working animals
- HB 749 – Lobbying
- HB 1089 – Expanding liability
- HB 1391 – Tax rate on failed election
- HB 1495 – Expanding liability
- HB 1877 – Vacant building repair
- HB 3267 – TIF restrictions
- HB 3519 – Release of ETJ
- HB 3909 – Super preemption
- HB 3687 – Lobby contract transparency
- HB 1940 – Limiting discipline reduction

Mr. Coyle reported that HB 1941 died in the House Urban Affairs Committee and all House Bills had to be voted on and approved by the House by midnight tonight. He noted that the following bills were not on the House Calendar for today:

- HB 1087 – 18-day rule
- HB 1563 – G-file transparency
- HB 554 – Requirements for passing pedestrian/cyclist
- HB2869 – Mandatory arbitration for fire fighter disputes

Mr. Coyle stated that the following House Bills were pending on the House Calendar and many would die:

- HB 1885 – Municipal regulation in Extraterritorial Jurisdiction (ETJ)
- HB 782 – Ballot proposition language requirements
- HB 1561 – Additional points for Police Officer applicants
- HB 1196 – Cost-free birth certificates for homeless individuals
- HB 442 – Prima facie speed limit
- HB 443 – Stop and yield
- HB 1295 – Expanding housing tax credits
- HB 1803 – County approval of City action to house homeless
- HB 610 – Judicial review of local occupational regulations
- HB 4447 – Conditional plat/plan approval before required studies completed
- HB 2713 – Removal of historical monuments



Mr. Coyle reported that HB 3 passed the House, as follows:

- Affirmed Governor's ability to suspend laws during an emergency
- Gave the Legislature more oversight during pandemics
- Codified Governor's orders supersede local authority
- Created that Pandemic Disaster Legislative Oversight Committee

Mr. Coyle stated that HB 3, in large part, would affirm the Governor's ability to take action in a pandemic but gave the legislature more oversight over the Governor. He indicated that a number of items in the bill would limit the City's authority in a future pandemic. He noted that the bill would codify that local orders were preempted by the Governor's orders and local governments could not require any businesses to close. He reported that local governments could not limit in-person visitation in nursing homes and assisted living facilities. He added that HB 3 would go to the Senate now and could change.

Councilmember Courage asked if SB 7 permitted poll watchers to videotape individuals voting. Mr. Coyle stated that he would provide that information.

Councilmember Viagran asked how poll watchers were defined. Mr. Coyle reported that the bill would specifically identify who could be in polling places and who could not. He stated that he would provide the language regarding poll watchers. She asked if police associations were involved in discussions on HB 1927. Chief McManus reported that law enforcement groups statewide expressed their concern and it had been a partisan debate.

Councilmember Pelaez asked his council colleagues to send words of encouragement to the City's delegates.

City Clerk Flores read the caption for Item 5.

#### **2021-05-13-0329**

5. Ordinance creating a Housing Voucher Incentive Policy that requires housing providers receiving incentives from the City to accept housing vouchers from otherwise qualified applicants. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Veronica Soto, Director, Neighborhood and Housing Services Department, briefed on the ordinance that created the Housing Voucher Incentive Program which required housing providers that were receiving incentives from the City to accept housing voucher holders into their housing properties. She noted that the ordinance as proposed would be incorporated into incentive agreements moving forward which included Tax Increment Reinvestment Zones (TIRZ), Neighborhood Improvement Bond projects, City solicitations for housing, and any projects receiving City fee waivers, grants, and loans. She added that the ordinance would not apply to rezoning projects.

Ms. Soto clarified that the program was initially referenced as the Source of Income Discrimination ordinance and would now be referenced as the Housing Voucher Incentive Policy. She noted that there had been concerns about the enforcement mechanisms and penalties associated with the policy which were now being addressed through developed contract language. She stated that a progressive

discipline approach had been incorporated which included warnings, then fees and ultimate recapture of incentives provided.

Ms. Soto reviewed the enforcement mechanisms under the policy which gathered complaints from residents through 3-1-1, the Office of Equity or the City's Fair Housing Team. She explained that the complaints would be reviewed by the Fair Housing Team or the Office of Equity and aided in finding housing to the resident if needed. She noted that any findings would be handled by the City Attorney's Office. Ms. Soto added that proactive testing could be conducted by the City or other agencies to confirm compliance.

Ms. Soto reviewed the aid provided to voucher holders seeking housing which included a partnership with the Department of Human Services:

- Housing Navigators – To help identify housing developments that accepted vouchers
- Benefits Navigators – To provide assistance and connect residents to other support systems
- Tools – The City and its partners, such as the San Antonio Housing Authority (SAHA), would develop an inventory of voucher friendly properties

Ms. Soto reviewed the progressive discipline steps that would be included in housing development contract language as follows:

- 1<sup>st</sup> Offense – Documented warning and compliance training
- 2<sup>nd</sup> Offense – Compliance training and \$500 administrative fee
- 3<sup>rd</sup> Offense – Default letter issued with cure period language
- If no cure, the City would recapture all awards and responsible party would no longer be eligible for future incentives

Ms. Soto noted that once approved by the City Council, staff would coordinate outreach and advocacy with housing partners such as SAHA, the San Antonio Housing Trust (SAHT), service providers, and real estate partners. She stated that the partners would assist with the following:

- Help voucher holders understand their rights and resources
- Ensure landlords/property managers, and developers understood the ordinance
- Advocate at the Federal level for additional voucher allocations.

Ms. Soto noted that staff and partners were developing associated training sessions to property managers and case managers so that all were prepared to assist families with their housing needs.

Councilmember Courage recognized the contributions made by COPS/Metro, the San Antonio Housing Commission (SAHC), the San Antonio Housing Authority (SAHA), and Mi Ciudad Es Mi Casa. He expressed gratitude for the San Antonio Apartment Association, the Greater San Antonio Builders Association, San Antonio Board of Realtors, the Real Estate Council of San Antonio, and various apartment and affordable housing developers.

Councilmember Trevino stated that landlords were reluctant to accept housing vouchers because of administrative and cost issues, and many voucher holders were women of color. He noted that denying voucher holders of housing had the same impact as discrimination against people of color and women.

Councilmember Treviño requested updates on violations and for the development of a marketing campaign to inform voucher holders of the new policy and the reporting system in place.

Councilmember Andrews-Sullivan asked if timeframe extension was under consideration. Brandy Dupree explained that voucher holders were initially given 60 days to utilize vouchers and vouchers were extended every 30 days if needed, based on individual circumstances.

Councilmember Pelaez expressed support for an escalated response to violations and stated that he was pleased that Councilmembers were provided with a briefing.

Councilmember Perry stated that he had some concerns regarding the policy but would support it. He noted that there were many reasons why there was a waiting list but the main reason was the housing shortage. He indicated that he would await the results and look for any negative impacts to the housing industry.

Councilmember Sandoval stated that the policy demonstrated that the City valued its renters. She asked of plans for reporting progress or violations. Ms. Soto stated that staff would provide monthly reports and a dashboard would be made available. Councilmember Sandoval requested a list of upcoming projects, previous projects, a list of residents that staff had contacted, and the reported outcomes.

Mayor Nirenberg acknowledged the work of the stakeholders that shared their time and energy to develop the Ordinance. He stated that he was grateful that those who were voucher dependent would not have a barrier to existing housing based on tax incentives provided by the City. He stated that he was pleased with the progressive enforcement of the policy. He asked how and when staff would engage stakeholders to review other aspects of the voucher policy. Ms. Soto stated that staff had discussed how it could be made easier for landlords and tenants. Ms. Dupree stated that staff would continue to engage the landlords because the policies and process related to HUD regulations made it difficult for landlords to opt into the program. Mayor Nirenberg requested that staff report back on the process to the City Council.

Councilmember Treviño moved to approve Item 5. Councilmember Rocha Garcia seconded the motion. The motion passed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry  
City Clerk Flores read the caption for Item 12.

#### **2021-05-13-0337**

- 12.** Ordinance declaring 56.934 acres of City owned property identified as Lots 6 -11, Block 9, NCB 11379 of the Southwest Business and Technology Park located at the northwest corner of Highway 151 and Enrique Barrera Parkway (Old Highway 90) as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for a total disposition fee of \$3,053,000.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Public Works Director Razi Hosseini reported that the Ordinance would declare 56.934 acres of City-owned property as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for \$3,053,000 on behalf of the Miller family. He noted that the site would be used for the Bill Miller Bar-B-Q

headquarters and operations. He stated that an independent appraiser determined that the purchase price was at full market value.

Mr. Hosseini reported that the property had remained vacant since it was acquired by the City in 1995 and the City's Southwest Business and Technology Park Parcelization Plan called for it to be utilized for commercial and industrial use. He indicated that the majority of the property was zoned I-1 with MAOZ-1 overlay. He noted that Joint Base San Antonio (JBSA) had no objections to the buyer's plans and the proceeds would be deposited into the General Fund.

Councilmember Cabello Havrda stated that since she was elected in 2019, her focus had been on this area of her district. She noted that the Food Bank, the Old Highway 90 historic corridor, and the Westside Education and Training Center (WETC) were located in the area and added that the area was in much need of improvement.

Councilmember Andrews-Sullivan stated that the Ordinance would provide an example of how the City could replenish the General Fund using City resources.

Councilmember Gonzales asked if there was an option to use the funds for affordable housing. City Manager Walsh stated that as part of the financial forecast, the City assumed that \$3 million would be deposited into the General Fund.

Councilmember Cabello Havrda moved to approve Item 15. 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

City Clerk Flores read the caption for Item 19.

**2021-05-13-0344**

- 19.** Ordinance approving a Professional Services Agreement in an amount not to exceed \$163,843.00 payable to Douglas Architects, Inc. for a citywide San Antonio Police Department facilities assessment master plan. Funds are available from the Public Works General Fund and are included in the FY 2021 Public Works Operating Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Mr. Hosseini reported that the San Antonio Police Department (SAPD) Facilities Assessment Master Plan was a city-wide project funded by the General Fund. He stated that the assessment study would provide a comprehensive review of existing SAPD facilities as to their current condition and the need for potential future growth. He indicated that the study would include all SAPD existing facilities to include:

- Central and all current substations
- Property and evidence facility
- Training Academy
- Detention facility

Mr. Hosseini stated that the scope of the project was to develop a comprehensive assessment report of

existing and potential future SAPD facility sites to include:

- Master Study
  - Current condition and functionality of existing facilities
  - Analysis of geographic and crime data
- Recommendations
  - Potential expansion of existing facilities or new construction
  - Site selection parameters and locations
  - Security improvements
  - Costs estimates and schedules

Mr. Hosseini stated that the assessment study would begin in June 2021 and would end in December 2021.

Councilmember Cabello Havrda asked of the ultimate goal for the expenditure. City Manager Walsh stated that the goals for the expenditure included a review of existing facilities to ensure that there was adequate and the right type of space and identification of future facilities. Councilmember Cabello Havrda asked how long it had been since police facilities were upgraded. City Manager Walsh replied that substations had not had any major upgrades in over 20 years.

Councilmember Viagran stated that the assessment was important to incorporate the different police services into future substations.

Councilmember Perry stated that the North Substation was in need of major upgrades and expressed his support of the Item.

Councilmember Sandoval stated that further assessment of the project was necessary to evaluate current conditions and functionality for future growth and expansion of detention capability based on a predetermined model. She asked if the architects would determine if substations would be utilized to detain arrestees, and if there was capacity for expansion. She requested a briefing on the criteria and recommendations for potential facility locations and for a briefing to the Public Safety Committee. City Manager Erik Walsh stated that architects would assess if the current facilities had the capacity for expansion and if they had adequate space. He noted that changes could be implemented if it was determined that a detention area would be included and confirmed that there would be an opportunity for a briefing to the Public Safety Committee.

Councilmember Courage concurred that the North Substation was in need of many upgrades. He voiced his concern that proper assessment of future facilities needed to be conducted by public safety specialists or crime specialists. He stated that he was an advocate of establishing police substations within retail outlets in Council District 9 that would enable Police Officers to respond to calls and return to the field much faster. He asked to be provided with further information on the architect and subcontractors hired for the project. Public Works Director Razi Hosseini confirmed that Douglas Architects would be the general contractor and their subcontractor was a police services specialist. He noted that SAPD would provide the contractors with the necessary data and analytics for their design assessment. He added that for the past three years, Douglas Architects was contracted to build the new downtown substation and the majority of individuals on their team were highly qualified in the areas of police services.

Councilmember Pelaez stated that it was the City's responsibility to ensure that the new facility locations provided a safe and inviting place for individuals and families that needed to be there. He requested that the needs of the public be kept in mind during the planning process. Chief McManus stated that substations did not just serve as policing facilities and many community events were hosted there for families and the general public. He added that poor working conditions in rundown facilities greatly affected police officer morale and the public.

Councilmember Rocha Garcia cited a quote from an article about police stations in the future: "[Police Stations] must be beacons of safety that act as a center of a community. They need to appear transparent, consider the cultural and historical context of their location, and have the ability to be safe havens in crisis." She added that this quote perfectly summed up the community environment model needed for the City's substation improvements and new facility locations. She added that collaboration of police substations and community partners was crucial. She noted other critical elements to be technological equipment that reduced harm to Police Officers such as drones, device recharging and plug-in stations for Officers to charge their devices, and stress reduction efforts. She added that cross-agency collaboration was important to address gang problems.

Councilmember Andrews-Sullivan stated that Item 19 was important because it provided an opportunity to build back the trust of the community and uplift the morale of Police Officers and proved that the community understood that Police Officers were doing the work of the people and that they were people too. She called for the project to be built with a humanitarian mindset and that the community and Police Officers deserved a safe and sanitary place. She asked that saferooms be established within the substations wherein mothers could breastfeed and youth could feel safe as they were interviewed during a crisis. She noted that an atmosphere of openness and commitment to public safety would be truly uplifting.

Councilmember Treviño stated that police substations should be developed as a place that welcomed the community and the goal for this effort was to include the neighborhood. He noted that local community members were very supportive of the project and were excited about it. He requested that available resources be utilized to the fullest and recommended that a green space be incorporated through the City's Tree Fund and called for public art programs to be included in the design. He envisioned that substations could be utilized as meeting spaces for neighborhood associations and basketball games could take place in designated areas of the parking lots.

Councilmember Sandoval asked how the Frank Wing Center would be included in the analysis of the master plan design. Mayor Nirenberg stated that the Frank Wing Center was not included in the scope of the project contract. He noted that potential substation expansions would include coordination and discussion with the Courts and the Presiding Judge regarding detention and magistration court space expansions with potential ties into the future development or expansions of UTSA. He stated that he did not know the timeframe involved for the potential expansions of UTSA and it would be a long-term discussion.

Councilmember Cabello Havrda moved to approve Item 19. 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

## **CITY MANAGER'S REPORT**

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

City Manager Walsh informed the Mayor and City Council that May 9, 2021 through May 15, 2021 was National Police Week and provided a history on the commemoration. He extended his deepest appreciation to the Officers and their families who had lost their life in the line of service to the community.

City Manager Walsh highlighted measures taken by the Senior Transportation Services Division of the Human Services Department to ensure that services offered by the City were safe, equitable and considered multi-modal options. He provided a video featuring two employees in the field.

Councilmember Perry encouraged his colleagues to attend the ceremonies at the Police Academy recognizing all who had fallen.

Councilmember Courage thanked all of the Police Officers and their families who were serving today.

Councilmember Andrews-Sullivan expressed her pride in the San Antonio Police Department. She thanked all Police Officers for their time and commitment to the community.

Councilmember Trevino congratulated Mr. Hosseini on his well-deserved award and for the large scale of public works projects he worked on.

Councilmember Viagran congratulated City staff on the work they had accomplished associated with transportation projects and specifically bike lanes. She acknowledged City Manager Erik Walsh's highlighting of Police Officers during National Police Week. She recalled the funeral for Officer Bobby Deckard and how the community honored him and his service. She thanked all Officers for their service to the community.

Councilmember Sandoval reminded the City Council attendees of the Bike to Work Day on May 20, 2021. She invited the City Councilmembers to ride their bikes to work that day. She also acknowledged the service of Police Officers and all they contributed to the community.

Councilmember Gonzales recognized newly hired Transportation Director Tomika Monterville and stated that she looked forward to the incredible work that she thought Mr. Monterville would accomplish. She noted that she hoped the City would become a Vision Zero City and expand the Transportation department to include safety for all modes of transportation to include cyclists and pedestrians. Ms. Monterville noted her appreciation for joining the City and stated that she was excited to be working with an excellent team.

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting to enter into Executive Session at 11:48 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.** Legal update and analysis on CPS/SAWS litigation and investigations related to the Winter Storm pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- G.** Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- H.** Legal advice regarding election laws and open meeting procedures pursuant to Texas Government Code Section 551.071.
- I.** Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees and discuss related legal issue 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 2:35 PM and announced that no action was taken.

### **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:35 PM.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk