

**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, June 10, 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 Pastor Donte Banks of God Chasers Community Church, guest of Councilmember Perry, District 10.
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 May 2, 2021 and May 12, 2021.

Councilmember Andrews-Sullivan moved to approve the Minutes of May 2, 2021 and May 12, 2021. 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

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Mike Casey on the occasion of his 80<sup>th</sup> birthday. He noted that Mr. Casey was a beloved member of the community most particularly with the Arts community and he was unofficially known as the Mayor of King Williams. Mayor Nirenberg presented Mr. Casey with a Certificate noting the occasion of his 80<sup>th</sup> birthday.

## **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized Fiesta Rey Feo LXXII Thomas Aguillon and the Rey Feo Court Members and expressed the importance of Fiesta to San Antonio especially after cancelling 2020 festivities. He noted the impact the Rey Feo organization had on area youth with the awarding of academic scholarships and stated that the Rey Feo and his Court were Goodwill Ambassadors for the City throughout the year. Mayor Nirenberg presented a Proclamation to Rey Feo Aguillon and his Court.

Mr. Aguillon thanked the Mayor and City Council for recognizing the efforts of the Rey Feo organization and reiterated the importance of the organization to the community. Mr. Aguillon presented Mayor Nirenberg and City Manager Erik Walsh with the Highest Order of the Cabrito Fiesta Medal for their efforts leading San Antonio through the COVID-19 Pandemic.

Councilmember Pelaez thanked Mr. Aguillon for his work as Rey Feo benefiting area youth and his efforts to raise awareness of the Rey Feo mission.

Councilmember Rocha Garcia noted that she herself was a Rey Feo scholarship recipient and noted the impact the organization had on area youth.

Councilmember Cabello Havrda stated that she believed in Rey Feo's message of believing to achieve. She acknowledged Rey Feo First Lady Melissa Aguillon's work as a former City staffer, successful businesswoman and continued support of her husband's efforts as Rey Feo.

Councilmember Gonzales expressed her excitement of seeing the Rey Feo and his Court at her last official City Council meeting. She recognized Councilmember Viagran and her service on the Rey Feo Court and was pleased that Councilmember Viagran was able to extend her time of service to the community.

Councilmember Perry noted his thanks for the continued community service of the Rey Feo organization and his eagerness to participate in the upcoming Fiesta events.

Councilmember Courage commended the Rey Feo organization for the commitment to support and raise money for area youth educational scholarships. He recalled the Rey Feo visits to the schools he worked at and how eager children were to meet Fiesta Royalty.

Mayor Nirenberg recognized artist Cruz Ortiz for his work on the official 2021 Fiesta Poster. He reiterated the importance of Fiesta to San Antonio and the impact it had on residents and non-profit organizations. He thanked residents, healthcare professionals and front-line workers for their efforts in bringing Fiesta to fruition.

## **CONSENT AGENDA ITEMS**

Mayor Nirenberg announced that Items 4, 18, 21, 22 and 28 were pulled for Individual Consideration. He added that Items 16 and 17 had been pulled by staff and would not be considered.

Councilmember Courage highlighted Item 13 that approved a Council Project Fund Grant in honor of Choco Meza for a political science scholarship at St. Mary's University. He acknowledged Ms. Meza's years of service to the community.

Councilmember Pelaez added his support of Item 13 and for the work of Ms. Meza. He recognized Ivalis Meza, Mayoral Chief of Staff, for her continued work on her mother's behalf. Councilmember Pelaez highlighted Item 7 which approved roofing improvements on the Bob Ross Senior Center.

Councilmember Andrews-Sullivan highlighted Item 11 which approved drainage improvements adjacent to the Claude Black Community Center. She thanked the residents of District 2 for allowing her to represent them during the previous two years.

Councilmember Gonzales highlighted Item 13 which approved allocation of City Council Project Funds Grant for not less than \$50,000 for the Choco Meza Political Science Scholarship at St. Mary's University. She recognized Ms. Meza's family and supporters in attendance and highlighted photos of Ms. Meza displayed at the meeting. She noted Ms. Meza's lifelong work in the San Antonio political arena and how instrumental she was in the creation of the City's Single Member District Representation. Councilmember Gonzales recognized the many years of community service and political efforts of Daniel Meza, son of Choco Meza. She stressed the importance of Single Member District Representation to identify and address the needs of district residents.

Councilmember Cabello-Havrda expressed her pride in the contribution of District 6 funds to the Project Fund Grant. She thanked the Meza Family for their continued service to San Antonio and carrying on Choco Meza's legacy. Councilmember Cabello-Havrda highlighted Item 12 and thanked City staff and the Great Northwest Homeowner's Association for working closely together on flood mitigation in the area.

Councilmember Sandoval noted her support of Items 12 and 13. She recognized Mary Jane Verette, President, San Antonio Parks Foundation, for her work on City parks projects and the Meza Family for their community service efforts.

Councilmember Viagran highlighted Item 8 which ratified the purchase of bottled water for the San Antonio Lighthouse for the Blind and other small businesses during the February winter storm. She highlighted Item 14 which approved submission of a grant to the Texas Department of Transportation for a Master Plan update for Stinson Municipal Airport. Councilmember Viagran added her support to the Choco Meza Scholarship Fund and noted the impact Ms. Meza and her family had on the City of San Antonio.

Councilmember Perry highlighted Items 26 and 27 which showed the strengthening of the City's commitment to the Military with the licensing of land for the Growdon Gate and approval of contracts of land acquisitions.

Mayor Nirenberg acknowledged Councilmember Gonzales and her efforts related to the development of the Choco Meza Scholarship. He noted the impact Ms. Meza had to San Antonio and the fact that her family carried on her legacy.

Mayor Nirenberg called on the individuals registered to speak on the Consent Agenda.

Mary Jane Verette, President, San Antonio Parks Foundation, noted that the Foundation was celebrating 40 years of improving the quality of life in the community by improving area parks to include the Japanese Tea Gardens.

Councilmember Andrews-Sullivan moved to approve the remaining Consent Agenda Items.  
Councilmember Sandoval 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

**2021-06-10-0422**

5. Ordinance approving a contract with Due Amicis, Inc., dba Green Landscaping, to provide mowing services at 15 historical City cemetery properties for the Parks and Recreation Department for an estimated annual cost of \$125,023.50, beginning upon award through March 31, 2024, with two, one-year renewal options. Funding is available from the FY 2021 City Cemeteries Fund Adopted Budget and funding for subsequent fiscal years is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-06-10-0423**

6. Ordinance approving a contract with Johnson Controls Fire Protection, LP, to provide inspections, maintenance, and repair services for fire alarm systems and associated equipment for the Building and Equipment Services Department, the San Antonio Fire Department, and the Parks and Recreation Department for a total estimated annual cost of \$175,000.00, beginning upon award and ending December 31, 2023, with the option to renew for two additional one-year periods. Funding for this contract is available through the respective department's FY 2021 Operating Budget. Funding for future years is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-06-10-0424**

7. Ordinance approving a contract with Duro-Last, Inc., to provide all labor, materials, and equipment for a roof replacement at the Bob Ross Senior Center for the Department of Human Services for a total cost of \$208,516.36. Funds are available from the FY 2021 Deferred Maintenance Program and included in the FY 2021 - FY2026 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-06-10-0425**

8. Ordinance ratifying the purchase of bottled water from the San Antonio Lighthouse for the Blind, Midland Scientific, Inc., White Mountain, W.W. Grainger, Inc., Physicians Wellness Group, MEDWheels, Nestle Waters, and Artesia Springs, LLC, in the aggregate amount of \$2,250,216.92 in response to the February 2021 Winter Weather Event. The City is seeking reimbursement from the Federal Emergency Management Agency (FEMA) in the amount of \$1,687,662.69 with the 25% local match requirement balance of \$562,554.23 to be reimbursed by the San Antonio Water System. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-06-10-0426**

9. Ordinance ratifying a contract with LD Systems, L.P., for repairs to the existing arena amplifier system at the Alamodome for the City's Convention & Sports Facilities Department for a total cost of \$72,337.28. Funds for this purchase are available in the FY 2021 Community & Visitor

Facilities Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-06-10-0427**

10. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$112,099.00, included in the respective department's FY 2021 Adopted Budget: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

(A) Mulder Fire Protection, Inc., for fire sprinkler inspections and maintenance for the Alamodome;

(B) JF Filtration, dba Joe W. Fly Co., Inc., for disposable HVAC air filters for the San Antonio Airport System; and

(C) Automated Logic Contracting Services, Inc., for continued preventative maintenance and service for the Building Automation System for the Building and Equipment Services Department.

**2021-06-10-0428**

11. Ordinance approving a task order to the Job Order Contract with Tejas Premier Building Contractor, Inc., in the amount of \$274,378.99 for the Claude Black Community Center Building Envelope and Site Drainage Improvements project. Funding is available from the Deferred Maintenance Program and included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

12. Approving the following items related to the Upper Leon Creek Regional Storm Water Facility - Culebra Creek Project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-06-10-0429**

- 12A. Ordinance approving an amendment in the increased amount not to exceed \$214,113.00 to the \$2,166,426.00 Professional Services Agreement with AECOM Technical Services, Inc. for construction and close-out services related to the Upper Leon Creek RSWF - Culebra Creek project including construction management services for the Culebra Creek Hike & Bike Trail. Funds are available from 2007 General Obligation Bond, Storm Water Regional Facilities and Proposition 2 Parks Development and Expansion Venue funds and included in the FY 2021 - FY 2026 Capital Improvement Program.

**2021-06-10-0430**

- 12B. Ordinance approving a Purchase and Sale Agreement for Mitigation Credits with Straus Medina Mitigation Bank in an amount not to exceed \$124,300.00 for the purchase of mitigation credits to comply with the Upper Leon Creek RSWF - Culebra Creek project's Clean Water Act Section 404 permit. Funds are available from 2007 General Obligation Bond and Storm Water Regional Facilities funds and included in the FY 2021 - FY 2026 Capital Improvement Program.

**2021-06-10-0431**

- 12C. Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$6,766,235.62 with reimbursement from CPS Energy in an amount consistent with their existing infrastructure for the Upper Leon Creek RSWF - Culebra Creek Project. Funds are available

from 2007 General Obligation Bond, Storm Water Regional Facilities and Proposition 2 Parks Development & Expansion Venue funds and included in the FY 2021 - FY 2026 Capital Improvement Program.

**2021-06-10-0432**

13. Ordinance approving City Council Project Fund Grant allocation in an amount not less than \$50,000.00 with contributions from District 5, 3, 4, 6, 10, and the Mayor's Office to support the Choco Gonzalez Meza Political Science Major Scholarship at St. Mary's University [Ben Gorzell, Chief Financial Officer; Emily B. McGinn Assistant to City Council, Office of Mayor and Council]

**2021-06-10-0433**

14. Ordinance approving the submission of a grant to the Texas Department of Transportation in the amount of \$300,000.00 for a Master Plan update for Stinson Municipal Airport. This action will appropriate the City's matching funds in the amount of \$30,000.00 which is included and consistent with the FY 2021 - FY 2026 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

**2021-06-10-0434**

15. Ordinance accepting funds from the Centers for Disease Control and Prevention, Office of Grants Services in an amount not to exceed \$2,665,782.00 for the Immunization and Vaccines for Children Program beginning July 1, 2021 and ending June 30, 2022 and approving a personnel complement. [Erik Walsh, City Manager; Dr. Anita Kurian, Assistant Director, Health]

**PULLED BY STAFF**

16. Ordinance amending Chapter 3 of the City Code "Airports" to allow passengers in possession of open containers of alcoholic beverages purchased from an authorized airport vendor at the San Antonio International Airport to take into areas previously prohibited. This ordinance is in alignment with the recently approved House Bill 1024. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

**PULLED BY STAFF**

17. Appointing the following eight commission members to the Small Business Advisory Commission with an equivalent term of office as the appointing Councilmember. [Tina J. Flores, City Clerk]

- A) Non-profit small business service provider organization: Lindsey Logan (District 2); and  
B) Small business owner with less than 10 employees: Angel Arturo Villa-Diaz (District 3); Juanita Sepulveda (District 4); Kaitlin Sirakos (District 7); and James Hollerbach (District 10); and  
C) Small business owner with 10-50 employees: Anthony Gres (District 5); Sarah Shakil (District 8); and Julissa Carielo (Mayor)

**2021-06-10-0436**

19. Ordinance approving the Second and Final Renewal of the Audit Services Contract with BKD, LLP, for independent audit services to the City for Fiscal Year 2021, for a total fee not to exceed \$1,114,000. Funding in the amount of \$279,590.00 is available from the FY 2021 General Fund Budget. Funding for subsequent fiscal years is subject to City Council approval of the annual

budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, CPA, Deputy Chief Financial Officer]

**2021-06-10-0437**

20. Ordinance approving a professional services contract in an amount not to exceed \$120,000.00 for the period August 1, 2021 to July 31, 2025 with Texas Association for the Education of Young Children and approving a revised personnel complement for the Department of Human Services Head Start Program. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

**2021-06-10-0032R**

23. Resolution of No Objection for Mission Development Group, LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Aspire at Vida, a 288-unit affordable multi-family rental housing development, located at approximately 1129 Jaguar Parkway. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**2021-06-10-0440**

24. Ordinance approving a Management Agreement with the San Antonio Parks Foundation for operations and management of the Jingu House at the Japanese Tea Garden. There is no fiscal impact associated with this ordinance. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

**2021-06-10-0441**

25. Ordinance approving a Sports License Agreement with Urban Soccer Leadership Academy for operations, maintenance, and programming of the designated sports fields at Old Spanish Trail Park at 3668 Fredericksburg Road. There is no fiscal impact associated with this ordinance. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

**2021-06-10-0442**

26. Ordinance approving a ten-year license agreement with the United States Air Force for their continued use of 10.747 acres of land area immediately west of the Kelly Field runway along Growdon Road. There is no impact to the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**2021-06-10-0443**

27. Ordinance extending the existing Municipal Tow Manager Agreement with United Road Towing d/b/a United Road Vehicle Management Solutions, by 22 months effective December 1, 2021 through September 30, 2023 for an estimated annual amount to the City of \$340,557.00 to be deposited in the General Fund. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

**INDIVIDUAL ITEMS**

City Clerk Flores read the caption for Item 4.

**CONTINUED UNTIL JUNE 17, 2021**

4. Ordinance approving a contract with SHI Government Solutions, Inc., to provide product

licensing, implementation and development services for a digital referral and case management platform to provide SA: Ready to Work and the Department of Human Services with product licensing, implementation and development services for a digital referral and case management platform for a total contract value of \$665,925.00 over a five-year period. Funding for the initial implementation in the amount of \$202,125.00 is available from the FY 2021 Information Technology Services Department Capital Budget. Funding for subsequent fiscal years is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Melody Woosley, Director, Department of Human Services (DHS), provided a presentation on contract with SHI Government Solutions, Inc. (SHI) which provided a digital referral and case management platform. She noted that DHS had partnered with United Way, Kronkowsky Foundation, and the San Antonio Area Foundation to coordinate community funding of social health, education, and workforce development. She noted that partner communications identified duplicate efforts, gaps in needed services, and impacted public policy for true system changes.

Ms. Woosley stated that partners identified that a multi-agency data sharing system was key in the success of the digital referral and case management platform adopted in June 2020 under the COVID-19 Recovery and Resiliency Plan, to assist in addressing the increased demand for City services and integration between City departments and community providers.

Ms. Woosley reviewed the case management platform specifics as follows:

- Provided DHS and Workforce Development Office a single service data and reporting platform to:
  - Aggregated participant data
  - Tracked individual outcomes over time
  - Monitored program effectiveness
  - Facilitated equity
- Securely sent and tracked referrals and participant information between service providers participating in the referral or case management platforms
- Would be available to contracted partners of the SA Ready to Work program
- Capacity for expansion to most City social, health, housing education and workforce development programs

Ms. Woosley noted that the initial platform implementation cost would be \$202,125 and would be covered under the Information and Technology Services Department's Capital Budget. She added that the total contract value was \$665,925 over five years, with the Year 1 costs at \$101,000 and Years 2-4 at \$57,000 each.

Ms. Woosley stated that the City had issued a Request for Offer (RFO) on April 20, 2021 and the offer submitted by SHI was in accordance with Texas BuyBoard Contract.

Councilmember Rocha Garcia stated that staff had briefed potential Ready to Work Program contractors and the Ready to Work Advisory Board on the platform. She noted that she had recommended that a subcommittee be created to address remaining questions associated with the platform's technology functionality and integration and expressed her concern for further needed clarifications.

Councilmember Rocha Garcia asked if potential partners had been advised on data integration and staffing needs associated with the platform implementation and if the platform needed to be immediately



implemented. She asked for additional information on SHI and the 42 known agencies who utilized the SHI platform. She expressed concerns that SHI was in the process of selecting an executive director that could possibly disrupt platform implementation, and the need to identify dedicated staff for platform roll out.

City Manager Erik Walsh reiterated that the platform addressed not only the Ready to Work Program but was also recommended under the Poverty Report issued prior to COVID-19 events. He noted that the implementation of a referral or case management system would have been instrumental during the previous year's Pandemic efforts to address emergency housing, direct cash assistance, small business, and childcare issues. He added that the Kronkowski Foundation had approached the City, United Way, and other major providers about their investment of the referral system and the City agreed to be a part of the investment.

City Manager Walsh discussed the identified need and often disconnect of shared information of community partners services to residents. He noted that a referral system would be vital in the capturing of delegate agency service delivery especially during the Budget review process. City Manager Walsh emphasized the need for data collection associated with City and delegate agency services and stressed that he was ultimately responsible for the system administration which would be implemented in Fall 2021.

Councilmember Pelaez stressed that the proposed system would be universally used by City partner agencies. He noted the system's compliance with the Health Insurance Portability and Accountability Act (HIPPA) requirements and information cloud-based structure which was utilized for the San Antonio Police Department's (SAPD) records system implementation. City Manager Walsh confirmed the successful SAPD cloud-based system implementation in Fall 2020.

Councilmember Courage asked if the recent system implementation in the Development Services Department had any issues. Michael Shannon, Director, Development Services Department (DSD), stated that the DSD system was successfully launched in November 2020 which allowed for the issuance of permits and coordination of code and zoning cases. He noted that the system implementation allowed for staff to work remotely and conduct e-business with customers during the Pandemic which was essential in successfully meeting departmental goals and objectives.

Councilmember Courage asked of the system SHI used for referrals and case management. Kevin Goodwin, Deputy Director, Information and Technology Services Department, stated that the utilized platform was deployed by Signify, Inc. and had been initially utilized in the health care industry.

Councilmember Courage expressed his concerns associated with possible challenges encountered by partner organizations to include hiring of staff for platform implementation. He asked if the platform implementation was time-sensitive and needed to be passed by City Council that day. City Manager Walsh stated that staff recommended approval, but City Council had authority to continue to later date.

Councilmember Perry asked if the platform saved on manpower authorizations. Ms. Woosley stated that platform systems addressed the elimination of manual entry completed by associated data entry staff and improved efficiencies. City Manager Walsh reiterated that additional staff would not be needed to implement the platform and that improved data and efficiencies would be gained with implementation. Councilmember Perry expressed his unease with all the questions asked by fellow Councilmembers.

Councilmember Viagran asked if any of the 43 identified agencies utilizing the SHI system were delegate agencies. Ms. Woosley stated that 23 delegate agencies from varied categories utilized the

system.

Councilmember Viagran asked if the potential Ready to Work partners had been given the opportunity to test run the platform. Assistant City Manager Alex Lopez noted that staff had met with current Train for Jobs partners to identify any platform concerns. Ms. Lopez stated that partners biggest concerns were associated with meeting adequate timelines for implementation. She emphasized staff's recommendation to immediately put in place a basic infrastructure in order to meet specified timelines. She noted that the solicitation process for potential partners was intentionally transparent in order to provide system characteristics and possible need for staff.

Councilmember Viagran asked if there was a specific reason why the system would be used for both the Ready to Work and Human Services Programs. Ms. Lopez stated that DHS had identified a need for the system several years back, and that the Ready to Work Program had also identified several of the same needs. She added that it made sense to integrate a system for the Ready to Work Program which social service partners were already a part of.

Councilmember Rocha Garcia asked for clarification on the system recommended usage for the Ready to Work and Train for Jobs Programs and not DHS services. Ms. Woosley clarified that the Training for Jobs was a DHS grant funded program which required a referral system to be in place. Councilmember Rocha Garcia asked if non-profit partners would be required to use the system and incur associated implementation costs. City Manager Walsh stated that the Ready to Work Budget would cover the associated referral system implementation costs for non-profit partners.

Councilmember Rocha Garcia asked what would be gained with a flexible timeline implementation. Ms. Lopez stated that flexibility would provide additional time for data transfer and integration during the solicitation process. City Manager Walsh noted that earlier implementation allowed for a more optimal integration and would not delay transition training to partner agencies. Councilmember Rocha Garcia expressed her discomfort of moving forward with approval since there were still pending questions to the system implementation.

Mayor Nirenberg asked how many organizations had responded to the solicitation. Mr. Goodwin stated that SHI was the only solicitation respondent.

Councilmember Rocha Garcia moved to continue Item 4 until June 17, 2021. Councilmember Perry seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Courage, and Perry

**NAY:** 1 - Pelaez

**ABSENT:** 1 - Gonzales

City Clerk Flores read the caption for Item 18.

**2021-06-10-0435**

- 18.** Ordinance approving the renaming of portions of Mission Road, Napier Avenue, Padre Drive, Mission Parkway, Acequia, Ashley Road and Villamain Road, all located within the World Heritage Area. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services; Colleen Swain, Director, World Heritage Office]

Colleen Swain, Director, World Heritage Office, provided a presentation and background on the proposed renaming of streets within the World Heritage Area. She noted that the project originated shortly after the World Heritage designation when Councilmember Viagran conducted symposiums on associated aspects related to World Heritage, and the Item addressed the visitor experience component.

Ms. Swain stated that a study completed by the San Antonio River Authority identified the need for improved directional signage to the San Antonio Missions, which resulted in a \$5 million allocation under the 2017 Bond Project for a comprehensive signage and wayfinding project. She added that funds would encompass the development of a unified brand for wayfinding and proposed renaming of some streets to provide a contiguous Mission Road.

Ms. Swain summarized the proposed street renaming changes and noted that the proposed changes were reviewed by the Development Services Department and met City Code requirements. Ms. Swain provided an overview of the proposed street changes by segments and associated maps:

- Segment 1 – Mission Road to Roosevelt Park Drive
- Segment 2 – Napier Avenue to Mission Road
- Segment 3 – Mission Road to San Jose Drive
- Segment 4 – Padre Drive to Mission Road
- Segment 5 – Mission Parkway to Riverfront Parkway
- Segment 6 – Ashely Road to Espada Road
- Segment 7 - Ashley Road to Espada Road
- Segment 8 – Villamain Road to Mission Road

Ms. Swain stated that the proposed street name changes had been initially discussed in a World Heritage Open House meeting on June 22, 2020 and then in various meetings with community stakeholder groups from October 2020 through April 2021. She noted that the recommended project had been approved by the Historic Design and Review Commission and the Planning Commission.

Mayor Nirenberg called on the individuals registered to speak on Item 18.

Terry Ibanez spoke in opposition of proposed street name changes to Mission Road, Napier Avenue and Padre Drive.

Brenda Pacheco spoke in opposition to proposed street name changes to Mission Drive and San Jose Drive.

Councilmember Viagran thanked Ms. Swain and her team for their work on the proposed name changes. She acknowledged Ms. Pacheco and Ms. Ibanez concerns to proposed street name changes. She asked for clarification on the length in miles for the section of Ashely Road that was proposed to be changed. Ms. Swain stated that 555 linear feet of Ashley Road was proposed to be changed to Mission Drive with 2.5 miles remaining as Ashley Road.

Councilmember Viagran acknowledged that some of the streets proposed to be changes had historical references to area resident stories and roots and should retain their current names. She noted that she supported amendments be made to the Item in order to maintain historical references of the area streets.

Councilmember Perry asked what prompted the name change request. Ms. Swain explained that the

2015 series of symposia meetings identified concerns with directional and wayfinding signage which caused confusion in driving to the Missions. She stated that the San Antonio River Authority study also identified visitor directional signage challenges. Councilmember Perry asked if proposed amendments would challenge driving connectivity or ease. Ms. Swain stated that proposed amendments would still allow for a contiguous Mission Road.

Councilmember Pelaez asked if individuals were compensated for costs associated with address changes to various utilities, billing accounts, and related activities. Ms. Swain noted that no individuals would be impacted by the proposed amendments from Councilmember Viagran. Councilmember Pelaez expressed concern that future street name changes would financially impact residents and businesses when having to update accounts and records. Michael Shannon, Director, Development Services Department, stated that open meetings were always conducted on proposed street name changes in order to determine hardships to residents and businesses. Councilmember Pelaez asked that conversations be had on how to identify funding for compensation associated with street name changes.

Councilmember Viagran moved to approve Item 18 without Segments 2, 3, 4, and 8 depicted on realignment map as being Napier Avenue to Mission Road, Mission Road to San Jose Drive, Padre Drive to Mission Road and Villamain Road to Mission Road. Councilmember Gonzales 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 21.

**2021-06-10-0438**

- 21.** Ordinance approving a Professional Services Agreement in an amount not to exceed \$313,200.00 with Neighborhood Housing Services of San Antonio for the Shotgun House Pilot Program. Funding in the amount of \$230,000.00 is available from the District 5 City Council Budget in the General Fund, and in the amount of \$83,200.00 is available from the FY 2021 Neighborhood Housing Services Department Budget in the General Fund. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Veronica Soto, Director of Neighborhood and Housing Services Department (NHSD) provided a presentation on the Shotgun House Rehabilitation Pilot Program. She explained that the Program was funded under the FY 2021 Budget and launched in January 2021. She noted that NHSD and the Office of Historic Preservation (OHP) collaborated with the University of Texas – San Antonio (UTSA), Micro: SA, and Neighborhood Housing Services of San Antonio (NHSSA) to develop a strategy for preserving this type of housing stock within District 5.

Ms. Soto provided an update on the progress of the program:

- 222 Furnish Street (owner-occupied house) – Rehabilitation completed with resident moved into property.
- 1107 Guadalupe Avenue (tenant-occupied house) – Rehabilitation in progress
- 1107 Smith Alley (vacant house) – Scope of work in development

Ms. Soto noted that the vacant property would be rented as affordable housing to an individual with

income at or below 80% area median income (AMI). She noted that the vacant rehabilitation project required additional funding to complete totaling \$83,000.

Ms. Soto stated that staff recommended approval of an agreement with NHSSA for the completion of scope of work for the vacant property and provided additional funding to complete three additional properties. She added that funding was provided by Council District 5 Carry-Forward funds.

Councilmember Gonzales highlighted the Pilot Program partnerships and eagerness of residents to move into the houses. She noted that the Program provided the opportunity for small-scale contractors to rehabilitate the shotgun houses. She stressed the importance of rehabilitating historic homes within District 5 and other areas of the City. She asked if Housing Bond Funds could be used for this type of home rehabilitation projects. Assistant City Manager Lori Houston stated that the recent Charter Amendment allowed for funding of these type of projects.

Councilmember Gonzales stressed that there were no Housing Bond Funds allocated to the pilot program to date, but the possibility of future funding could impact communities where these houses were located. She thanked the City and her staff for their work on the Pilot Program implementation.

Councilmember Viagran congratulated Councilmember Gonzales and her staff on the implementation and success of the Pilot Program. She stated these homes were legacy homes which the community wanted rehabilitated and preserved.

Councilmember Perry asked when the Pilot Program began. Ms. Soto stated that the Program started in the current fiscal year and utilized Owner-Occupied Rehabilitation Funding for the first house in the program. Councilmember Perry asked how much funding had been provided to the Pilot Program. Ms. Soto stated that the Program started with \$250,000 with the goal to complete three houses but an additional \$83,000 was needed to complete the vacant property.

Councilmember Perry expressed concern of spending over \$300,000 for the completion of only three properties. Assistant City Manager Houston clarified that approximately \$100,000 of the initial funds were utilized for studies conducted by Micro: SA and UTSA to assist in the creation of design manuals. She added that the program could be replicated in other areas at lower cost of approximately \$85,000 per home. Councilmember Perry stressed the importance of tracking a positive return on investment.

Councilmember Sandoval stated that she supported this type of rehabilitation project which maintained the integrity of neighborhoods and historic nature of the City. She noted that the Climate Action & Adaptation Plan stressed the principles of reducing, reusing, and recycling resources which the Pilot Program followed.

Councilmember Gonzales recommended that City Council continue to support historic preservation throughout the City noting that the City's historic buildings were one of its greatest assets. She stated that financial burden of maintaining a historic structure could be cost prohibitive to owners and that the City should support historic preservation with programs such this.

Councilmember Sandoval reminded the City Council to familiarize themselves with the OHP report highlighting opportunity at risk in terms of pre-1960 housing stock for the City of San Antonio. She stressed the importance of preserving historic structures and creating partnerships to support preservation efforts.

Mayor Nirenberg stressed that preservation and rehabilitation of existing housing stock was a priority under the City's Housing Framework Plan. He noted that these homes were often used as affordable housing opportunities and he applauded the Pilot Program and staff's efforts for development.

Councilmember Gonzales moved to approve Item 21. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez, and Courage

**ABSENT:** 2 - Cabello Havrda and Perry

City Clerk Flores read the caption for Item 22.

**2021-06-10-0439**

- 22.** Ordinance approving a Development Agreement between the Midtown TIRZ Board of Directors, Broadway SA Investors, GP, LLC, and the City of San Antonio to reimburse for eligible public improvements and associated fees for streets, sidewalks, utilities, lighting, and landscaping for an amount not to exceed \$500,000 for the Elmira Street Apartments Project located at 1126 E. Elmira Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Councilmember Treviño highlighted Item 22 and its contribution of approximately \$1,045,000 towards incentivizing future housing projects and housing fee waivers.

Councilmember Treviño moved to approve Item 22. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

**AYE:** 8 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Pelaez, and Courage

**NAY:** 1 - Sandoval

**ABSENT:** 2 - Cabello Havrda, and Perry

City Clerk Flores read the caption for Item 28A, 28B and 28C.

- 28.** Approving the following items pertaining to changes to the governance structure and operations of the San Antonio Housing Trust, San Antonio Housing Trust Public Facilities Corporation, and the San Antonio Housing Trust Finance Corporation: [Lori Houston, Assistant City Manager; Veronica Soto, Director, Housing and Neighborhood Services]

**2021-06-10-0444**

- 28A.** Ordinance approving amended Declaration of Trust and Final Rules and Regulations of the San Antonio Housing Trust.

**2021-06-10-0033R**

**28B.** Resolution approving amended and restated articles of incorporation and Bylaws of the San Antonio Housing Trust Finance Corporation.

**2021-06-10-0034R**

**28C.** Resolution approving amended and restated Certificate of Incorporation and Bylaws of the San Antonio Housing Trust Public Facility Corporation.

Veronica Soto, Director, Neighborhood and Housing Department, noted that the Mayor’s Housing Policy Task Force Report recommended to have an assessment of the San Antonio Housing Trust (SAHT) and its related body. She stated that the SAHT had provided an update to City Council of Task Force recommendations and implementations already set in place. She added that this Item addressed the Task Force recommendations associated with Governance and realignment of SAHT four existing Boards.

Pedro Alanis, Executive Director, SAHT, stated that a Joint Transition Committee (JTC) was established in September 2020 to discuss and recommend realignments to the governing structure of the SAHT and its four Boards. He provided a summary of the JTC structure, charge, and meeting results:

Joint Transition Committee			
1 <sup>st</sup> JTC	2 <sup>nd</sup> JTC	3 <sup>rd</sup> JTC	4 <sup>th</sup> JTC
<ul style="list-style-type: none"> <li>Agreed to a unifying governance board structure across each legal entity</li> </ul>	<ul style="list-style-type: none"> <li>Staggered Terms</li> <li>Board nomination &amp; Term limit structure</li> <li>Sub-Committees</li> <li>Disband investment corporation</li> <li>Ensure core values were enshrined in formation documents</li> <li>Process for filling vacant board seats</li> </ul>	<ul style="list-style-type: none"> <li>Provided guidance on a new Statement of Purpose</li> <li>Asked staff to finalize formation documents &amp; establish consistency between entities</li> <li>Voting rights for “Community Advisors” if elected to an Officer in PFC/FC</li> </ul>	<ul style="list-style-type: none"> <li>Agreed to final Statement of Purpose</li> <li>Agreed with Community Board Members selection process</li> <li>Recommended moving forward with re-alignment</li> </ul>

Mr. Alanis stated that the revised Statement of Purpose reflected: 1) SAHT commitment to creating and preserving housing that was primarily affordable, accessible, attainable, and/or sustainable to residents in the City of San Antonio; and 2) To support community development efforts that built and sustained neighborhoods, empowered residents, and provided for positive equitable outcomes.

Mr. Alanis reviewed the current and proposed governance structure:

Existing Governance Structure			
Trust	Foundation	Public Facility Corp.	Finance Corp.
11 Appointed Trustees by each Council District & Mayor	11 Appointed Directors by each Council District & Mayor	5 Council Directors appointed by the Mayor	5 Council Directors appointed by the Mayor

1 City Trustee*			
Proposed Governance Structure			
Trust	Foundation	Public Facility Corp.	Finance Corp.
5 Council Trustees	5 Council Directors	5 Council Directors	5 Council Directors
3 Community Trustees (Housing Expert)	3 Community Trustees (Housing Expert)	3 Community Trustees** (Housing Expert)	3 Community Trustees** (Housing Expert)
3 Community Trustees (Community Rep)	3 Community Trustees (Community Rep)	3 Community Trustees (Community Rep)	3 Community Trustees (Community Rep)
1 City Trustee*	1 City Director*	1 City Advisor*	1 City Advisor*

\*City Member is Advisory only

\*\*Community Advisory can vote, if elected as an officer

Mr. Alanis stated that the Mayor would nominate the five City Council Board Members and the six Community Board Members would be nominated by the SAHT Governance Committee. He noted that City Council would approve all Board Members who would serve four-year staggered terms. He added that each legal entity would elect a president, vice president, secretary, and treasurer.

Mr. Alanis stated that the Board President would be able to create ad-hoc committees for specific tasks necessary to exercise its authority. He noted that the Governance Committee would be responsible for evaluation of new Directors, overall policy development, and executive director evaluations.

Mr. Alanis stated that the Finance and Audit Committee would review and prepare the annual budget and conduct audits as needed. He added that each standing committee would have at least one Council Director and one Community Member. He reviewed the Community Board qualifications related to community representative or housing expert status.

Mr. Alanis provided an overview of the community board selection process:

- Office of the City Clerk (OCC) prepared applications for the new board
- SAHT commenced campaign to educate and invite persons to apply
- OCC accepted applications and forwards to City Attorney for standard vetting
- SAHT Committee recommends six individuals from vetted applications
- City Council Subcommittee considered all applications with SAHT recommendations
- City Council approved all Board Members

Mr. Alanis provided an overview of Housing Commission comments related to the realignment:

- Four years was long time to commit for a volunteer Board Member
- Several Commission Members wanted to see Community “advisors” vote across all four entities
- SAHT should reach towards equitable practice and participation as there were different burdens for different stakeholders
- General agreement on the Statement of Purpose and appreciated focusing on equitable outcomes
- Change from inner city/downtown focus was a positive change

Mr. Alanis stated that if approved by City Council, the application process would begin in July 2021



with final City Council approval of Board Members tentatively scheduled for August 2021.

Councilmember Viagran noted that the SAHT structure realignment had been years in the making and she thanked the SAHT and City staff for their diligent work.

Councilmember Sandoval expressed her support of the Item and asked how the Housing Commission interacted with SAHT. Ms. Soto stated that the Housing Commission had oversight over the Housing Policy Framework which was the document completed by the Task Force. She added that the Housing Commission would continue to receive housing issue reports and updates from SAHT.

Councilmember Gonzales acknowledged Councilmembers Viagran and Treviño for their work with the SAHT and their commitment to addressing housing issues. She noted that SAHT had completed significant projects in District 5 which contributed to historic preservation and rehabilitation and added that she hoped similar projects would continue in the future.

Mayor Nirenberg thanked City and SAHT staff for their work on the Item over the past three years. He stated that the presented changes were significant and positive in achieving the City's housing goals.

Councilmember Viagran moved to approve Items 28 A, 28B and 28C. Councilmember Rocha Garcia 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

## **CITY MANAGER'S REPORT**

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

City Manager Erik Walsh highlighted the official City of San Antonio 2021 Fiesta Medal which featured public art from the Bloom Sculpture Series by Leticia Huerta. He noted that the Bloom Sculpture Exhibit was installed at the River Walk Public Art Garden, and he encouraged everyone to visit the site.

City Manager Walsh highlighted the Healthy Corner Store Initiative which had expanded from one store to eight and continued to grow within the City. He noted that the Initiative had become a great service to the community and promoted healthy food choices.

City Manager Walsh introduced a video highlighting the Beautification Public Art Project for the Westside Gateway corridor. He stated that the Project had a large and positive impact on the community.

Councilmember Viagran expressed her support for the Healthy Corner Store Initiative and thanked the food partners who contributed food to the Initiative. She noted the City's designation as a Creative City of Gastronomy and thanked the World Heritage Office staff for their efforts in promoting food events in District 3.

Councilmember Gonzales emphasized the importance of Public Art to the community and the need for the City to highlight its great art, culinary and cultural assets to attract economic development and jobs.

She recognized Razi Hosseini, Nefi Garza and the Public Works Department for their commitment to addressing resident issues associated with drainage and sidewalk improvements.

Councilmember Treviño thanked his staff for their work during his City Council terms of office.

Councilmember Rocha Garcia acknowledged that the City Council meeting would be the last time that the City had a majority female City Council. She thanked her female Councilmembers for their dedication and service to the City and expressed her honor to have worked and championed issues such as gender equity.

Mayor Nirenberg led the Dias in singing and wishing Councilmember Viagran a happy birthday.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 12:23 PM.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk