

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



**Meeting Minutes
City Council Special Meeting
No in-person access to this meeting**

Thursday, March 18, 2021

1:00 PM

Phone/Video Conference

ROLL CALL

The City Council convened in a Special 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

Once a quorum was established, the City Council considered the following:

1. Briefing on the status of the 2017 - 2022 Bond Program and the planning and development process for the 2022 - 2027 Bond Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Public Works Director Razi Hosseini stated that he would provide a briefing on the 2022 – 2027 Bond Program that included a summary of the 2017 Bond Program and the development of the 2027 Bond Program.

Mr. Hosseini noted that 72% of the 2017 Bond Program had been completed with 63% of the projects completed and 66% under construction, 47 projects were under design, and four projects in pre-design phase. He added that he anticipated that 97% of the 2017 Bond Program projects would be completed by May 2022.

Mr. Hosseini provided a history of Bond Program funding and stated that prior to 2007 there were no Bond Programs over \$150 million. He noted that since 2007, the City's Bond capacity had significantly

increased and addressed a larger number of drainage, roadway and park issues. Mr. Hosseini provided an analysis of City Bond Programs as listed below:

Proposition	2007 Bond \$550 M 151 Projects	2012 Bond \$596 M 140 Projects	2017 Bond \$850 M 180 Projects
Streets, Bridges & Sidewalks	55.8%	56.6%	52.4%
Drainage & Flood Control	27.6%	21.5%	16.4%
Parks, Recreation & Open Spaces	14.4%	14.6%	22.0%
Library & Cultural Facilities	2.0%	4.9%	2.8%
Public Health/Safety Facilities	0.1%	2.4%	4.0%
Neighborhood Improvements	-	-	2.4%
Total	100%	100%	100%

Mr. Hosseini noted that the 2022 Bond's guiding principles considered the following:

- Align with adopted City Plans
- Environmental sustainability and safety
- Embedded equity for communities of color and low-income communities
- Strategic partnerships and leveraged commitments (SAWS, SARA, CPS Energy, VIA Transit)

Mr. Hosseini spoke on the proposed project evaluation criteria categories which included:

- Access to opportunity (connectivity, location, bus routes, equity atlas)
- Feasibility (location restrictions, other funding sources, right-of-way, community supported)
- Health, safety, and environment (accessibility, sustainability, safe design enhancements, flood risk reductions)
- Existing condition (pedestrian/bicycle crashes, pavement conditions, capacity enhancement, multi-modal/multi-purpose opportunities, maintenance)

Mr. Hosseini added that the potential 2022 Bond Program categories included:

- Streets, bridges, and sidewalks
- Drainage and flood control
- Parks and recreation facilities
- Municipal facilities (libraries and cultural centers)
- Public safety facilities
- Neighborhoods

Mr. Hosseini noted that the City operated 235 facilities with several of them in need of repair or enhancement with anticipated increased maintenance costs. He stated that proposed approach to projects would implement a City approach and would consider centralization of services to minimize impact and delivery of services to community.

Mr. Hosseini reviewed the FY 2022 Bond Program timeline and indicated that a call for election would be brought before the City Council for consideration in January-February 2022. He added that if the call

for election was approved the FY 2022 Bond Program would go before the public for a vote in May 2022.

Mr. Hosseini reported that the current planning efforts for the FY 2022 Bond Program development included:

- Continued coordination with City Council and City departments
- Evaluation of potential projects
- Establish capacity Summer 2021

Mr. Hosseini stated that the Mayor and City Council would appoint Committee Members in July-September 2021 based on approved program categories to:

- Serve in an advisory role
- Obtain community input
- Consider potential projects
- Recommend projects to City Council for the proposed FY 2022 Bond Program

Mayor Nirenberg stated that to make the FY 2022 Bond Program transformative, it would have to be viewed as not a complete set of projects. He indicated that he viewed the FY 2022 Bond Program as having three pillars: 1) Connecting people; 2) Improving Public Health Outcomes; and 3) Making systems more resilient. He stated that he would like to see how projects could be advanced utilizing the three pillars.

City Manager Walsh suggested that another important element to the Plan were the regional centers which the City had invested in.

Councilmember Viagran asked what the Equity Atlas Tool was. Transportation Director Tomika Monterville stated that it was a spatial tool which incorporated data associated with race, income, language, education and other factors. She indicated that it spoke to how equity was applied in developing programs of improvement for the City. She added that a score based on the methodology development would be assigned to projects. Councilmember Viagran requested that the issue of accessibility be embedded in projects.

Councilmember Rocha Garcia asked how future costs were factored in for projects. Mr. Hosseini stated that cost estimates were adjusted for 5% inflation for five years and most projects were completed on Budget. Councilmember Rocha Garcia spoke of coordinating with other entities and partner organizations.

Councilmember Sandoval stated that all projects placed on the ballot should support the three pillars identified by the Mayor. She suggested that a working group be formed to evaluate all projects for co-benefits provided. She requested an assessment of pedestrian connectivity to parks. Mr. Hosseini suggested that the consulting firms visit the site of a project when providing a cost estimate.

Councilmember Gonzales spoke of educating the Committees on the methodology for selection of projects. She asked if a needs assessment of facilities and parks had been made. Mr. Hosseini stated that staff had information on the drainage needs in each Council District.

Councilmember Courage expressed concern that the Citywide category was not included because many people recognized the value of citywide projects. Mr. Hosseini stated that citywide projects were not a category but rather a project within the category. Councilmember Courage spoke of briefing the community on the Equity Atlas to understand the value of equity. He stated that projects should be evaluated based on need and what the community wanted to see.

Councilmember Treviño stated that the data should be evaluated by the residents in neighborhoods. He requested that staff focus on public engagement and relying on input submitted by the neighborhoods.

Councilmember Perry stated that each Council District had their needs and priorities which should be utilized to identify projects along with the pillars. He indicated that there were opportunities for improvement in the way projects were presented to the public.

Councilmember Andrews-Sullivan asked if outreach to the homeless would be performed by the Department of Human Services. Mr. Hosseini stated that he would partner with Jeff Coyle to develop a plan for outreach to the homeless. Councilmember Andrews-Sullivan spoke of providing healthcare facilities in areas in which none existed.

Councilmember Pelaez spoke of the role that Bond Programs could play to provide technology to neighborhoods and organizations. He stated that disaster preparedness and cybersecurity should be addressed in the Bond Program.

Councilmember Viagran stated that investment in basic necessities had not occurred in some areas due to systemic racism.

Mayor Nirenberg stated that he would like to see the City Council view the Bond Program through the three pillars. He expressed support for a transformative investment in parks, digital infrastructure and housing.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg recessed the meeting at 3:02 pm.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk