

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



**Meeting Minutes  
City Council B Session**

No in-person access to this meeting

**Wednesday, February 10, 2021**

**2:00 PM**

**Videoconference**

**ROLL CALL**

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores took the Roll Call noting a quorum with the following Councilmembers present:

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

Once a quorum was established, the City Council shall consider the following:

1. Pre-Solicitation Briefing for Hemisfair Civic Park (2017 Bond Project) [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Razi Hosseini stated that the Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009 as a non-profit local government corporation and was engaged in a long-standing partnership with the City. He indicated that HPARC planned, developed, and maintained projects within Hemisfair. He reported that the City of San Antonio, HPARC, and design consultants facilitated the gathering of public input through focus group meetings, public workshops, an online survey, and design development.

Mr. Hosseini stated that the 2012 Bond Program improvements totaled \$30 million and included the development of Yanaguana Garden, historic homes, and Hemisfair streets. He reported that the 2017 Bond Program improvements totaled \$26 million and included the development of the Hemisfair Civic Park and Hemisfair Streets Phase 2.

Mr. Hosseini reported that Yanaguana Garden was completed in 2015 and the Civic Park would be delivered in two Phases. He indicated that Phase 1 was funded by the 2017 Bond Program and would include gardens, a Great Lawn, a Promenade, and The Shallows. He noted that the funding for Phase 2 was to be determined and would include the Overlook, Mural Room, Source Plaza, and Zocalo.

Mr. Hosseini reviewed the background of the project and the following events: 1) February 2012-Master Plan approved; 2) December 2014-schematic design completed; 3) June 2017-early works package; and 4) November 2020-design complete.

Mr. Hosseini reported that the solicitation would be released as a Request for Competitive Sealed Proposal (RFCSP) and was valued at \$28 million. He noted that the project was estimated to be completed in April 2023. He stated that the project would be located at 210 South Alamo Street, adjacent to the Henry B. Gonzalez Convention Center. He indicated that park improvements would include urban plazas, water features, promenades, open green spaces, a courtyard, and public restrooms.

Mr. Hosseini reviewed the outreach to be performed, the Evaluation Committee voting members, the solicitation requirements, and the Goal Setting Committee members. He reported that the RFCSP would be released on February 15, 2021 and the due date was April 16, 2021. He added that a post-solicitation briefing would be presented to the City Council and the item would be brought before the City Council for consideration in August 2021 and the contract start date was in September 2021.

Omar Gonzales reported that Zachry, HPARC, and the City remained committed to the project and the Public Private Partnership (P3). He noted that the project scope included residential, retail, and hotel development. He indicated that the project had been impacted by the pandemic and the development team was currently investigating revised financial sources and the plan to accelerate development as soon as possible.

Councilmember Courage asked how much the development plans had deviated from the original Master Plan. Mr. Hosseini stated that the development plans were aligned with the original Master Plan but the timing for the project was delayed. Councilmember Courage expressed concern that more would have to be spent to finish the park. Assistant City Manager Lori Houston stated that staff would present the plan, the schedule, and an agreement to the City Council for consideration in spring 2021.

Councilmember Treviño asked what accommodations would be made for individuals with mobility or physical issues. Mr. Gonzales stated that Hemisfair was designed to be accessible to all ages and abilities. Councilmember Treviño stated that the project was transformational and expressed his support for the project.

Councilmember Perry asked if the hotel complex was part of Phase 2. Ms. Houston stated that Phase 2 would include the areas around the development and the primary entrance to the park on the corner of Alamo and Market Streets. Councilmember Perry expressed concern regarding the amount spent on the park and noted that other parks in the City required an investment to bring them up to City Code standards.

Councilmember Sandoval requested the sources for expenditures for the project. City Manager Erik Walsh stated that the information would be provided to the City Council. Councilmember Sandoval asked how the goals in the City's Sustainability Plan would be incorporated into the project. Mr. Hosseini reported that recycled water and groundwater would be utilized for the irrigation system, LED lights would be utilized, and impervious cover would increase.

Mr. Gonzales stated that the project partnered with the San Antonio River Authority (SARA) regarding low impact development, and the project would focus on solar power where applicable.

Councilmember Gonzales asked for the length of time that the project was behind schedule. Mr. Hosseini stated that the project was approximately 18 months behind schedule. Councilmember Gonzales stated that the project was worth the investment made.

Councilmember Rocha Garcia expressed concern regarding the affordability of retail and food services provided to the general public from vendors in the park. She stated that she was in support of the project.

Councilmember Viagran asked of the occupancy rate for Section 8 housing. Mr. Gonzales stated that the occupancy rate was a little over 80%. Councilmember Viagran expressed her support for the project.

Mayor Nirenberg stated that he was optimistic about the project and noted that the project was too important to not complete.

**2. Pre-Solicitation Briefing for Management of Towing Services for the City of San Antonio. [Maria Villagomez, Deputy City Manager; William McManus, Chief of Police, Police Department]**

Police Chief William McManus reported that the current contract for towing for the San Antonio Police Department (SAPD) was with United Road Vehicle Management Services (URVMS) for a four-year term, with one additional two-year term. He stated that the contract began in December 2015 and would expire in November 2021. He indicated that the contract provided police-directed towing management services for SAPD. He noted that URVMS subcontracted with Richard's Towing, Texas Towing Corporation, Mission Wrecker Service, Texas Roadside Services, and CAARS, Inc. (dispatch company).

Chief McManus stated that URVMS-approved companies would take the following vehicles to the Growdon Impound Facility:

- Vehicles belonging to arrested drivers
- Vehicles damaged in accidents
- Vehicles seized by SAPD as evidence

Chief McManus reported that the City contracted with Alanis Wrecker Service (separate contract) for impound to include:

- Intake, storage, and release of impounded vehicles
- Weekly auction process for abandoned vehicles
- Maintenance of property, environmental compliance, and security

Chief McManus added that the contract would expire in September 2023.

Assistant Police Director Richard Riley reported that recently, Joint Base San Antonio (JBSA) expressed an interest in acquiring the Growdon property. He stated that the City was conducting a feasibility study to relocate the impound facility to be completed in summer 2021. He added that the cost of a new facility and relocation had not been identified.

Mr. Riley stated that the solicitation would be a Request for Proposals (RFP) in which the City would seek a contractor to provide management of towing services to include a towing management system to properly oversee and manage police-initiated towing and recovery services to include:

- Dispatch
- Records and reports
- Audits
- Performance of multiple experienced, State licensed local tow companies
- Maintaining established reduced response times that would ensure that roadways were cleared faster and to increase Officer and citizen safety

Mr. Riley reported that the estimated value of the contract over four years was \$45,383,974 in gross receipts to the contractor and \$1,677,732 in revenue to the City. He indicated that the proposed term was for four years, with one, two-year renewal option.

Mr. Riley stated that the key requirements for the contract included:

- Administrative oversight of specialized recovery services required in traffic incident management and hazmat clean-up
- Management of five local subcontractors
- Biannual inspections of 80+ tow trucks and specialized equipment
- Keep the cost of tows under the City Ordinance maximum of \$177 with a City commission of \$7 per tow

Chief McManus stated that the contractor was required to dispatch the closest truck with a required Estimated Time of Arrival (ETA) within 20-25 minutes on highways and streets, respectively. He reported on the current, overall average ETAs:

Location	Required ETA	Annual Average ETA
Highway	20 minutes	14 minutes
City streets	25 minutes	12 minutes
Heavy duty	45 minutes	29 minutes

Mr. Riley reviewed the outreach performed for the RFP, the Evaluation Committee voting members, the solicitation requirements, and the Goal Setting Committee members. He stated that the RFP would be released on March 1, 2021 with a due date of April 16, 2021. He added that the contract would be brought before the City Council on August 5, 2021 for consideration and the contract would begin on December 1, 2021.

Councilmember Pelaez requested that the RFP require use of a local company as the prime contractor. City Attorney Andy Segovia stated that there was no legal prohibition to require that as long as the requirements were made clear from the beginning.

City Manager Erik Walsh noted that local proposals were received during the last solicitation process for towing services.

Councilmember Rocha Garcia stated that this was an opportunity to envision something different for the solicitation. She added that the City was committed to preserving, protecting, and growing military missions.

Councilmember Treviño asked if any considerations were given to low-income individuals and marginalized groups who have had their vehicle impounded. Mr. Riley stated that there were no written policies for those groups but personnel at the impound lot could take extenuating circumstances into account in deciding to reduce or waive fees. Councilmember Treviño requested that staff examine how to ensure that impound fees did not create a hardship. He requested a detailed line item breakdown on how funds were expected to be spent.

Councilmember Perry suggested that the current contract be extended and lined up with the contract for the impound lot. He spoke of showing support for the military by transferring the land where the impound lot was located to JBSA. He asked if discussions had been held with the current contractor regarding extension of the current contract. Deputy City Manager Maria Villagomez stated that further conversations with JBSA were needed to understand exactly what they were requesting. Chief McManus stated that the current contractor was willing to extend the contract for two years. Juan Ayala provided details regarding JBSA's need for expansion.

Councilmember Sandoval asked when the decision would be made to consolidate the two contracts. City Manager Walsh stated that staff would develop some proposed options for the City Council and the City Council would be making a commitment to the military and the contract option. Councilmember Sandoval requested the number of individuals that have their vehicles towed on a regular basis due to an arrest. She asked how the program Highway Emergency Response Operator would affect towing operations. She suggested that a policy be created which would allow someone other than the individual arrested to pick up the vehicle. Chief McManus reported that any licensed driver could pick up a vehicle for one who was arrested. Councilmember Pelaez stated that the urgency for this item was impacted by the pandemic.

Councilmember Rocha Garcia asked if the RFP could be delayed. Mr. Riley indicated that the RFP could be delayed for two weeks.

Mayor Nirenberg stated that being able to lift up small businesses and seeing them thrive should be a

positive consequence by providing contracted services to the City.

City Manager Walsh stated that staff would not proceed with the RFP in order to perform additional due diligence and would report back to the City Council with a memo or in a meeting in approximately two weeks.

### **EXECUTIVE SESSION**

- 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).

Mayor Nirenberg announced that the Executive Session would be carried over to February 11, 2021.

### **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg recessed the meeting at 3:49 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk