

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



**Meeting Minutes  
City Council B Session**

No in-person access to this meeting

**Wednesday, March 17, 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:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Pelaez, Courage, and Perry

**ABSENT:** 1 - Sandoval

Mayor Nirenberg recessed the meeting into Executive Session at 2:07 pm to discuss the following:

**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)].
- F. Legal advice regarding election laws and open meeting procedures pursuant to Texas Government Code Section 551.071.
- G. Deliberate competitive matters regarding CPS Energy and discuss related legal issues pursuant to Texas Government Code Section 551.086 (competitive matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 3:50 pm and announced that no action was taken in Executive Session and two of the Items would be carried over to March 18, 2021.

1. FY2021 Biannual High Profile Report Update. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

City Manager Walsh stated that the item would be discussed in a future meeting.

2. Briefing on Development Principles for the San Antonio Airport System. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

Christine Rajpal stated that the creation of development principles for the San Antonio Airport System was a two part process. She reported that staff were working on the design guidelines at this time and would work on the design standards following that. She indicated that the purpose of those efforts was to provide a framework for designing all capital projects and to design criteria with parameters while maintaining flexibility and encouraging design creativity and innovation. She noted that the development principles, guidelines and standards were key decision-making tools enabling effective and efficient implementation of projects and would provide a set of standards for development of future capital improvements.

Ms. Rajpal reported that the benefits of development principles, guidelines and standards included:

- Improved San Antonio image establishing a cohesive visual appearance
- Enhanced unique sense of place
- Improved passenger experience
- Increased resource utilization, efficiency and focus
- Increased cost effectiveness and construction efficiencies
- Reduced operational and maintenance costs
- Enhanced capital improvement programming

- Established connection to the Airport Strategic Development Plan

Ms. Rajpal stated that staff were working to establish parameters for future projects and the guidelines and standards would be used as a reference. She noted that a Design Review Committee would be established to reinforce conformance. She indicated that the airport today was a series of additions to the original facility.

Ms. Rajpal indicated that the San Antonio International Airport (SAIA) wanted to be a unified airport district with a distinct look and feel and the San Antonio sense of place which would provide a cohesive user experience. She reviewed the project schedule and stated that the next step would be to revisit the document production and to hold collaborative work sessions.

She reported that community and stakeholder engagement began with a survey and the feedback for the three main drivers were convenience, customer service and ample space and amenities. She noted that the consensus on the identity was that the identity was unclear and there was no clear brand for the airport. She stated that the overall response was that the airport should represent the identity of San Antonio.

Ms. Rajpal stated that other airports:

1. Identified a passenger typology
2. Identified regional identity
3. Identified principles

She noted that staff would focus on identifying those three things which would be unique to San Antonio. She indicated that SAIA completed a survey to identify passenger typologies in September 2019 and the following were identified as part of the study:

- Business
- Leisure
- Family
- Special needs
- Senior couple
- Employee
- Tenant
- Military
- “Swing”
- Global
- Media

She reported that the typologies were narrowed down to leisure, business, family, assisted needs, military, employee and tenants.

Ms. Rajpal reviewed the elements of an outsider’s view of San Antonio and noted that these were narrowed down to history, business and industry, military, adaptive, and vibrant/family. She stated that the terms community, military, nature and history were identified as the principles

which made San Antonio unique. She reviewed the images and key phrases of the principles.

Ms. Rajpal stated that staff engaged in series of community outreach meetings and feedback from the meetings was incorporated into the principles. She reported that key phrases were translated into design elements. She provided an example of the architectural analysis of the key phrase “Hispanic”. She noted that the design team would continue to evolve the initial concepts and stated that the feedback received from working sessions, engagement meetings and from the City Council would be utilized and incorporated into the documentation phase. She indicated that the end result would be the design visioning book which would be placed on the website and made available to the general public and future consultants.

Mayor Nirenberg stated that the idea of incorporating iconic structures, images and colors of the City to create a sense of place upon arrival was extraordinary.

Councilmember Andrews-Sullivan asked of walls that could be utilized to provide directions to a specific location. Ms. Rajpal stated that walls would be utilized and incorporated into the design elements.

Councilmember Courage stated that he was impressed with the idea of matching thoughts and pictures to concepts. He congratulated the team which worked on the development principles.

Councilmember Rocha Garcia asked if some of the aspects of the design standards created by the Airport System Development Committee (ASDC) were incorporated. Ms. Rajpal replied that they were and a presentation was made to the ASDC and the Airport Advisory Commission.

Councilmember Pelaez suggested that designation of the City as a “City of Birds” be included in design standards. He spoke of the need to highlight the military and cybersecurity for the project and noted that the project presented the opportunity to articulate the City’s aspirations.

Councilmember Perry requested a Random Order of Magnitude (ROM) on the cost of the projects as soon as possible. He cautioned against omitting the City’s history.

Councilmember Viagran asked if participants in the creation of design concepts included Visit San Antonio. Assistant City Manager Carlos Contreras stated that they did.

Councilmember Sandoval spoke of the need to create a ground transportation hub in the City and requested further discussion on the subject.

Mayor Nirenberg stated that creating a multi-modal ground transportation terminal was discussed and could be discussed further with the Transportation and Mobility Committee. Mr. Saenz indicated that the exercise for the Strategic Development Plan included multi-modal access points and would be taken into consideration as the planning and design elements were finalized. Mayor Nirenberg noted that many parking lots were vacated when the Consolidated Car Rental Facility opened and could potentially serve as adjacent hubs.

Councilmember Treviño spoke of honoring Mr. D. Howard who was recognized worldwide. He

reported that Mr. D. Howard invented a number of things including reverse thrusters. He noted that the airport should make one feel like they were in San Antonio where aviation, aerospace and general aviation thrived.

Mayor Nirenberg announced that there were no citizens registered to speak or written testimony for the Public Comment Meeting.

## **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg recessed the meeting at 4:55 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk