

City of San Antonio



Minutes Audit and Accountability

Monday, December 6, 2021

2:00 PM

City Hall Complex

Members Present: Councilmember Clayton Perry, *Chair*, Councilmember Jalen McKee-Rodriguez, *Member*, Councilmember Manny Pelaez, *Member*, Priscilla Soto, *Citizen Member*

Members Absent: Judy Treviño, *Citizen Member*

Meeting called to order at 2:09 PM

Approval of Minutes

1. **Approval of the Minutes of the November 1, 2021 Audit and Accountability Council Committee Meeting.**

Councilmember McKee-Rodriguez moved to approve the Minutes of the November 1, 2021 Audit and Accountability Council Committee Meeting. Councilmember Pelaez seconded the motion. The motion carried unanimously by those present.

PUBLIC COMMENT

None.

CONSENT AGENDA

Post-Solicitation High Profile Items

2. **Approval to proceed with scheduling one contract for City Council consideration to provide the Information Technology Services Department with citywide outside plant, vertical & horizontal cabling, in the estimated total value of \$3,100,000.00 for 3 years with 2, 1-year options to renew.** [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]
3. **Approval to proceed with scheduling two contracts for City Council consideration to provide the Public Works Department with on-call environmental abatement services, in the estimated total value of \$4,000,000.00 for an initial 1-year term with 3, 1-year options to renew.** [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works Department]
4. **Approval to proceed with scheduling five contracts for City Council consideration to provide the Public Works Department with on-call environmental consulting services, in the estimated total value of \$12,000,000.00 for an initial 1-year term with 3, 1-year options to renew.** [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works Department]

Councilmember Pelaez moved to approve Consent agenda Items 2, 3, and 4. Citizen Member Soto seconded the motion. The motion carried unanimously by those present.

Item 5 was pulled for Individual Consideration by Councilmember McKee-Rodriguez.

ITEMS FOR INDIVIDUAL CONSIDERATION

Pre-Solicitation High Profile Items

Item 6 was addressed at this time.

6. **Briefing on the release of a solicitation for one or more contracts with qualified land trusts or governmental entities to assist the Edwards Aquifer Protection Program with acquisition of properties and conservation easements for aquifer protection in the estimated total value of \$1,750,000.00 for 3 years with 2, 1-year options to renew.** [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Homer Garcia, Director of Parks and Recreation Department introduced Grant Ellis, Natural Resource Manager and Philip Covington, Special Projects Manager over the program who presented the item. Covington provided a history and overview of the Edwards Aquifer Protection Program and the solicitation for Land Acquisition Team (LAT) Services by a Land Trust or Governmental Entity which was required by law. Covington reported that the current contracts with Nature Conservancy and Green Spaces Alliance would expire in early 2023. Covington reviewed outreach strategies, evaluation team members, evaluation criteria and the timeline for the solicitation.

Chair Perry asked for clarification on the amount of funding currently available and whether those easements would be handled by the current LAT. Covington replied that the current LAT new

funding would be appropriated from the San Antonio Municipal Facilities Corporation which was approved by City Council in January 2020. Ben Gorzell, Chief Financial Officer, explained the alternative funding strategy through the Municipal Facilities Corporation. Chair Perry asked if the existing contracts could be extended. Covington explained that because the funding program was completely different than the sales tax program and the solicitation for the current contract was made five years ago, it was time to re-solicit. Chair Perry supported the new solicitation. Gorzell explained that staff would come back to City Council for approval of the documents.

No action was required for Item 6.

Item 5 was addressed at this time.

- 5 Approval to proceed with scheduling one contract for City Council consideration to provide the Public Works Department with construction services for the Park Police Headquarters, in the estimated total value not to exceed \$3,540,320.00. Project completion is estimated for March 2023.** [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works Department]

Councilmember McKee-Rodriguez asked about next steps. Razi Hosseini, Director, Public Works Department explained that the next step would be for City Council to approve the contract in January 2022 and construction would begin in February 2022. Councilmember McKee-Rodriguez expressed concern that the Hemisfair Park Area Redevelopment Corporation did not agree with the project and wanted further discussion with community. Hosseini provided background on discussions at the Public Safety Committee which was where it was decided to use the selected building and \$500,000 had already been spent on design of the building. Councilmember McKee-Rodriguez felt that the building had a higher and better use as a prime downtown location in Hemisfair Park. Hosseini explained that a contract had already been negotiated and a delay would be more costly to implement.

Post-Solicitation High Profile Items

- 7. Approval to proceed with scheduling two homeownership housing development agreements and five rental housing development funding agreements, in the estimated total value of \$9,000,000.00 for a period of 5-20 years.** [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

Veronica R. Soto, Director, Neighborhood and Housing Services Department, presented an overview of the two programs: 1) Affordable Homeownership Housing Development Funding and 2) Affordable Rental Housing Development also called Gap Financing. Director Soto explained that funding for the programs was from the HOME Investment Partnership Program and the Community Development Block Grant (CDBG). Director Soto provided an overview of the solicitation and timeline.

Director Soto reported that two vendors had applied for the Affordable Homeownership Housing Development Program and reviewed the scoring for the two applicants and noted that both vendors were being recommended for contracts. Director Soto explained that there were seven applicants for the Gap Financing Program and five were being recommended for contracts.

Chair Perry compared the scoring for both Affordable Homeownership Housing Development vendors noting they were very close but that their number of units as well as the funding were very different. Director Soto explained that the funding was per unit, so the vendor providing more units would get more funding. Chair Perry asked why the Department was recommending five vendors for Gap Financing when the natural break in scoring was at the top three. Director Soto replied that the largest factor was “readiness” and all of the top five vendors were considered to be “ready.” Director Soto also noted that funding was available for all five vendors and the plan was to maximize the number of units that could be created.

Councilmember McKee-Rodriguez expressed concern with the level of Area Median Income (AMI) associated with eligibility for the programs and asked for confirmation that these contracts were consistent with the Strategic Housing Implementation Plan (SHIP). Director Soto clarified that the 60% AMI and below was for rental development, while homeownership was at 125% AMI. Director Soto provided clarification of the SHIP which was scheduled for approval by City Council on December 16, 2021. Councilmember McKee-Rodriguez recommended that more funding should be applied for affordable housing at a lower AMI. Director Soto added that the program did not subsidize market rate units.

Citizen Member Soto agreed with the discussion.

Executive Session

An Executive Session was not held.

Consideration of items for future meetings

Next scheduled Meeting Date was tentatively set for January 26, 2022.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:03 PM

Clayton H. Perry, Chairman

Respectfully Submitted

Debbie Racca-Sittre, Interim City Clerk