

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**APPROVING CONTRACTS WITH (A) LEGACY VISION PRESERVATION, LLC; (B) MAURO MONITA; (C) MICHAEL A. RAMIREZ, DBA TOP NOTCH SERVICES; (D) MJC CONTRACTING, LLC, DBA ALAMO UTILITY SERVICE; AND (E) RAUL M. CERDA FOR DANGEROUS PREMISE ABATEMENT, LOT CLEARING AND SECURING OF STRUCTURES AT VARIOUS LOCATIONS FOR THE DEVELOPMENT SERVICES DEPARTMENT, BEGINNING MAY 1, 2025, THROUGH APRIL 30, 2026, WITH FOUR ADDITIONAL ONE-YEAR RENEWAL OPTIONS FOR AN ESTIMATED COST OF \$1,017,396.00 ANNUALLY AND AN ESTIMATED TOTAL COST OF \$5,086,980.00. FUNDING IS FROM THE FY 2025 GENERAL FUND ADOPTED BUDGET. FUNDING FOR SUBSEQUENT YEARS IS CONTINGENT UPON CITY COUNCIL APPROVAL OF THE ANNUAL BUDGET.**

\* \* \* \* \*

**WHEREAS**, the City released a Request for Proposal (RFP) to provide dangerous premise abatement, lot clearing and securing of structures at various locations for the Development Services Department; and

**WHEREAS**, eight proposals were received, of which one proposal was deemed non-responsive for failure to submit required proposal documents and the remainder were evaluated; and

**WHEREAS**, staff recommends (A) Legacy Vision Preservation, LLC; (B) Mauro Monita; (C) Michael A. Ramirez, dba Top Notch Services; (D) MJC Contracting, LLC, dba Alamo Utility Service; and (E) Raul M. Cerda each for award of a contract; and

**WHEREAS**, approval of this ordinance will authorize five contracts, beginning May 1, 2025, through April 30, 2026, with the option for the City to renew for up to four, additional one-year periods, for an estimated cost of \$1,017,396.00 annually and an estimated total cost of \$5,086,980.00, including renewal options; and

**WHEREAS**, the Texas Local Government Code indicates that competitive bidding is not required under section 252.022(a)(2), which provides for a procurement necessary to protect the public health or safety; and

**WHEREAS**, all expenditures will be in accordance with the applicable fiscal year's budget approved by City Council; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee is hereby authorized to execute the *Agreement for Dangerous Premises Abatement, Lot Clearing Services and Securing of Structures* (the “Agreement”) with (A) Legacy Vision Preservation, LLC; (B) Mauro Monita; (C) Michael A. Ramirez, dba Top Notch Services; (D) MJC Contracting, LLC, dba Alamo Utility Service; and (E) Raul M. Cerda, a copy of which is attached hereto and incorporated herein as **Exhibit I**. These Agreements may be renewed and extended by the Director of City’s Development Services Department or designee for four additional, successive one-year renewal periods on the same terms and conditions and may be amended as provided in the Agreements, subject to and contingent upon appropriation of funds for any increase in expenditures by the City.

**SECTION 2.** Funding for this ordinance in the amount of \$1,017,396.00 is available in Fund 11001000, Cost Center 6105020001 and General Ledger 5201040 as part of the Fiscal Year 2025 Adopted Budget approved by City Council.

**SECTION 3.** Additional funding is contingent upon City Council approval of the Fiscal Year 2026 and subsequent budgets that fall within the term of the contracts.

**SECTION 4.** Payment in the amount up to \$5,086,980.00 is authorized to Legacy Vision Preservation, LLC; Mauro Monita; Michael A. Ramirez, dba Top Notch Services; MJC Contracting, LLC, dba Alamo Utility Service; and Raul M. Cerda and should be encumbered with purchase orders.

**SECTION 5.** The financial allocations in this ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this ordinance.

**SECTION 6.** This ordinance is effective immediately upon passage by eight or more affirmative votes; otherwise, it is effective on the tenth day after passage.

**PASSED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2025.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

---

Debbie Racca-Sittre, City Clerk

---

Andrew Segovia, City Attorney

DRAFT