

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

---

**Thursday, May 1, 2025**

**9:00 AM**

**Municipal Plaza Building**

---

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/DEI/Language-Services>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

8. Ordinance amending the funding agreement between the City of San Antonio and Alamo Colleges District for the Aquatic & Multigenerational Center Renovation at Palo Alto College project, to change the scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 05/04/2025 08:16 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** 8

**Agenda Date:** May 1, 2025

**In Control:** City Council A Session

---

**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Amendment to Funding Agreement: Aquatic & Multigenerational Center Renovation at Palo Alto College (2022 Bond Project)

**SUMMARY:**

An ordinance authorizing an amendment to the funding agreement between the City of San Antonio and Alamo Colleges District for the Aquatic & Multigenerational Center Renovation at Palo Alto College project, reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4. This ordinance declares the original scope of the 2022 Bond project Aquatic Center and Multigenerational Center at Palo Alto College unnecessary due to the design change.

**BACKGROUND INFORMATION:**

***Project Background***

On May 6, 2017, voters approved the 2017 Bond Program authorizing \$5,300,000 in Parks, Recreation, and Open Spaces for improvements to the Aquatic Center at Palo Alto College located in Council District 4. The 2017 Bond project supported improvements to the natatorium including a new roof, heating, ventilation, air conditioning replacement, interior and exterior renovations. However, the initial design assessment determined that the existing facility required

extensive renovations and it was best to demolish and construct a new facility. The center has been closed since December 2019 due to the condition of the facility.

On May 7, 2022, voters approved the 2022 – 2027 General Obligation Bond Program authorizing \$10,000,000 in Parks, Recreation and Open Spaces to facilitate construction of a new District 4 Multigenerational Recreation Facility to support senior and constituent services, meeting space and other recreational services at Palo Alto College, located in Council District 4. While negotiating the new funding agreement for the 2022 Bond project, Alamo Colleges proposed using Alamo Colleges funds and both the 2017 and 2022 Bond funds towards constructing a new natatorium and renovating existing space to deliver the multigenerational recreation facility.

### ***Previous Council Actions***

On September 7, 2023, through Ordinance 2023-09-07-0613, City Council authorized the execution of a funding agreement between the City and Alamo Community Colleges (ACD) totaling \$15,300,000. The council action deemed the \$5,300,000 2017 Bond Program Aquatic Center at Palo Alto College renovation project as unnecessary and paired the funds with the \$10,000,000 2022 Bond Program District 4 Multigenerational Recreation Facility to create a new project, the Aquatic & Multigenerational Center at Palo Alto College.

During the design phase in the Summer of 2024, Alamo Colleges received a new facility assessment which revealed the natatorium was in a condition where it could be renovated along with the interconnecting space, and gymnasium within the existing project budget. Renovation costs were favorable to the project budget and allowed Alamo Colleges to include enhancements not previously included in the pool design such as new spring and platform diving boards, and designated areas to teach “Learn to Swim” for children and seniors.

### **ISSUE:**

This ordinance authorizes the execution of an amendment to the funding agreement between the City of San Antonio and Alamo Colleges District for the new Aquatic & Multigenerational Facility Renovation at Palo Alto College, reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4. This ordinance declares the scope of the 2022 Bond Project Aquatic Center and Multigenerational Recreation Facility at Palo Alto unnecessary due to the change in project design.

The new project will continue to be overseen by Alamo Colleges. Construction started in Winter 2025 and is estimated to be complete by Winter 2027. City funding will be provided on a reimbursement basis upon verification and approval.

### **ALTERNATIVES:**

None.

### **FISCAL IMPACT:**

An ordinance authorizing the execution of an amendment to the funding agreement between the City of San Antonio and Alamo Colleges District for the new Aquatic & Multigenerational Facility Renovation at Palo Alto College, reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4. This ordinance declares the 2022 Bond Project Aquatic Center and Multigenerational Recreation Facility at Palo Alto unnecessary due to the change in project design.

**RECOMMENDATION:**

Staff recommends approval.





 1400 W Villaret Blvd  
 BCADParcels

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. Please contact the responsible City of San Antonio Department for specific determinations.  
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

## City of San Antonio

### Aquatic & Multigenerational Recreation Facility at Palo Alto 1400 W Villaret Blvd



AMENDMENT NO. 1  
TO  
FUNDING AGREEMENT BETWEEN  
THE CITY OF SAN ANTONIO AND  
ALAMO COLLEGES DISTRICT

This Amendment (“Amendment”) to the 2023 Funding Agreement (“2023 Funding Agreement”) for the Aquatic Center and Multigenerational Recreation Facility at Palo Alto (“Project”) between the City of San Antonio, a Texas municipal corporation (hereafter referred to as “City”), acting by and through its City Manager, and Alamo Colleges District (“Grantee”) acting by and through its authorized representative, is entered into between City and Alamo Colleges District, as set out below. The City and Grantee are referred to collectively herein as the "Parties".

RECITALS

WHEREAS, on June 18, 2020, through Ordinance 2020-06-18-0412, the San Antonio City Council (“City Council”) authorized the execution of a funding agreement totaling \$5,300,000 from the 2017 Bond Program with Grantee for improvements to the Aquatic Center (“Aquatic Center”) at Palo Alto College. The scope of the project authorized by the 2020 Funding Agreement included extensive renovations of the existing Natatorium at Palo Alto College; and

WHEREAS, the voter approved 2022 City of San Antonio Bond Program included \$10,000,000 for a Multigenerational Recreational Facility at Palo Alto College;

WHEREAS, based on information available to the Grantee at the time, Grantee requested a change to the 2020 Funding Agreement, allowing for the scope of the Natatorium project to be changed from a renovation to a demolition and construction of a new Aquatic Center. City agreed with Grantee’s proposal based on the initial assessments available to the Parties; and

WHEREAS, on September 7, 2023, through Ordinance 2023-09-07-0613, the San Antonio City Council (“City Council”) cancelled the 2020 Funding Agreement and combined the 2017 and 2022 Bond Projects to fund the construction of a new Project named the New Aquatic Center and District 4 Multigenerational Recreation Facility at Palo Alto College; and

WHEREAS, through Ordinance 2023-09-07-0613, City Council further authorized the execution of a new Funding Agreement (“2023 Funding Agreement”) totaling \$15,300,000 with Grantee. The 2023 Funding Agreement combined the 2017 and 2022 Bond Project funding and authorized its expenditure on the construction of the New Aquatic Center and District 4 Multigenerational Recreation Facility at Palo Alto College; and

WHEREAS, Alamo Colleges District has now determined that it is no longer necessary to demolish the existing Natatorium, and that renovation of the existing Natatorium can be accomplished within the Project budget. The Parties agree to amend the Agreement by substituting a new scope of work that renovates the existing Natatorium instead of demolition and construction of a new aquatic center; and

WHEREAS, a new Scope of Work and a new Project Budget have been developed and are attached as Exhibits 1 and 2 to this amendment. The funding amount provided by the City has not changed.

NOW THEREFORE, in consideration of the terms, covenants, agreements and demises herein contained and in consideration of other goods and valuable consideration, each to the other given, the sufficiency and receipt of which hereby are acknowledged, the Funding Agreement is amended as follows:

1. Incorporation of Recitals. The recitals to this Amendment are incorporated as if fully set forth herein.
2. Description of the Project. The Project is now described as “Renovation of the Aquatic Center and District 4 Multigenerational Recreation Facility”.
3. Paragraph 4.03 of Article IV. OWNERSHIP, USE OF OPERATIONS is amended to now read “The Project improvements shall facilitate the renovation of the existing Aquatic Center and District 4 Multigenerational Recreation Facility in accordance with the Plans and provide for its continued operation during the entire term that the City bonds issued to finance the City’s contribution to the Project remain outstanding.”
4. Paragraph 12.01 of Article XII. INSURANCE & BONDS is amended to now read:  
12.01 No later than the start of the project, Grantee must provide a completed Certificate of Insurance to the City’s Public Works Department Contract Compliance Division. The certificate must be:
  - Clearly labeled with the “Aquatic & Multigen Center Renovation at Palo Alto” in the Description of Operations block;
  - Completed by an agent and signed by a person authorized by the insurer to bind coverage on its behalf (City will not accept Memorandum of Insurance or Binders as proof of insurance);
  - Properly endorsed and have the agent’s signature, and phone number,

Certificates may be mailed or sent via email, directly from the insurer’s authorized representative, City shall have no duty to pay or perform under this Agreement until such certificate and the endorsements have been received and approved by the City’s Public Works Department Contract Compliance Division. No officer of employee, other than the City’s Risk Manager, shall have authority to waive this requirement.

5. Paragraph 12.02 of XII. INSURANCE & BONDS is amended to replace the City’s contact information as follows:

City of San Antonio  
Attn: Public Works Department  
Contract Compliance Division  
P.O. Box 839966  
San Antonio, Texas 78283-3966

6. Exhibit A SCOPE is amended and replaced with an updated scope of work attached as Exhibit 1.



7. Exhibit C PROJECT BUDGET is amended and replace with an updated project budget attached as Exhibit 2.

Except as amended hereby, all other provisions of the Agreement and corresponding Amendments are hereby retained in their entirety and remain unchanged.

**EXECUTED** and **AGREED** on this date: \_\_\_\_\_.

**CITY OF SAN ANTONIO**

**ALAMO COLLEGES DISTRICT**

\_\_\_\_\_  
(Signature)

John Peterek  
Interim Assistant City Manager

*Dr. Thomas Cleary*

\_\_\_\_\_  
(Signature)

Dr. Tom Cleary  
Interim Vice Chancellor For  
Finance and Administration

**APPROVED:**

*[Signature]*

\_\_\_\_\_  
(Signature)

Dr. Robert Garza  
President, Palo Alto College

**APPROVED AS TO FORM:**

*Ross Laughhead*

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Counsel for Alamo Colleges District

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

**ORDINANCE**

**AUTHORIZING AN AMENDMENT TO THE FUNDING AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND ALAMO COLLEGES DISTRICT FOR THE AQUATIC & MULTIGENERATIONAL CENTER RENOVATION AT PALO ALTO COLLEGE PROJECT, REFLECTING THE CHANGE IN SCOPE OF WORK FROM DEMOLITION AND NEW CONSTRUCTION TO RENOVATION OF THE EXISTING NATATORIUM AT PALO ALTO COLLEGE, LOCATED IN COUNCIL DISTRICT 4. THIS ORDINANCE DECLARES THE ORIGINAL SCOPE OF THE 2022 BOND PROJECT AQUATIC CENTER AND MULTIGENERATIONAL CENTER AT PALO ALTO COLLEGE UNNECESSARY DUE TO THE DESIGN CHANGE.**

\* \* \* \* \*

**WHEREAS**, Proposition 3 of the voter approved the 2017 – 2022 General Obligation Bond Program authorized \$5,300,000 for improvements to the Aquatic Center at Palo Alto College located at 1400 West Villaret in Council District 4, leveraging Alamo Colleges District (“Alamo Colleges”) funding for improvements to the existing aquatic center facilities, including a new roof, heating, ventilation, air-conditioning (HVAC) replacement, interior and exterior renovations. The initial design assessment determined that renovation of the existing facility was not feasible and recommended demolition and new construction. The center has been closed since December 2019 due to the condition of the facility; and

**WHEREAS**, Proposition C of the voter approved 2022 – 2027 General Obligation Bond Program authorized \$10,000,000 for construction of a new multi-generational facility at Palo Alto to support senior and constituent services, meeting space, and other recreational services. While negotiating the new funding agreement for the 2022 Bond project, Alamo Colleges proposed using Alamo Colleges funds and both the 2017 and 2022 Bond funds towards constructing a new natatorium and renovating existing space to deliver the multigenerational recreation facility; and

**WHEREAS**, on September 7, 2023, through Ordinance 2023-09-07-0613, City Council authorized the execution of a funding agreement between the City and Alamo Community Colleges (ACD) totaling \$15,300,000. The council action deemed the \$5,300,000 2017 Bond Program Aquatic Center at Palo Alto College renovation project as unnecessary and paired the funds with the \$10,000,000 2022 Bond Program District 4 Multigenerational Recreation Facility to create a new project, the Aquatic & Multigenerational Center at Palo Alto College; and

**WHEREAS**, during the design phase in Summer 2024, Alamo Colleges received a new facility assessment which revealed the natatorium was in a condition where it could be renovated along with the interconnecting space, and gymnasium within the existing project budget. Renovation

costs were favorable to the project budget and allowed Alamo Colleges to include enhancements not previously included in the pool design such as new spring and platform diving boards, and designated areas to teach “Learn to Swim” for children and seniors; and

**WHEREAS**, to facilitate the proposed project City Council must declare the original scope of work requiring the construction of a new aquatic facility previously authorized by Ordinance 2023-09-07-0613 as unwise and unnecessary in order to change the scope of work to renovation of the existing natatorium facility; and

**WHEREAS**, construction will be overseen by the Alamo Colleges. Construction started in Winter 2025 and is estimated to be complete by Winter 2027. City funding will be provided on a reimbursement basis upon verification and approval; and

**WHEREAS**, this Ordinance declares the original scope of the 2022 Bond Project for the Aquatic & Multigenerational Center at Palo Alto College unnecessary and unwise; and

**WHEREAS**, this Ordinance authorizes the execution of an amendment to the Funding Agreement between the Alamo Colleges District and the City of San Antonio reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4; **NOW THEREFORE:**

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

**SECTION 1.** The original scope of the 2022 Bond Project for the Aquatic & Multigenerational Center at Palo Alto College is declared unnecessary and unwise.

**SECTION 2.** The City Manager or designee, or the Director of the Public Works Department or designee, is authorized execute an amendment to the funding agreement between the City of San Antonio and Alamo Community College District reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4.

**SECTION 3.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this \_\_\_\_<sup>th</sup> day of May, 2025.**

**M      A      Y      O      R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_

\_\_\_\_\_

TG  
5/1/25  
Item No.

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT





# City Council A-Session

**Item #8- Amendment to Funding Agreement: Aquatic & Multigenerational Center Renovation at Palo Alto College**

**May 1, 2025**

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

# Background



- 2017 Bond Funds were combined with 2022 Bond Funds to construct a new Aquatic Center and renovate existing facility space to provide a Multigenerational Facility at Palo Alto College.
- The center has been closed since December 2019 due to the condition of the facility.
- The new project will continue to be overseen by Alamo Colleges.

**Location:** District 4

**Funding:** 2022 Bond





# Project Map



# Scope of Work

---

## Aquatic and Multigenerational Center Renovation @ Palo Alto College

- New Pool Infrastructure
- Additional Bleachers
- Updated Timing Booth
- Press Box
- Equipment Rooms
- Renovation of gymnasium
- Exterior Building & Site Improvements
- Concessions
- Locker Rooms/Shower
- Classrooms
- Multi-purpose Rooms



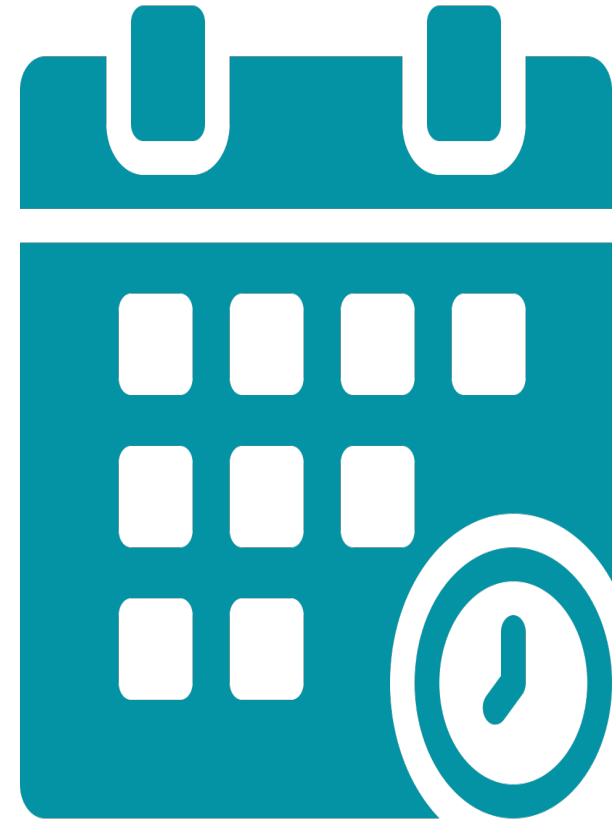
# Schedule

---



## Construction

- Winter 2025 – Winter 2027



# Recommendation

---

- Approval to execute an amendment to the funding agreement between the City of San Antonio and Alamo Colleges District for the new Aquatic & Multigenerational Facility Renovation at Palo Alto College, reflecting the change in scope of work from demolition and new construction to renovation of the existing natatorium at Palo Alto College, located in Council District 4.
- Declares the 2022 Bond Project Aquatic Center and Multigenerational Recreation Facility at Palo Alto unnecessary due to the change in project design.

# City Council A-Session



**Item #8- Amendment to Funding Agreement: Aquatic & Multigenerational Center Renovation at Palo Alto College**