

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



**Meeting Minutes**  
**City Council A Session**

City Hall Complex  
San Antonio, Texas 78205

**2021 – 2023 Council Members**

Mayor Ron Nirenberg

Mario Bravo, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2  
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4  
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6  
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Clayton Perry, Dist. 10

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**Thursday, November 18, 2021**

**9:00 AM**

**Municipal Plaza Building**

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:24 AM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**ABSENT:** None

1. The Invocation was provided by Pastor Courtney Evans, Sr. of the God's Property Baptist Church, guest of Mayor Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of minutes for City Council meetings of October 27, 2021, November 3, 2021, and

November 4, 2021.

Councilmember Cabello Havrda moved to Approve the City Council Meeting Minutes of October 27, 2021, November 3, 2021, and November 4, 2021. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

### **POINTS OF PERSONAL PRIVILEGE**

Mayor Nirenberg proclaimed the Season of Small Business, recognized several small business owners in attendance, and asked everyone to shop local small businesses this holiday season.

Councilmember Cabello Havrda recognized the Bexar County Legislative Delegation for their work at the State level and for advocating for the San Antonio community. State Representatives Liz Campos, Philip Cortez, Ina Minjares, and State Senator Jose Menendez all thanked the City Council for the recognition and their collaborative work advocating for San Antonio's interests.

Councilmember Sandoval recognized the importance of the environmental work of United Nations Conference of the Parties in Glasgow as well as the Paris Climate Agreement and invited Ryan Webber, member of the Climate Action and Adaptation Plan Advisory Committee to speak. Webber asked the City Council to address climate change more frequently than every five years as required and provided a short video featuring Director of World Resources Institute, Dan Lashoff who spoke at the United Nations Climate Change Conference 2021 and outlined worldwide pledges to fight climate change.

Councilmember McKee Rodriguez recognized Transgender Awareness Week and asked for a moment of silence for Transgender Day of Remembrance on November 20, 2021.

### **ACTION ITEMS FOR STAFF BRIEFING**

#### **4. 2021-11-18-0852**

Ordinance approving interlocal agreements between the City, CPS Energy, and the San Antonio Water System to provide \$20 million in utility assistance to CPS Energy customers and \$10 million in assistance to SAWS customers who were financially impacted by the COVID-19 crisis. Funding is available from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley, Department of Human Services Director, presented an overview of the Utility Assistance Program and the interlocal agreements with San Antonio Water System (SAWS) and CPS Energy. KJ Feder, Vice President, Community Engagement & Corporate Responsibility for CPS Energy, and Mary Baily, Senior Vice President of Customer Relations for SAWS, were available for questions.

Councilmember Courage clarified that the Program did not give cash to persons who owed on past due bills but would offset their bills through the utility companies.

#### DISCUSSION:

Councilmember Viagran supported the Assistance Program and asked whether the utility companies had taken into consideration any potential rate increases. City Manager Erik Walsh confirmed that this information would be taken into consideration with the review being conducted for potential rate increases by the utility companies.

Councilmember Perry requested clarification on the amount and source of funding for the Utility Relief Program and whether there would be an additional request for funding from the State or Federal Government. Deputy City Manager Maria Villagomez replied that the \$30 million funding would come from the American Rescue Plan Act (ARPA) as it was an eligible expense and that the amount was based on analysis done by the utilities of outstanding accounts that would qualify under the proposed Program. Ben Gorzell, Chief Financial Officer, clarified the calculations but stated that there could be additional requests as the true need was calculated a couple of months ago at closer to \$70 million. Councilmember Perry suggested adding more available funding. City Manager Walsh recommended waiting until the full ARPA conversation in December 2021 to add additional funding. Councilmember Perry expressed concern about a potential rate increase and clarified that he supported the Item only because it was Federally funded.

Councilmember Bravo asked SAWS and CPS Energy representatives to describe the process to avoid disconnections and asked for further meetings with CPS Energy to strategize on additional energy conservation education or other programs. Councilmember Bravo recommended that CPS Energy follow the SAWS model for automatically enrolling residents.

Councilmember Cabello Havrda recommended that CPS Energy automatically enroll past due residents into the program as well as those who had received assistance from the City. CPS Energy responded that they would coordinate.

Councilmember Sandoval requested the number of persons who had applied for the Emergency Housing Assistance Program (EHAP). Veronica Soto, Director of Housing and Neighborhood Services, responded that 9,000 families had applied for EHAP but that the utility programs had different eligibility requirements. City Manager Walsh stated he would follow up with CPS Energy to clarify the details of their outreach program as requested by Councilmember Sandoval.

Councilmember Viagran noted her appreciation of the auto enrollment processes but felt that there needed to be more personal interaction, particularly with homebound seniors and offered to host an outreach effort in Council District 3.

Mayor Nirenberg closed the discussion in support of the Program but stressed that every family circumstance was different and recommended communications regarding the SAWS auto enrollment process be improved perhaps with door-to-door outreach.

Councilmember Courage moved to approve. Councilmember Viagran seconded the motion. The

motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

**5. 2021-11-18-0853**

Ordinance approving the Strategic Development Plan for the San Antonio International Airport and recommending its submittal to the Federal Aviation Administration. The recommendations within the Strategic Development Plan will guide future development of the airfield, terminal facilities and supporting infrastructure over the next 20 years. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Jesus Saenz, Director, Aviation Department, presented the San Antonio International Airport Strategic Development Plan. Saenz introduced the Aviation Department team and the consultant team WSP and thanked them for their work on the Plan. Saenz provided a history, overview, and timeline of the Plan. Saenz listed the recommendations which included the vision of a world class regional airport that optimized the user experience, reflected the City's rich history and culture, focused on the future, and accommodated future technology innovations.

Saenz presented the economic impact of the San Antonio International Airport (SAIA) on the community and outlined goals for increasing capacity as well as the status of current plans and the proposed airport layout. Saenz provided an overview of the community engagement and planning processes with next steps and noted the cost of the plan would be completely paid with revenues from the Airport usage fees and Federal Grants and reiterated that the General Fund would not be used.

Mayor Nirenberg called on individuals registered to speak on Item 5.

John Dickson, Chair of the Airport System Development Committee spoke in support of the Item.

Mark Fessler, Chair of the Airport Advisory Commission, and member of the Airport System Development Committee spoke in support of the Item.

Richard Perez, President and CEO of San Antonio Chamber of Commerce spoke in support of the Item.

Martin Gutierrez, Director of Public Policy and Business Advocacy for the San Antonio Hispanic Chamber of Commerce spoke in support of the Item.

**DISCUSSION:**

Councilmember Perry requested a detailed breakdown of the costs of the Plan before he would be able to support it. Councilmember Perry also recommended coordination with the Military on the Plan. City Manager Walsh explained that the Plan began with a vision and that the steps of phasing, delivery methods and financial feasibility would occur as a part of the next steps. City

Manager Walsh explained that the required Federal Aviation Administration (FAA) was conducted every 10 years by the City but lacked follow through and noted that the City was committed to follow through within its means but explained that the Financial Plan was a key component and simply did not exist at the present time.

Councilmember Viagran noted that as a member of the Visit San Antonio Board, she looked forward to improvements at the Airport as outlined within the Plan. Councilmember Viagran also called for action to seek Federal Funding for the Plan.

Councilmember Pelaez expressed support for the Plan, noting that he had recently travelled to other airports and stressed that improvements were needed to give San Antonio the airport it deserved especially with regard to accessibility and innovative technology.

Councilmember Bravo expressed support for the Plan and asked for more direct flights and good paying jobs in the delivery of the Plan. Councilmember Bravo asked that the planting of native grasses and reduction of bird strikes be added to the plan, which Saenz confirmed would be included.

Mayor Nirenberg invited John Dickson to speak and close the Item discussion. Dickson stressed that it was important to listen to the experts and to make improvements that would leave room to grow for the future and beyond the basic aviation needs of today. Mayor Nirenberg closed the Item declaring the San Antonio International Airport Plan was “Cleared for Takeoff.”

Councilmember Courage moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage, Perry

## **CONSENT AGENDA**

Mayor Nirenberg stated that Items 29, 31, 35 and 36 were pulled for individual consideration and noted that there were no individuals registered to speak on the remaining Consent Agenda Items.

Councilmember Cabello Havrda highlighted Item 7 citing the purchase of live animal transport trucks as a symbol of the City’s support for animal welfare.

Councilmember Cabello Havrda highlighted Item 26 in support of the U.S. Department of Justice Grant for De-Escalation Training for the Police Department.

Councilmembers Viagran, Rocha Garcia and Courage highlighted Item 27 and the appointments of their District representatives on various Boards and Commissions.

### **6. 2021-11-18-0854**

Ordinance approving an Interlocal Agreement with VIA Metropolitan Transit to engage in cooperative fuel purchasing; and approving an agreement with Longhorn Propane, L.P., to provide

HD-5 propane motor fuel to City Departments for an estimated annual cost of \$63,000.00. Funding is available from the FY 2022 Fleet Services Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**7. 2021-11-18-0855**

Ordinance approving a contract with McCombs HFC, Ltd., dba Red McCombs Ford, to provide the Animal Care Services Department with six live animal transport trucks for a total cost of \$389,160.00. Funding in the amount of \$259,440.00 is available from the FY 2022 Equipment Renewal and Replacement Fund Budget, and \$129,720.00 is available from the FY 2022 General Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**8. 2021-11-18-0856**

Ordinance approving five contracts with Donalson CDJR, LLC, dba Donalson Chrysler Dodge Jeep Ram, Cavender Ford Motor Company LTD, dba Cavender Grande Ford, McCombs HFC, Ltd., dba Red McCombs Ford, Grapevine DCJ, LLC, and Texas Packer & Loader Sales, Inc., dba Texas Pack & Load, to provide light and medium duty service vehicles for a total cost of \$3,340,202.00 for various City departments. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund, Development Services Fund, Airport Operating & Maintenance Fund, Confiscated Property Fund, General Fund, and the Solid Waste Operating & Maintenance Fund budgets. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**9. 2021-11-18-0857**

Ordinance accepting the lowest responsive bid and awarding a construction contract to Archer Western Construction, LLC in the amount not-to-exceed \$15,443,116.20 for the Terminal A and Terminal B Gate Expansion Project at the San Antonio International Airport. Funding is available in the FY 2022 Aviation Capital Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**10. 2021-11-18-0858**

Ordinance approving an amendment to the design-build services agreement with Skanska Nunnelly, a Joint Venture, increasing the previously approved contract amount by an amount not to exceed \$885,000, for the buildout of an office suite for the San Antonio Police Department's Internal Affairs Unit. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**11. 2021-11-18-0859**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 6 to H.L. Zumwalt Construction, Inc. in an amount not to exceed \$9,624,213.40 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**12. 2021-11-18-0860**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 7 to Clark Construction of Texas, Inc. in an amount not to exceed \$9,974,887.65 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**13. 2021-11-18-0861**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 8 to J&P Paving Co. Inc. in an amount not to exceed \$10,437,623.20 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**14. 2021-11-18-0862**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 9 to Clark Construction of Texas, Inc. in an amount not to exceed \$10,353,064.65 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry



**Absent:** Sandoval, Pelaez

**15. 2021-11-18-0863**

Ordinance awarding the 2022 Street Rehabilitation Task Order Contract Package 10 to San Antonio Concepts Construction, LLC in an amount not to exceed \$882,835.00 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**16. 2021-11-18-0864**

Ordinance awarding the 2022 Street Rehabilitation Project Specific Contract Package 11 to Austin Bridge & Road, LP in an amount not to exceed \$4,986,925.72 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**17. 2021-11-18-0865**

Ordinance awarding the 2022 Pavement Preservation Package 8 – Base Repair Task Order Contract to Garren Construction, LLC in an amount not to exceed \$1,832,171.25 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available and included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**18. 2021-11-18-0866**

Ordinance approving an amendment in the increased amount of \$270,220.00 to the Professional Services Agreement with the SWA Group for additional landscape architectural design services for the Brackenridge Park project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**19. 2021-11-18-0867**

Ordinance approving an Authorization for Crossing Improvements Agreement with Union Pacific Railroad Company in an amount not to exceed \$162,667.50 for railroad crossing improvements at the West Commerce Street frontage roads in relation to the West Commerce Street (Frio Street to Colorado Street) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**20. 2021-11-18-0868**

Ordinance awarding a construction contract to D. Plata Construction Company, LLC in the amount of \$814,816.29 with reimbursement from San Antonio Water System in an amount consistent with their existing infrastructure for the Parham Street Drainage Improvements Project located in Council District 7. Funds are available from the Storm Water Operating Fund and are included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**21. 2021-11-18-0869**

Ordinance approving a five-year lease extension with RE Office TX II LLC and the City of San Antonio for 6,208 rentable square feet of office space located at 4335 West Piedras Drive, Suite 200, for Metro Health's Violence Prevention Initiative for an annual rental amount of \$176,928.00 during the first year of the term increasing to \$193,534.40 during the final year of the term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**22. 2021-11-18-0870**

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 3,457-acre tract of land known as the Middle Verde Ranch Addition located in Bandera and Medina Counties, Texas from the following owners: Middle Verde Ranch Properties, Ltd.; the Lynne Morris Barnett Terminable Residuary Trust; the Jean Morris Stevenson Terminable Residuary Trust; the Lynne Morris Barnett GST Residuary Trust; and the Jean Morris Stevenson GST Residuary Trust, and authorizing payment to Western Title Company of Bandera as escrow agent in the amount of \$7,940,643.65 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2022 - FY 2027 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**23. 2021-11-18-0871**

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 562.44-acre tract of land known as the High Places Ranch located in Uvalde County, Texas from High Places Ranch, LLC, and authorizing payment to Mission Title as escrow agent in the amount of \$538,772.05 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2022 - FY 2027 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**24. 2021-11-18-0872**

Ordinance accepting a Regional Catastrophic Preparedness Grant Program in the amount of \$543,870 and approving an in-kind match in the amount of \$115,000 for a total program cost of \$658,870. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**25. 2021-11-18-0873**

Ordinance accepting an additional \$4,400,000 in U.S. Treasury Emergency Rental Assistance grant funds for rental assistance from Bexar County for the Covid-19 Emergency Housing Assistance Program (EHAP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**26. 2021-11-18-0874**

Ordinance accepting grant funds in an amount not to exceed \$171,600.00 from the U.S. Department of Justice, Community Oriented Policing Services, Community Policing Development, for De-Escalation Training. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**27. 2021-11-18-0875**

Ordinance amending Chapter 13 of the City Code entitled “Food and Food Handlers” to adopt the new Texas Food Establishment Rules and providing for penalties and publication. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**28. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]**

- A. Reappointing Cris Vieyra, Jr. (District 1) to the City Commission on Veterans Affairs
- B. Appointing James Cervantes (District 8) to the Historic Review and Design Commission
- C. Appointing Joann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of an unexpired term of office to expire on September 30, 2023
- D. Appointing Ella Danica Arispe (District 4), Elliott Copeland (District 8), Mara Flores (Mayoral), and Olivia Lopez (District 9) to the San Antonio Youth Commission
- E. Reappointing Guadalupe George Garcia (District 3) to the Transportation Advisory Board
- F. Appointing Brian Jarvis, Michael Moore, Mary Ann Kestenbaum, and reappointing Juan A. Garcia, Ramiro Gonzales, and Susan Wright to the Office of Urban Redevelopment (OUR-SA)

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**29. Approving the following Board appointments to the Municipal Golf Association -San Antonio Board of Directors for the remainder of an unexpired term of office to expire on May 2, 2023 [Debbie Racca-Sittre, Interim City Clerk]**

- A. Demonte Alexander
- B. Jenny Carnes
- C. Gretchen Garceau-Kragh
- D. Geronimo Guerra
- E. Javier Paredes
- F. Heather Wedige

Councilmember Sandoval requested a presentation.

Interim City Clerk Debbie Racca-Sittre presented an overview of the Municipal Golf Association (MGA) Board application review process and timeline.

#### DISCUSSION:

Councilmember Rocha Garcia expressed her concern on the lack of diversity in some areas of board make-up especially age and representation of the South Side neighborhoods even though there were only two golf courses on the South Side and stressed that representation of the area was still needed. Councilmember Rocha Garcia asked for enhanced outreach efforts to seek applicants to the MGA Board in the future and also noted that the City only had six members to appoint while the MGA could appoint seven members.

Councilmember Viagran spoke of the process conducted in moving forward the names of individuals for the Board. She expressed her concern on the make-up of the Board and the lack of certain Board diversity. Parks and Recreation Department Director Homer Garcia stated that discussions had been conducted with MGA President & Chief Executive Officer Andrew Peterson to discuss possible changes to the MGA by-laws and also discussed the extensive outreach in trying to get a diverse group of individuals to apply.

Councilmember Sandoval stated that while the slate of individuals was not as diverse as might have been desired it was a great improvement from past Board make-up. She asked Assistant City Manager David McCary to discuss equity and diversity efforts conducted for board diversity efforts. McCary stated that the City had concentrated efforts to address diversity and equity issues for all Boards which also included issues for parking and childcare needs for more diverse members to apply.

Councilmember Sandoval asked about the total diversity makeup of the MGA Board. Director Garcia reviewed the demographic make-up of the previous and current board. Councilmember Sandoval requested that recommended appointee Javier Paredes come forward and discuss his proposed improvements to the Board in addressing diversity and challenging issues.

Councilmember McKee-Rodriguez discussed the process conducted by the Ad-Hoc Committee of the Community, Health, Environment and Culture Council Committee in which he participated. Councilmember McKee-Rodriguez noted that based on the review, more women of color and seniors were needed to apply in order to possibly appoint more diverse members and expressed his concern of lack of diversity on many Boards, and the pressure for him to appoint diverse applicants.

Councilmember Sandoval moved to approve Item 29. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

**30. 2021-11-18-0876**

Ordinance approving the settlement of litigation styled Karrie Mosley vs. City of San Antonio, pending in the 438th District Court, Bexar County, Texas for \$137,500. [Andy Segovia, City Attorney]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**31. 2021-11-18-0056R**

Resolution allocating the City's 914 Votes for the City's Nominee, Dr. Adriana Rocha Garcia, for Election to the Bexar Appraisal District Board of Directors for a term of office to begin January 1, 2022 and expire December 31, 2023. [Debbie Racca-Sittre, Interim City Clerk]

Item 31 was pulled for recusal of Councilmember Rocha Garcia.

Councilmember McKee-Rodriguez moved to approve Item 31. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Recuse:** Rocha Garcia

**Absent:** Pelaez

**32. 2021-11-18-0877**

Ordinance consenting to the issuance of revenue bonds by the New Hope Cultural Education Finance Corporation to finance the acquisition of 27 senior living facilities in 17 Texas counties, including the Mystic Park Nursing and Rehabilitation Center located at 8503 Mystic Park in the City for purposes of complying with Section 147(f) of the Internal Revenue Code. [Ben Gorzell Jr. Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**33. 2021-11-18-0878**

Ordinance accepting up to \$2,400,000 from the Centers for Disease Control for the Community Health Workers for COVID Response and Resilient Communities Grant; approving associated contracts; ratifying amendments to agreements with the University of Texas Health Science Center at Houston (\$3,200,000) for COVID case investigation, contact tracing services and UTHSC-SA (\$558,912) for COVID variant testing; and approving a personnel complement of 30 positions. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**34. 2021-11-18-0879**

Ordinance approving an update to the City's Program Policies for HUD-Funded Affordable Housing Activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**35. 2021-11-18-0880**

Ordinance amending a policy for the issuance of Resolutions of Support and Resolutions of No Objection for applicants seeking Housing Tax Credits from the Texas Department of Housing and Community Affairs. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto, Director of the Housing and Neighborhood Services Department presented an overview of Housing Tax Credits (HTC) and the timeline for the application process and revised scoring matrix recommended by City staff. Soto explained that the HTC supported the creation of affordable housing units and described community engagement efforts that helped inform the application.

Toby Williams spoke in support of the Item.

Michael Shackelford, Director of Policy for the Community Housing Opportunities Development Organization (CHODO) spoke in support of the Item and Councilmember Castillo's amendment to increase the level of units at 30% Area Median Income (AMI) level.



Councilmember Courage spoke in support of the Item.

Councilmember Perry expressed concern regarding the quick turnaround for the application and recommended that the City start the process earlier next time. Councilmember Perry was concerned about reducing the number of points for experience.

Councilmember Castillo spoke in support of the Item noting that she had made an amendment to award more points to applicants that provided 20% of their units for residents whose incomes were less than or equal to 30% Area Median Income (AMI).

Councilmember Sandoval spoke in support of the Item and expressed concern regarding the need to get support from Homeowner's Associations or Neighborhood Associations as many have a bias against multi-family affordable housing. Councilmember Sandoval was pleased to see transportation points added to the application process and suggested a matrix of points related to proximity of bus stops and frequency of bus service be included. Councilmember Sandoval requested the make-up of survey participants as to whether they were renters versus homeowners. Soto responded that 95% of respondents were renters.

Sandoval asked if Airbnb homes were eligible for housing tax credits. Ian Benavides, Assistant Director of the Housing and Neighborhood Services Department stated that the projects were not eligible for credits.

Councilmember Bravo spoke in support of the Item and suggested there could be even more points for the 20% units at less than or equal to 30% AMI for non-profit partners and for increased energy efficiency inclusion. Allison Beaver from the Neighborhood and Housing Services Department clarified that points for sustainability were available under the category of Project Amenities & Resident Services which Councilmember Bravo recommended changing the title to add "Energy Efficiency" for clarity. Beaver confirmed that the new name would be Project Amenities, Resident Services & Energy Efficiency.

Councilmember Viagran looked forward to a later conversation about affordable housing with the community.

Mayor Nirenberg closed the Item by noting that there were two levels of the equation for housing affordability: housing supply and income. Mayor Nirenberg stressed that providing better jobs could not be ignored when providing tax credits.

Councilmember Rocha Garcia moved to approve Item 35. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Courage, Perry

**Absent:** Pelaez

Ordinance approving a Development Agreement between the Midtown TIRZ Board of Directors, Encore Multi-Family, LLC, and the City in an amount not to exceed \$7,000,000 for the Broadway East by Encore Project located at 1203 Austin Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Veronica Soto, Director of the Housing and Neighborhood Services Department presented an overview including photos and a map of the location for the Encore Multi-Family Project. Soto described the public improvements that would be funded by the Midtown TIRZ.

Mayor Nirenberg called on individuals registered to speak on Item 36.

Rose Hill with the Government Hill Neighborhood Association spoke in support of the Item.

Peter French introduced himself as a representative of the adjacent property owners and spoke in support of the Item.

#### DISCUSSION:

Councilmember McKee Rodriguez spoke in support of the Item adding that the property would contain open meeting space, a potential splash pad and provide jobs to the community.

Councilmember Courage spoke in support of the Item and commended the work of Councilmember McKee Rodriguez on the project.

Councilmember Perry confirmed that TIRZ funding would not be used to acquire the property but would be used for infrastructure and noted his support for the Item.

Councilmember Viagran commented that developers regularly provided new infrastructure in the City but suggested that more needed to be done in relation to the project.

Councilmember Bravo asked for a larger City Council discussion on TIRZ which City Manager Walsh said would occur at the Planning & Community Development Committee in January 2022 and would be brought before the full City Council afterward. Councilmember Bravo also suggested that TIRZ projects be required to be energy efficient.

Councilmember Sandoval expressed concern about projects causing displacement and gentrification. Ian Benavidez, Assistant Director of Housing and Neighborhood Services explained that studies were being conducted to build a body of data to create a prediction model and staff would work with the Housing Committee to review the recommendations from the studies. Councilmember Sandoval suggested that new innovative tools should be investigated.

Councilmember Sandoval requested that when the Developer's Contractor hired construction workers, they should be cognizant of the heat and potential hazards. The Developer's representative stated that the Federal Occupational Safety and Health Administration (OSHA) Standards would be required to be followed. Councilmember Sandoval added that OSHA standard did not take Texas heat into consideration and requested that the Developer ensure adequate water

breaks for construction workers. Councilmember Sandoval also recommended consideration of Green Building Standards.

Councilmember McKee-Rodriguez moved to approve Item 36. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Sandoval, Courage, Perry

**Absent:** Cabello Havrda, Pelaez

**37. 2021-11-18-0882**

Ordinance approving four Agreements with Cleary Zimmermann Engineers, HMG & Associates, Alderson, and Associates and CNG Engineering, PLLC for on-call Mechanical Electrical Plumbing Engineering services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement for up to three additional one-year extensions at the City's discretion in an amount of \$300,000.00 per contract term for a total amount of \$1,200,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**38. 2021-11-18-0883**

Ordinance approving a professional services agreement with Cannon Cochran Management Services, Inc. to provide Self-Insured Workers' Compensation Third Party Claims Administration, Related Services & Claims Administration Software for a three-year term, with the option to renew for two additional one-year periods for an estimated total value of \$7,796,186.00 over the entire term of the contracts inclusive of renewal option periods. [Ben Gorzell Jr., Chief Financial Officer; Debra Ojo, Director, Office of Risk Management]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

**39. 2021-11-18-0884**

Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Engineer Joseph Faunce. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry

**Absent:** Sandoval, Pelaez

## **CITY MANAGER’S REPORT**

### **40. City Manager’s Report**

City Manager Walsh introduced a video highlighting the Employee Honorees celebrating their employment anniversaries in 5-year increments. The video was shown which included a roundtable discussion with 5 employees: Donald Coleman (35 years), Lisa Jimerson (25 years), Lupe Guerrero (45 years) William Serrano-Franklin (5 years) and Savita Rai (15 years).

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 1:22 PM and stated that the City Council would enter into Executive Session to address remaining items not discussed on November 17, 2021.

Mayor Pro-Tem Perry reconvened the meeting at 2:52 PM and stated that no action had been taken during the Executive Session. Zoning Agenda Items were taken at this time.

## **ZONING ITEMS**

Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**ABSENT:** Nirenberg, Viagran, Cabello Havrda,

Mayor Pro-Tem Perry stated that Items 45, 46, 53, 56, 57, 58, and 59 would be considered individually.

### **41. 2021-11-18-0885**

ALCOHOL VARIANCE # AV2021-012 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at The Brown Coffee Company, applicant, on the west IRR 56.1 feet of Lot 1 and the south IRR 60 feet of Lot 2 and 3, 4, 17, Block 4, NCB 782. located at 812 South Alamo Street, for on-premise consumption within three-hundred (300) feet of James Bonham Academy, a public school institution, in the San Antonio Independent School District.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**42. 2021-11-18-0886**

ZONING CASE Z-2021-10700237 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on the east 77 feet of Lot 15, Block 3, NCB 3032, located at 1102 West Ashby Place. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 77 feet of Lot 15, Block 3, NCB 3032. TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**43. 2021-11-18-0887**

ZONING CASE Z-2021-10700240 (Council Districts 1,5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings on Lot 1 and Lot 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263, located at 1720 West Salinas Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and Lot 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263. TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1

AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**44. 2021-11-18-0888**

ZONING CASE Z-2021-10700228 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761, located at 146 Rene Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 19, Block 4, NCB 13761. TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**45. CONTINUED**

ZONING CASE Z-2021-10700241 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff and Zoning Commission recommend Denial, with Alternate Recommendation.

Councilmember Rocha Garcia moved to Continue Item 45. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage,

Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**46. CONTINUED**

ZONING CASE Z-2021-10700242 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Rocha Garcia moved to Continue Item 46. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**47. 2021-11-18-0889**

ZONING CASE Z-2021-10700245 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610. TO WIT: from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**48. 2021-11-18-0890**

PLAN AMENDMENT CASE PA-2021-11600089 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the

City, by changing the future land use classification from “Low-Density Residential” and “Neighborhood Commercial” to "Medium Density Residential" on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 and 7222 Briar Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700257)

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**49. 2021-11-18-0891**

ZONING CASE Z-2021-10700257 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 & 7222 Briar Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600089)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475. TO WIT: from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda



50.

**2021-11-18-0892**

ZONING CASE Z-2021-10700259 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 103, Block 8, NCB 11101, located at 200 West Ansley Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 103, Block 8, NCB 11101. TO WIT: from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

51.

**2021-11-18-0893**

ZONING CASE Z-2021-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair on Lot 12, Block 8, NCB 15329, generally located in the 8000 Block of State Highway 151. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 12, Block 8, NCB 15329. TO WIT: from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2

MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**52. 2021-11-18-0894**

ZONING CASE Z-2021-10700254 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 3, NCB 17242, located at 7334 Potranco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 3, NCB 17242. TO WIT: from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**53. CONTINUED**

ZONING CASE Z-2021-10700145 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 15, Block 18, NCB 14728, located at 12103 Pebble Street. Staff

and Zoning Commission recommend Denial.

Mayor Pro-Tem Perry called on individuals registered to speak on Item 53.

Manny Garza supported the continuance of Item 53 to allow for community engagement.

Councilwoman Sandoval requested that Guy Halty, Director of Resource and Compliance with SAWS, speak regarding the case. Halty explained Best Management Practices to treat stormwater runoff and stated that the requestor was asking for a larger amount of impervious cover than SAWS could support.

Councilmember Pelaez moved to Continue Item 53. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**No:** McKee-Rodriguez

**Absent:** Nirenberg, Viagran, Cabello Havrda

**54. 2021-11-18-0895**

PLAN AMENDMENT CASE PA-2021-11600082 (Council District 8): Ordinance amending the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential Estate" to "Neighborhood Commercial" on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700243)

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**55. 2021-11-18-0896**

ZONING CASE Z-2021-10700243 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600082)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: the north 96.7 feet of Lot 4, Block 9, NCB 14709. TO WIT: from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**56. CONTINUED**

PLAN AMENDMENT PA-2021-11600074 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" and "Suburban Tier" to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700227) (Continued from November 4, 2021)

Councilmember Courage moved to Continue Items 56 and 57. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**57. CONTINUED**

ZONING CASE Z-2021-10700227 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600074) (Continued from November 4, 2021)

Councilmember Courage moved to Continue Items 56 and 57. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

**58. 2021-11-18-0897**

PLAN AMENDMENT CASE PA-2021-11600091 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing

the future land use classification from "Suburban Tier" to "Specialized Center" on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700260)

Councilmember Courage moved to approve with attached letter to be included in the record.

Councilmember Courage moved to approve Items 58 and 59 with submitted letter to be included for the record. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda, Pelaez

**59. 2021-11-18-0898**

ZONING CASE Z-2021-10700260 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600091)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot TR-D and Lot TR-E, NCB 16584. TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to approve with attached letter to be included in the record.

Councilmember Courage moved to approve Items 58 and 59 with submitted letter to be included for the record. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda, Pelaez

**ADJOURNMENT**

There being no further discussion, Mayor Pro-Tem Perry adjourned the meeting at 3:02 PM.

**APPROVED**

**RON NIRENBERG**  
**Mayor**

Attest:

**Debbie Racca-Sittre**  
**Interim City Clerk**

\*\*\*\*\*DISCLAIMER!!!\*\*\*\*\*

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\*\*\*\*\*DISCLAIMER!!!\*\*\*\*\*

San Antonio City Council  
November 18<sup>th</sup>, 2021

[VIDEO PLAYING IN SPANISH]

>> Mayor Nirenberg: GOOD MORNING, EVERYONE.  
THANK YOU VERY MUCH FOR YOUR PATIENCE.  
IT SEEMS LIKE WE'VE GOT A FULL CHAMBER AND WELCOME EVERYONE TO OUR CITY COUNCIL A SESSION.  
THE TIME IS 9:24 A.M. ON THIS 18th DAY OF NOVEMBER 2021.

WE'LL GO AHEAD AND CALL OUR MEETING TO ORDER.  
MADAME CLERK, CAN YOU READ THE ROLL?

[ROLL CALL]

>> Clerk: MAYOR, WE HAVE A QUORUM.  
>> Mayor Nirenberg: AND GOOD MORNING, EVERYONE AND THANK YOU AGAIN FOR YOUR PATIENCE.  
I HAVE THE HONOR OF OPENING UP TODAY BY INTRODUCING OUR GUEST INVOCATOR AND THAT IS PASTOR COURTNEY EVANS SENIOR, WHO SERVES AS THE SENIOR PASTOR AT GOD'S PROPERTY BAPTIST CHURCH.

PASTOR EVANS IS A NATIVE OF OAKLAND, CALIFORNIA BUT HE GREW UP AND ATTENDED PUBLIC HIGH SCHOOLS IN SAN ANTONIO, GRADUATING FROM FOX TECH HIGH SCHOOL. HE WENT ON TO PURSUE HIGHER EDUCATION AT BISHOP'S COLLEGE AND COMPLETED A THEOLOGICAL DEGREE AT SLIDELL BAPTIST SEMINARY.

HIS YEARS IN THE MINISTRY INCLUDE YOUTH PASTOR OF PROGRESSIVE BAPTIST CHURCH, ASSISTANT PASTOR AT NEW DAY CHRISTIAN CHURCH AS WELL AS CHAPLAIN FOR THE CARVER ACADEMY.

HE WAS CALLED TO LEAD THE CONGREGATION OF GOD'S PROPERTY ON OCTOBER 4, 2004.

PASTOR EVANS HAS A CHARISMATIC STYLE OF PREACHING AND A HUMOROUS PERSONALITY.

HE OFTEN USES PRACTICAL ANECDOTES AND CAPTURES THE ATTENTION OF THE ENTIRE CONGREGATION OF WHICH WE HAVE MANY NOTABLE SAN ANTONIANS.

FOR THOSE WHO ARE UNAWARE, PASTOR EVANS IS PART OF OUR FAMILY AND CURRENTLY WORKS IN THE FINANCE DEPARTMENT.

THANK YOU VERY MUCH, PASTOR FOR BEING HERE TODAY.

>> THANK YOU, MAYOR.

LET US GO TO THE THRONE OF GRACE.

EVERY EYE CLOSED, EVERY HEAD BOWED.

ETERNAL GOD OUR FATHER, ONCE AGAIN WE COME BEFORE YOU AS AN EMPTY PITCHER BEFORE A FULL FOUNTAIN.

GOD, WE COME TO YOU FIRST OF ALL TO SAY THANK YOU.

GOD, WE THANK YOU FOR THINGS THAT YOU'VE ALREADY DONE AND GOD WE ASK RIGHT NOW A SPECIAL BLESSING UPON THIS

LEADERSHIP, MAYOR AND COUNCIL AND GOD AS WE PREPARE FOR THIS SESSION.

GOD, WE'RE THANKFUL FOR THEM AND WE ASK RIGHT NOW IN THE NAME OF JESUS THAT YOU BUILD A FENCE AROUND THEM, PROTECTING THEM TODAY.

I ASK THAT MICHAEL AND GABRIEL CONTINUE TO WATCH OVER THIS CITY AND, GOD, AS WE PREPARE OURSELVES NOT ONLY FOR THIS MEETING BUT AS WE PREPARE OURSELVES FOR THE HOLIDAY SEASON, WE ARE MINDFUL THAT DURING THANKSGIVING WE HAVE SO MANY BLESSINGS WE HAVE THANKFUL FOR.

WE THANK YOU FOR THIS CITY.



WE THANK YOU FOR ALL OF THE THINGS THAT YOU HAVE  
BLESSED US WITH.

GOD, I PRAY THAT THIS MEETING BE DONE IN THE RIGHT WAY,  
DECENT AND IN ORDER.

GOD, WE ASK THAT YOU BLESS WHAT'S RIGHT.

GOD, YOU TAKE ALL THE GLORY, JUST GIVE US THE BLESSING.  
IT'S IN JESUS' NAME WE PRAY, AMEN.

[PLEDGE OF ALLEGIANCE]

>> Mayor Nirenberg: THANK YOU VERY MUCH, PASTOR EVANS  
FOR YOUR SERVICE.

ALL RIGHT.

TO START TODAY -- ALL RIGHT.

WE HAVE ON ITEM 3 WE HAVE FIRST OUR APPROVAL OF THE  
CITY COUNCIL MEETING MINUTES OF OCTOBER 27, NOVEMBER 3,  
AND NOVEMBER 4, 2021.

THOSE ARE IN YOUR PACKET.

I'LL ENTERTAIN A MOTION FOR THOSE MINUTES.

OKAY.

THERE'S A MOTION BY CABELLO HAVRDA, SECOND BY SANDOVAL.  
ANY DISCUSSION?

HEARING NONE, OUR VOTING SYSTEM IS A LITTLE SLOW SO  
WE'RE PULLING IT UP.

OKAY.

LET ME TAKE A VOICE VOTE ON THE MINUTES.

I HEARD A MOTION AND A SECOND.

NO DISCUSSION.

ALL THOSE IN FAVOR SAY AYE.

>> AYE.

>> Mayor Nirenberg: ANY OPPOSED?

ALL RIGHT.

MOTION CARRIES.

BEFORE WE GET INTO OUR BUSINESS AGENDA TODAY, WE HAVE A  
COUPLE OF POINTS OF PERSONAL PRIVILEGE.

AND I WOULD LIKE TO START -- WE HAVE MANY MEMBERS OF  
OUR LOCAL BUSINESS COMMUNITY HERE AND WE KNOW THAT THE  
HOLIDAYS ARE A BUSY TIME FOR MOST AND USUALLY MOVE  
QUICKLY AMID THE BUSTLE OF PREPARATION FOR  
CELEBRATIONS, MEALS, AND GIFT GIVING.

IT IS A TIME OF YEAR WHEN HISTORICALLY MORE DOLLARS ARE SPENT AND OUR RESIDENTS ARE FACED WITH CHOICES AND DECISIONS ABOUT WHERE TO OBTAIN THEIR GOODS.

THIS MORNING WE ARE HONORING OUR COMMITMENT TO THE SMALL BUSINESS COMMUNITY HERE IN SAN ANTONIO BY RECOGNIZING BUY LOCAL SEASON AND ITS IMPORTANCE.

THE HOLIDAYS ARE OFTEN A TIME WHEN BUYING LOCAL IS MOST RECOGNIZED.

HOWEVER, BUYING LOCAL IS SOMETHING THAT WE CAN DO YEAR-ROUND.

SHIFTING EVEN 10% OF PURCHASING TO LOCAL INDEPENDENT BUSINESSES CAN MAKE A HUGE DIFFERENCE TO THE LIVES OF OUR BUSINESS OWNERS, THEIR FAMILIES, AND EMPLOYEES AND TO THE LOCAL ECONOMY.

SMALL BUSINESS OWNERS AND THEIR STAFF HAVE BEEN AT THE FOREFRONT OF THE COVID-19 PANDEMIC TO KEEP SERVICES AVAILABLE TO RESIDENTS IN A SAFE WAY.

IN JUNE OF 2020 AS PART OF OUR RECOVERY AND RESILIENCY PLAN, CITY COUNCIL APPROVED FUNDING TO ADMINISTER DIRECT CASH GRANTS TO THE AMOUNT OF \$45.5 MILLION DIRECTLY TO SMALL BUSINESSES IN PARTNERSHIP WITH THE LIFT FUND.

THE RECOVERY AND RESILIENCY PLAN ALSO INCLUDED THE PURCHASE AND DISTRIBUTION OF \$2 MILLION WORTH OF PPE SUPPLIES TO HELP THEM SAFELY OPEN THEIR DOORS.

THE CITY OF SAN ANTONIO WILL CONTINUE TO SUPPORT OUR SMALL BUSINESSES AND IS LAUNCHING A BUY LOCAL CAMPAIGN THAT WILL BE AN ONGOING EFFORT TO INFORM OUR COMMUNITY AND RAISE AWARENESS ABOUT THE IMPORTANCE OF BUYING LOCAL.

TODAY WE HAVE SEVERAL SMALL BUSINESS OWNERS WHO HAVE JOINED US SO IF YOU CAN STAND UP WHEN I CALL YOUR NAME.

WE HAVE SELENA GIBSON ON BEHALF OF CASA GIBSON.

TIFFANY GALVAN ON BEHALF OF THE MANCHOW GOODS AND SORTS.

ERIK BENAVIDEZ.

ROBERT AND LILY GARCIA ON BEHALF OF I HAVE A CPA GUY.

MELISSA ORTIZ ON BEHALF OF METANOIA PROFESSIONAL COUNSELING SERVICES.

GINGER DIAZ ON BEHALF OF FELIZ MODERN.

CATHERINE CONTRERAS ON BEHALF OF BARBACOA APPAREL.  
CHRISTINA MARTINEZ ON BEHALF OF VARY THAT.  
ANDREA LAY ON BEHALF OF OLLA EXPRESS CAFE.  
MONTINA CLEVELAND.

AND WE HAVE RAUL DELGADO ON BEHALF OF HIS MEXICAN  
RESTAURANT.

WELCOME TO ALL OF OUR BUSINESS COMMUNITY AND IF YOU  
WEREN'T ON THE LIST, I APOLOGIZE.

PLEASE STAND.

WE WELCOME YOU AND WE'RE SO GLAD YOU JOINED US THIS  
MORNING AS WE HONOR OUR SMALL BUSINESSES AND THE  
IMPORTANCE OF BUYING LOCAL.

WE ALSO HAVE OUR CHAMBERS OF COMMERCE HERE AND  
COMMUNITY ORGANIZATIONS INCLUDING THE MAESTRO  
ENTREPRENEUR CENTER THAT PARTNERS WITH THE CITY TO  
OFFER THE BUY LOCAL GROW SA INITIATIVE AND THE PROGRAM  
SUPPORTS OUR LOCAL BUSINESS OWNERS BY PROVIDING  
RESOURCES INCLUDING A SMALL BUSINESS DIRECTORY.

THANK YOU FOR ALL THAT YOU DO TO SUPPORT OUR SMALL  
BUSINESS COMMUNITY AND THANK YOU FOR BEING HERE THIS  
MORNING.

AND I DO WANT TO RECOGNIZE WE HAVE AT LEAST THE SA  
CHAMBER AS WELL AS THE HISPANIC CHAMBER HERE AS WELL.  
AND I WOULD LIKE TO GO AHEAD AND READ THE PROCLAMATION  
THAT'S BEEN OFFERED TODAY.

AND WE HAVE OUR NORTH CHAMBER OF COMMERCE AS WELL.  
THANK YOU ALL FOR BEING HERE.

WHEREAS THE CITY OF SAN ANTONIO'S ECONOMIC DEVELOPMENT  
DEPARTMENT WILL CELEBRATE BUY LOCAL SEASON NOVEMBER 27,  
2021 THROUGH DECEMBER 31, 2021 TO SUPPORT SMALL  
BUSINESSES AND CREATE AWARENESS TO BUYING LOCAL THIS  
HOLIDAY SEASON.

AND WHEREAS THE SMALL BUSINESS COMMUNITY IS A KEY  
CONTRIBUTOR TO OUR CITY'S CULTURE, ECONOMY, AND  
CHARACTER AS WELL AS ITS SENSE OF PLACE.

WHEREAS SMALL BUSINESSES HAVE BEEN ON THE FRONT LINES  
OF THE COVID-19 PANDEMIC AND ARE IMPORTANT TO OUR  
ECONOMIC RECOVERY EFFORTS.

AND WHEREAS THE OBSERVANCE WILL KICKOFF ON SMALL  
BUSINESS SATURDAY, THE SATURDAY AFTER THANKSGIVING

WHICH MARKS THE UNOFFICIAL START OF THE HOLIDAY SHOPPING SEASON AND ENSURE THAT CONSUMERS KEEP LOCAL BUSINESSES IN MIND AS THEY BUY GIFTS.

WHEREAS THE GOAL OF THE INITIATIVE ARE TO ENCOURAGE RESIDENTS AND VISITORS TO SHIFT AT LEAST 10% OF SPENDING TO LOCAL INDEPENDENT BUSINESSES TO KEEP A LARGER SHARE OF DOLLARS IN OUR COMMUNITY, STIMULATE A MULTIPLIER EFFECT AND CREATE NEW JOBS.

NOW THEREFORE I RON NIRENBERG OF THE CITY OF SAN ANTONIO IN RECOGNITION THEREOF DO HEREBY PROCLAIM SATURDAY NOVEMBER 27 THROUGH DECEMBER 31, 2021 TO BE BUY LOCAL SEASON HERE IN SAN ANTONIO, TEXAS AND URGE RESIDENTS TO BUY LOCAL FOR THE HOLIDAYS AND THROUGHOUT THE YEAR.

THANK YOU ALL VERY MUCH FOR WHAT YOU DO.

[APPLAUSE]

>> Mayor Nirenberg: AND NOW I'D LIKE TO RECOGNIZE COUNCIL MEMBER CABELLO HAVRDA TO RECOGNIZE SOME VERY SPECIAL GUESTS WE HAVE IN OUR AUDIENCE TODAY.

>> Havrda: THANK YOU, MAYOR.

GOOD MORNING.

THIS MORNING WE'VE ASKED MEMBERS OF THE BEXAR COUNTY LEGISLATIVE DELEGATION TO JOIN US BECAUSE I WANTED TO PUBLICLY THANK THEM REALLY FOR THE WORK THAT THEY'VE DONE IN THIS VERY TUMULTUOUS YEAR.

IT MERITS A SPECIAL THANKS BECAUSE IT WAS HISTORIC IN TERMS OF LENGTH.

THE STATE LEGISLATURE -- COME ON UP.

SORRY.

ALL OUR STATE REPRESENTATIVES AND SENATOR.

THE STATE LEGISLATURE WAS IN SESSION FOR ALMOST TEN MONTHS THIS YEAR WHEN THE AVERAGE IS FIVE EVERY COUPLE OF YEARS.

I KNOW THERE IS TALK OF YET ANOTHER SPECIAL SESSION.

I'M NOT SURE IF THAT'S GOING TO HAPPEN.

WE'LL SEE.

I WANT TO ACKNOWLEDGE REPRESENTATIVES MINJAREZ, LIZ CAMPOS, PHILLIP CORTEZ AND SENATOR MENENDEZ.

THANK YOU AND ALL YOUR STAFF FOR THE WORK THAT YOU DO,  
THE TIRELESS DAYS YOU SPENT WORKING FOR US AS YOUR  
BEXAR COUNTY CONSTITUENTS.

I WANT TO MAKE A SPECIAL POINT TO MENTION THE STRONG  
FIGHT OVER VOTERS' RIGHTS.

WE THANK YOU.

THIS PAST MAY WE HAD WHAT MANY PEOPLE CALLED A RECORD-  
BREAKING TURNOUT.

17% OF THE VOTERS WENT TO THE POLLS IN MAY.

IT'S RECORD BREAKING BUT SOMEWHAT DISMAL.

THAT'S NOT A GREAT NUMBER.

WE SHOULD BE WORKING TO INCREASE THAT NUMBER.

WE SHOULD BE FIGHTING FOR MORE ACCESS FOR BETTER IDEAS,  
FOR REMOVING OBSTACLES TO VOTING.

OUR BEXAR COUNTY DELEGATION FOUGHT THE GOOD FIGHT IN  
DEFENSE OF VOTERS AND I'M GRATEFUL FOR THAT.

THE LAWS THAT WENT INTO EFFECT THIS YEAR MAKE VOTING  
HARDER FOR PEOPLE OF COLOR ACROSS THE STATE.

THEY TARGETED INNOVATIVE VOTING INITIATIVES LIKE  
DRIVE-THROUGH VOTING AND OVERNIGHT VOTING.

THEY MADE VOTING BY MAIL MORE DIFFICULT.

THEY CRIMINALIZED VOTER ASSISTANCE AND GAVE POLL  
WATCHERS MORE AUTONOMY.

SAN ANTONIO'S POPULATION IS ALMOST 74% PERSONS OF  
COLOR.

THAT INCLUDES LATINOS, AFRICAN AMERICANS, NATIVE  
AMERICANS, AND ASIAN AMERICANS.

SO THE VOTING LAWS THAT CAME OUT OF THE STATE  
LEGISLATURE THIS YEAR DISPROPORTIONATELY AFFECTED SAN  
ANTONIO VOTERS.

I KNOW YOU HAD BEXAR COUNTY VOTERS IN MIND THIS SESSION  
AND I URGE YOU TO KEEP UP THAT FIGHT NOW MORE THAN  
EVER.

I HAVE ALSO ASKED MY STATE REPRESENTATIVE AND GOOD  
FRIEND INA MINJAREZ TO SAY A FEW WORDS.

>> GOOD MORNING MAYOR AND COUNCIL MEMBERS.

IT IS AN HONOR TO BE WITH YOU ALL TODAY AND THANK YOU  
FOR THE RECOGNITION OF OUR HARD WORK.

WE SERVE AT THE CAPITAL WITH GREAT DISTINCTION WITH  
INCREDIBLE INTEGRITY.

WE ARE HUMBLLED AND PROUD THAT THE VOTERS CHOOSE US AND ENTRUST US WITH THE HARD ISSUES THAT WE'VE GOT A DEBATE THAT WE'VE GOT TO VOTE ON.

I'M SO INCREDIBLY PROUD OF THE DELEGATION THAT I SERVE WITH.

THOUGH WE MAY BE FROM DIFFERENT PARTIES, WE MAY HAVE DIFFERENT OPINIONS, WE PUT SAN ANTONIO/BEXAR COUNTY FRONT AND CENTER EACH AND EVERY TIME WE GET TO OUR HOUSE DESKS OR THE SENATE DESKS.

SO THANK YOU FOR WORKING WITH US.

WE ENJOY WORKING WITH THE CITY OF SAN ANTONIO.

WE KNOW THAT WE HAVE ALL OF YOUR BACKS ON THE CAPITAL AND THANK YOU, COUNCILWOMAN FOR YOUR SERVICE.

AND THANK YOU FOR HONORING US TODAY.

>> Havrda: THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER CABELLO HAVRDA.

AND TO ALL OF YOU ON BEHALF OF OUR ENTIRE CITY, OUR BEXAR COUNTY MSA AND, FRANKLY ON BEHALF OF EVERY TEXAN WE THANK YOU FOR YOUR TIRELESS EFFORTS.

I CAN'T IMAGINE THE STRESS LEVEL THAT WAS IN AUSTIN OVER THE LAST MANY MONTHS BUT PLEASE KNOW THAT WE WERE WATCHING EVERY HOUR BECAUSE IT WAS SO DEEPLY IMPACTFUL TO OUR COMMUNITY, NOT ALL POSITIVE, AS YOU'VE HEARD. AND I KNOW REPRESENTATIVE CAMPOS, YOU HAVE BEEN SERVING OUR COMMUNITY NOW VERY, VERY WELL.

WE'VE APPRECIATED YOUR SERVICE.

REPRESENTATIVE CORTEZ AND SENATOR MENENDEZ, ALSO YOUR LONGTIME SERVICE NOT JUST AS REPRESENTATIVES AND SENATORS BUT ALSO MEMBERS OF THIS DAIS.

AND WE APPRECIATE ALL OF YOU SO MUCH.

AND I WOULD LOVE TO OFFER YOU THE FLOOR TO SEE IF YOU WOULD MAKE ANY REMARKS ON BEHALF OF OUR DELEGATION.

>> THANK YOU, MR. MAYOR, MEMBERS OF THE COUNCIL.

IT'S GOOD TO BE BACK IN THE COUNCIL CHAMBERS WHERE I SPENT MANY, MANY DAYS, MANY HOURS DEBATING THE ISSUES OF THE DAY.

AND I WANT TO SAY THANK YOU FOR THIS RECOGNITION.

I HAVE A LONG-TERM FRIENDSHIP WITH MELISSA CABELLO HAVRDA.

SHE AND I WORKED TOGETHER BACK IN 2001 AS COUNCIL ASSISTANTS HERE FOR THEN-MAYOR ED GARZA. IT'S WONDERFUL TO SEE YOU AGAIN, COUNCILWOMAN. I WANT TO RECOGNIZE MY COUNCILWOMAN DR. ADRIANA ROCHA GARCIA.

THANK YOU FOR YOUR GREAT SERVICE TO OUR COMMUNITY. ALL OF OUR WORK WE DID THIS LEGISLATIVE SESSION, YES, IT WAS A LONG SESSION BUT A MAJORITY OF OUR PLATFORM COMES FROM EACH AND EVERY ONE OF YOU.

I KNOW THAT THERE WERE MANY OF YOU THAT CAME BY THE CAPITAL THAT I MET WITH PERSONALLY IN MY OFFICE. MANY OF YOU THAT REACHED OUT VIA TEXT MESSAGE OR PHONE CALLS AND MET WITH MANY OF US HERE THAT ARE HERE TODAY. OUR LEGISLATIVE AGENDA IS BUILT BY YOU AND THE RESIDENTS OF SAN ANTONIO.

AND SO WE THANK YOU FOR GIVING US THE DIRECTION OF WHAT YOU FELT WAS BEST FOR OUR COMMUNITY.

WE DID OUR BEST.

WE FOUGHT WHERE WE COULD.

EACH MEMBER UP HERE GAVE EVERYTHING THEY HAD.

WE'VE NEVER HAD A LEGISLATIVE SESSION LIKE THIS WITH MULTIPLE SPECIAL SESSIONS OVER AND OVER AND SO THIS WAS A VERY DIFFICULT SESSION, ESPECIALLY LEAVING OUR FAMILIES TO GO TO WASHINGTON, D.C. IN JULY.

IT WAS A VERY DIFFICULT THING BUT WE DO IT BECAUSE WE LOVE OUR COMMUNITY, WE LOVE THE CITY OF SAN ANTONIO AND WE WILL ALWAYS PROTECT THE RESIDENTS OF THIS GREAT STATE OF TEXAS.

[LAPSE IN AUDIO] WITH EACH OF THEM HERE.

WE ARE TOGETHER A TEAM.

WE WILL CONTINUE TO FIGHT FOR THIS COMMUNITY, FIGHT FOR THE CITY OF SAN ANTONIO, AND FIGHT FOR THE GREAT STATE OF TEXAS.

THANK YOU FOR THIS RECOGNITION.

>> GOOD MORNING AND THANK YOU FOR HAVING US THIS MORNING.

I WILL TELL YOU THIS HAS BEEN A VERY DIFFICULT SESSION FOR ALL OF US AND ME BEING A FRESHMAN GOING IN I KNEW IT WAS GOING TO BE DIFFICULT.

AND THEN WE HAD THE PANDEMIC, THE STORM, AND THESE HORRIBLE BILLS BUT I WILL TELL YOU I WOULD DO IT ALL OVER AGAIN BECAUSE IT IS AN HONOR TO SERVE TEXAS AND TO FIGHT FOR OUR DEMOCRACY.

I'M GRATEFUL TO EACH AND EVERY ONE OF YOU FOR SERVING US AND FOR COLLABORATING.

THANK YOU TO MY COUNCILWOMAN VIAGRAN.

WE HAVE COLLABORATED WITH MANY THINGS IN THE DISTRICT AND SO I'M GRATEFUL FOR THAT AND I'M TRULY GRATEFUL FOR MY COLLEAGUES BECAUSE I COULDN'T HAVE DONE IT WITHOUT THEM AND I WILL TELL YOU THAT I'M SO PROUD TO BE SERVING BECAUSE OUR DELEGATION IS STRONG, REGARDLESS OF OUR BELIEFS AND WHETHER WE, YOU KNOW, SOMETIMES WE AGREE ON THE SAME THING AND SOMETIMES WE DON'T BUT WE COME TOGETHER AND THAT MAKES US STRONG.

SO THANK YOU TO ALL OF YOU.

>> THANK YOU, MAYOR AND COUNCIL MEMBERS.

IT'S ALWAYS GOOD TO BE BACK HERE IN THIS WONDERFUL CHAMBER THAT REALLY STARTED IT ALL.

AND COUNCILWOMAN HAVRDA, YOU'RE DOING A GREAT JOB IN DISTRICT 6.

WE APPRECIATE YOUR SERVICE.

NOW THAT I HAVE MOVED INTO THE TEXAS SENATE AND HAVE APPROXIMATELY 940,000 CONSTITUENTS, I GET TO WORK WITH A LOT OF YOU.

IT'S BEEN GOOD.

COUNCILMAN BRAVO, I APPRECIATED YOUR CALL.

I WAS TALKING TO MY TEAM AND MAKING SURE WE WERE ON THE BALL WITH TxDOT AND 281 AND 410.

COUNCILMAN COURAGE IT WAS GOOD TO SEE YOU AT THAT NEIGHBORHOOD MEETING THE OTHER DAY.

I'M NOT SURE WHY Y'ALL PUT COUNCILMAN PELAEZ IN TIMEOUT BUT --

[LAUGHTER]

HE'S DOING A TERRIFIC JOB AND I WAS AT A NEIGHBORHOOD MEETING THE OTHER DAY AND THE SAFFE OFFICER THERE WAS DOING SUCH A GREAT JOB AND SPEAKING SO HIGHLY OF THE COUNCILMEN AND WE WERE ABLE TO BACK THAT UP AND THE FOLKS WHO HAD COME IN THERE WORRIED AND CONCERNED LEFT KNOWING THAT THEY COULD HAVE SOME RESULTS.



AND THE NEXT DAY I SAW SOMEONE FROM HIS OFFICE THERE IN THE NEIGHBORHOOD.

LOOK, IT ALL STARTS HERE.

LOCAL GOVERNMENT.

THIS IS WHERE IT ALL STARTS.

THIS IS WHERE EVERYTHING THAT MATTERS, THE POTHOLES, THE SIDEWALKS, POLICE RESPONSE, FIRE, POLICE, EVERYTHING.

YOU ARE ON THE FRONT LINES AND I HAVE SO MUCH RESPECT AND I WILL TELL EVERYBODY THAT I KNOW, AS YESTERDAY I WAS HAVING A CONVERSATION WITH COUNCILMAN GREG CASAR IN AUSTIN ABOUT HIS INTENTIONS TO TRY TO MOVE TO WASHINGTON BUT WHERE IT ALL STARTS IS RIGHT HERE, LOCAL GOVERNMENT.

AND SO I WANT TO THANK YOU FOR THE WORK THAT Y'ALL ARE DOING AND EVERYTHING THAT'S GONE ON HERE.

AS HAS BEEN SAID PRIOR, OUR BEST IDEAS DON'T COME FROM ANY ONE OF OUR HEADS.

OUR BEST IDEAS FOR LEGISLATION, ORDINANCES, POLICY COME FROM THE PEOPLE WE REPRESENT AND WHETHER YOU REPRESENT WHATEVER NUMBER OF PEOPLE ON A COUNCIL DISTRICT, A STATE REP SEAT, OR 940,000 PEOPLE IN THE SENATE, THE PEOPLE ARE WHO GIVE US THE POLICY AND WE REPRESENT THEM.

AND SO MAYOR AND COUNCIL MEMBERS WHEN Y'ALL COME UP TO VISIT US, TO TALK TO US ABOUT WHAT'S IMPORTANT AND WHAT THE IMPACT OF LEGISLATION IS GOING TO HAVE, YOU MAKE A DIFFERENCE.

WHILE YOU THANK US AND THE TEAM THAT I HAVE THE HONOR AND PRIVILEGE OF WORKING WITH, THE TERRIFIC TEAM THAT MAKE UP THE BEXAR COUNTY DELEGATION, PLEASE KNOW THAT YOUR PRESENCE IN AUSTIN, TEXAS MAKES A DIFFERENCE AND WE TALK UNTIL THE COWS COME HOME ABOUT WHERE LOCAL CONTROL IS WHERE IT SHOULD BE BUT YOU BEING THERE AND MAKING THAT IMPACT AND REPRESENTING THE COMMUNITIES WE REPRESENT DOES MAKE A DIFFERENCE AND SOMETIMES I KNOW IT FEELS LIKE IT'S FALLING ON DEAF EARS.

KNOW THAT IT'S NOT AND WE LOOK FORWARD TO CONTINUING TO WORK WITH EACH AND EVERY ONE OF Y'ALL AND ANY POLICY, WHETHER IT'S EDUCATION, WHETHER IT'S TRANSPORTATION,

WHETHER IT'S THE ECONOMY, WHETHER IT'S COVID RELIEF, WINTERIZATION AND MAKING SURE WE DON'T HAVE ANOTHER WINTER STORM URI TRAGEDY WHERE 700 LIVES WERE NEEDLESSLY LOST, WE WILL BE THERE HAND IN HAND, ARM IN ARM.

THIS DELEGATION IS THERE BECAUSE YOU ARE AS STRONG AS YOU ARE AND IT'S A PARTNERSHIP.

I WANT TO THANK YOU FOR THIS.

THANK YOU FOR THE ACKNOWLEDGMENT BUT WE'RE JUST DOING OUR JOBS AND WE COULDN'T DO IT WITHOUT YOU.

THANK YOU VERY MUCH.

[APPLAUSE]

SENATOR, REPRESENTATIVES, THANK YOU SO MUCH FOR TAKING TIME OUT TO RECOGNIZE THE IMPORTANT WORK.

WE ALL HAVE THE SAME MISSION AND WE'RE GLAD TO BE IN THE FIGHT WITH YOU GUYS.

HAVE A WONDERFUL DAY.

THANKS FOR BEING HERE.

ALL RIGHT.

LET ME TURN TO COUNCIL MEMBER SANDOVAL FOR A POINT OF PERSONAL PRIVILEGE.

>> Sandoval: THANK YOU, MAYOR.

AND THANK YOU TO ALL OUR GUESTS WHO HAVE BEEN RECOGNIZED TODAY.

IT'S A PLEASURE TO HAVE YOU HERE.

AS THE SENATOR SAID, IT ALL BEGINS LOCALLY AND I COULD NOT AGREE WITH YOU MORE.

BUT SOMETIMES WE ALSO NEED INTERNATIONAL LEADERSHIP SO MY POINT OF PERSONAL PRIVILEGE TODAY WILL BE HIGHLIGHTING THE U.N. CONFERENCE OF THE PARTIES CONFERENCE THAT WAS HELD OVER THE LAST COUPLE OF WEEKS IN GLASGOW.

THE CONFERENCE OF THE PARTIES IS THE DECISION-MAKING BODY THAT REVIEWS THE UNITED NATIONS' FRAMEWORK CONVENTION ON CLIMATE CHANGE.

IT BRINGS TOGETHER ALL NATIONS, 197 THAT HAVE SIGNED THE CONVENTION AND THEY MEET ANNUALLY AND HAVE MET SINCE 1995.

THE LAST TIME WE SPOKE ABOUT THE COP WAS AFTER THE PARIS ACCORDS AND THIS COUNCIL APPROVED A RESOLUTION

SUPPORTING THAT AS A LOCAL GOVERNMENT, WE APPROVED THAT.

I THINK YOU'VE HEARD ME OFTEN SAY THAT CLIMATE CHANGE IS THE GREATEST THREAT TO THE WELFARE AND LONGEVITY OF OUR COMMUNITY.

AS GLOBAL TEMPERATURES RISE AND AS WEATHER BECOMES MORE IMPOSSIBLE TO PREDICT AND PREPARE FOR, SAN ANTONIO IS EXPECTED TO FACE CHALLENGES SUCH AS WATER SHORTAGES, INCREASED ENERGY COSTS, AND OF COURSE INTENSE FLOODING EVENTS.

THE COMMITMENTS MADE DURING THE COP 26 ACKNOWLEDGE THE EXISTING VULNERABILITIES IN OUR CITY AND HELP IDENTIFY OPPORTUNITIES TO IMPROVE OUR RESILIENCE.

ONE NOTABLE OUTCOME OF THE SUMMIT IS THE ADOPTION OF THE GLASGOW CLIMATE PACT.

OVER 100 NATIONS PLEDGED TO CURB METHANE EMISSIONS BY 30% AND MORE THAN 130 NATIONS AGREED TO HALT AND THEN REVERSE DEFORESTATION BY 2030.

THESE COMMITMENTS ARE IMPORTANT STEPS TOWARD A MORE SUSTAINABLE FUTURE AND REACHING THE GOALS OUTLINED IN THE PARIS CLIMATE AGREEMENT.

AS MEMBERS OF BOTH THE SAN ANTONIO AND THE INTERNATIONAL COMMUNITY WE MUST WORK TOGETHER TO TAKE ACTION AND SUPPORT THOSE MOST VULNERABLE TO THE IMPACTS OF OUR CHANGING CLIMATE.

TO HELP US RECOGNIZE COP 26, I HAVE INVITED RYAN WEBBER, A MEMBER OF OUR CLIMATE ACTION AND ADAPTATION PLAN TECHNICAL ADVISORY COMMITTEE AND HE IS STAFFED AT THE WORLD RESOURCES INSTITUTE.

HE'LL BE HERE TO SHARE A FEW WORDS.

AND WE'RE FORTUNATE THAT RYAN WAS ALSO ABLE TO HAVE THE DIRECTOR OF THE WRI CONTRIBUTE A VIDEO SUMMARY OF THE CONFERENCE, BUT PLEASE GO AHEAD, RYAN.

>> THANK YOU, COUNCILWOMAN SANDOVAL AND COUNCIL.

AS YOU MENTIONED, THIS WAS A PARTICULARLY IMPORTANT CONFERENCE.

THE PARIS AGREEMENT REQUIRES US TO MAKE A ONE-TIME COMMITMENT AND REVISIT THOSE COMMITMENTS.

THIS WAS THE FIRST OPPORTUNITY AND AS A RESULT THERE WAS A LOT OF WAIT PLACED ON THIS COP DELAYED A YEAR BY COVID-19.

I'M HAPPY TO BE HERE TODAY AND SHARE WITH YOU THE COMMENTS FROM OUR DIRECTOR.

THE WORLD RESOURCES INSTITUTE IS A GLOBALLY-RECOGNIZED RESPECTED ENVIRONMENTAL NONPROFIT.

WE HAVE BEEN ACTIVE IN THIS SPACE WORKING ON COP AND INTERNATIONAL NEGOTIATIONS FOR THE ENTIRETY OF THESE LAST 26 YEARS IN WHICH THIS PROCESS HAS BEEN UNDERWAY. WHAT WE FOUND WAS THAT THE COP ADVANCED IN A NUMBER OF IMPORTANT WAYS BUT ALSO LEFT MANY THINGS STILL LACKING. AND WE HOPE THE CITY OF SAN ANTONIO TAKES THE MESSAGE THAT WE TAKE, WHICH IS THAT IT IS NOW THE OBLIGATION AND THE OPPORTUNITY OF ALL OF US TO ADDRESS SERIOUSLY THE CHALLENGE OF CLIMATE CHANGE NOT EVERY FIVE YEARS, NOT EVERY ONCE IN A WHILE, BUT WITH EVERY ACTION AND DECISION BECAUSE THAT'S WHAT IT'S GOING TO TAKE.

WITH THAT, I THINK WE'LL TURN TO A SHORT VIDEO MESSAGE.

>> I'M THE U.S. DIRECTOR FOR THE WORLD RESOURCES INSTITUTE.

A GLOBAL NONPROFIT DEDICATED TO PROMOTING PRACTICAL SOLUTIONS TO THE CLIMATE CRISIS TO ADVANCE EQUITY AND PROSPERITY FOR ALL.

I JUST RETURNED TO THE GLOBAL CONFERENCE IN GLASGOW ALSO KNOWN AS COP 26.

THE CONFERENCE MADE SIGNIFICANT PROGRESS BUT NOT ENOUGH TO AVOID THE WORST CONSEQUENCES OF CLIMATE CHANGE.

IT KEPT THE GLOBAL GOAL OF LIMITING WARMING TO 1.5 DEGREES CELSIUS OR 2.75 DEGREES FAHRENHEIT WITHIN REACH BUT JUST BARELY.

THIS SHOULDN'T BE A SURPRISE.

NO CONFERENCE, NO MATTER HOW SUCCESSFUL CAN SOLVE THE CLIMATE CRISIS.

REAL SOLUTIONS REQUIRE MAKING CHANGE ON THE GROUND THROUGH ACTIONS BY CITIES, STATES, NATIONAL GOVERNMENTS AND THE PRIVATE SECTOR.

BUT COP 26 FOCUSED GLOBAL ATTENTION ON THE CLIMATE CRISIS AND SPURRED SIGNIFICANT PROGRESS.

HERE ARE A FEW HIGHLIGHTS.

FIRST, BY THE END OF COP 26 MORE THAN 150 COUNTRIES MADE NEW COMMITMENTS TO CUT THEIR EMISSIONS BY 2030, INCLUDING THE U.S. COMMITMENT TO SLASH EMISSIONS BY MORE THAN HALF.

COLLECTIVELY THESE COMMITMENTS AREN'T YET STRONG ENOUGH BUT COUNTRIES ALSO AGREED TO RATCHET THEM UP ON A REGULAR BASIS.

SECOND, MANY COUNTRIES MADE IMPORTANT MOVES TO TAKE SPECIFIC ACTIONS THAT REPRESENT REAL PROGRESS.

FOR EXAMPLE, MORE THAN 100 COUNTRIES COMMITTED TO CUT METHANE EMISSIONS 30% BY 2030.

MORE THAN 140 COUNTRIES PLEDGED TO HALT AND REVERSE DEFORESTATION AND 46 COUNTRIES COMMITTED TO PHASE OUT THEIR USE OF COAL.

THIRD, OVER 2,000 COMPANIES HAVE COMMITTED TO SCIENCE-BASED TARGETS TO REDUCE THEIR EMISSIONS AND FINANCIAL FIRMS THAT CONTROL OVER \$130 TRILLION IN ASSETS PLEDGED TO ALIGN THEIR PORTFOLIOS WITH NET ZERO TARGETS.

FINALLY, COP 26 FEATURED A CITIES DAY AND OVER 1,000 CITIES AND LOCAL GOVERNMENTS AROUND THE WORLD JOINED THE CITIES' RACE TO ZERO ALIGNING THEIR POLICIES WITH THE GOALS OF THE PARIS CLIMATE AGREEMENT AS WELL AS TO REDUCING AIR POLLUTION AND ADVANCING ENVIRONMENTAL JUSTICE.

CITIES HAVE A CRITICAL ROLE TO PLAY IN ENABLING POLLUTION-FREE MOBILITY, UPGRADING THEIR INFRASTRUCTURE TO BE MORE RESILIENT IN THE FACE OF EXTREME WEATHER AMPED UP BY CLIMATE CHANGE AND ENSURING EVERYONE HAS ACCESS TO PARKS AND OTHER GREEN SPACES THAT HELP KEEP CITIES COOL AND REDUCE FLOODING RISKS.

WE CAN STILL AVOID THE WORST IMPACTS OF CLIMATE CHANGE BUT ONLY IF WE WORK TOGETHER ACROSS CITIES, STATES, THE FEDERAL GOVERNMENT, AND WITHIN PRIVATE SECTOR.

>> Sandoval: THANK YOU RYAN SO MUCH FOR JOINING US TODAY AND FOR YOUR PASSIONATE SUPPORT OF -- I DON'T WANT TO CALL IT AN ISSUE.

I MEAN, WHAT WE HAVE TO DO TO SAVE OURSELVES AND OUR PLANET.

THANK YOU FOR YOUR SERVICE ON THE TECHNICAL ADVISORY COMMITTEE.

I DON'T KNOW IF THERE'S ANYTHING ELSE YOU WANTED TO ADD.

YOU WERE VERY PASSIONATE ON THE PHONE THE OTHER DAY. YOU SAID A LOT OF GREAT THINGS.

>> I WOULD ADD ONLY THAT CLIMATE CHANGE FOR THE LAST 20 AND IN FACT 50 YEARS, SINCE IT'S BEEN AN ISSUE OF DISCUSSION, HAS BEEN SOMETHING THAT, YOU KNOW, EXPERTS HAVE DISCUSSED AND IT'S NOW VERY MUCH A COMMONLY-KNOWN ISSUE.

IT'S ADDRESSED IN A LOT OF WAYS BUT AS WE GO TO THESE CONFERENCES AND TALK ABOUT THE EXPERTS THAT WE HAVE, IT'S ABUNDANTLY CLEAR THAT ADDRESSING THE CLIMATE CRISIS IS NOT SOMETHING THAT WILL BE ACCOMPLISHED BY THINK TANKS OR EXPERTS OR POLICY.

IT'S ONLY GOING TO BE ADDRESSED IF ALL OF US START LOOKING FOR EVERY OPPORTUNITY TO REDUCE OUR EMISSIONS. IT'S THE ONLY WAY TO DO IT.

IT'S GOING TO REQUIRE EVERYONE ON THIS COUNCIL AND EVERYONE IN THIS ROOM TO BE THINKING CRITICALLY AND SERIOUSLY ABOUT HOW WE ADVANCE THE PRIORITIES WE ALREADY HAVE WHILE ALSO ADDRESSING CLIMATE, WHILE NOT CREATING A LARGER CRISIS AND LARGER INEQUITIES THAT GET IN THE WAY OF ALL OF THESE OTHER OPPORTUNITIES AND NEEDS THAT WE'RE TRYING TO ADDRESS.

SO AS COUNCIL CONSIDERS A WIDE VARIETY OF TASKS, SOME SHORT TERM AND SOME LONG, WE HOPE THAT THROUGH THE ADVISEMENT OF THIS COUNCIL AND OF COURSE THE TECHNICAL ADVISORY CAPACITY THAT WE ARE MAKING DECISIONS IN LINE WITH THE SA CLIMATE READY PLAN AND WE ARE THINKING CRITICALLY NOT ONLY ABOUT ACHIEVING THE COMMITMENTS WE HAVE MADE BUT ABOUT WHAT MORE AMBITIOUS COMMITMENTS WE WILL BE ABLE TO MAKE TO HELP MOVE THE WORLD TOWARDS A SAFER MORE EQUITABLE FUTURE.

>> Sandoval: THANK YOU.

THANK YOU, MAYOR.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER SANDOVAL AND THANK YOU, RYAN.

GREAT TO SEE YOU.

THE CITY HAS A REAL TREASURE WITH YOUR PRESENCE AND THE WORLD RESOURCES INSTITUTE HERE IN OUR COMMUNITY, SO THANK YOU VERY MUCH FOR BEING HERE.

ALL RIGHT.

LET ME CALL ON COUNCIL MEMBER McKEE-RODRIGUEZ FOR A POINT OF PERSONAL PRIVILEGE.

>> McKee-Rodriguez: THANK YOU, MAYOR.

THIS IS SOMETHING I JUST FOUND OUT THIS WEEK AND IT'S FROM A PLACE OF PRIVILEGE THAT I MAYBE DIDN'T KNOW ABOUT IT AND A LOT OF US DIDN'T KNOW ABOUT IT.

BUT TRANSGENDER AWARENESS WEEK TAKES PLACE EVERY YEAR BETWEEN NOVEMBER 13 THROUGH 19 LEADING UP TO TRANSGENDER DAY OF REMEMBRANCE, MEMORIALIZING THE VICTIMS OF TRANSPHOBIC VIOLENCE.

IN HONOR OF TOMORROW BEING TRANS DAY OF REMEMBRANCE I WOULD LIKE TO REFLECT ON THOSE LIVES LOST WITH A MOMENT OF SILENCE.

[MOMENT OF SILENCE]

THANK YOU FOR JOINING ME IN THAT.

THIS SATURDAY AT 5:00 P.M., THE SAN ANTONIO GENDER ASSOCIATION WILL BE HOSTING AN EVENT IN HONOR OF TRANSGENDER DAY OF REMEMBRANCE.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER McKEE-RODRIGUEZ.

OKAY.

WE ARE GOING TO MOVE NOW TO OUR BUSINESS ITEMS AND WE HAVE A FULL AGENDA TODAY.

WE ALSO WANT TO MAKE NOTE WE HAVE A 2:00 P.M. TIME CERTAIN ZONING AGENDA AS WELL.

WE HAVE TWO ITEMS LISTED FOR INDIVIDUAL CONSIDERATION AT THIS POINT.

I WILL ASK MY COLLEAGUES IF THERE ARE ANY OTHER ITEMS FROM THE CONSENT AGENDA THEY WOULD LIKE TO PULL FOR INDIVIDUAL CONSIDERATION.

RIGHT NOW IT'S ITEMS 4 AND 5 FOR INDIVIDUAL CONSIDERATION.

I'M GOING TO DOUBLE CHECK.

I HAVE IN MY NOTES THAT COUNCIL MEMBER ROCHA GARCIA IS PULLING 29, 31, AND 35 AS WELL.

AND COUNCIL MEMBER McKEE-RODRIGUEZ IS PULLING ITEM 36.  
ARE THERE ANY OTHERS?

>> I'LL TAKEN SANDOVAL.

>> Mayor Nirenberg: WE'VE GOT TWO NOW ON 29.  
WE'VE GOT THAT ONE PULLED.

>> OKAY.

THANKS.

>> Mayor Nirenberg: ANY OTHERS?  
OKAY.

IF THERE ARE NONE, I'LL ENTERTAIN A MOTION FOR THE  
BALANCE OF THE CONSENT AGENDA ALL ITEMS SAVE FOR 4, 5,  
29, 31, 35, AND 36.

>> Courage: SO MOVED.

>> Mayor Nirenberg: ALL RIGHT.  
THERE'S A MOTION BY COURAGE.

WHO WAS THE SECOND?

CABELLO HAVRDA FOR THE BALANCE OF THE CONSENT AGENDA.  
LET ME CALL UP FOLKS WHO HAVE SIGNED UP FOR ITEMS  
REMAINING ON CONSENT.

THERE ARE NONE.

NO CITIZENS SIGNED UP TO SPEAK ON ITEMS REMAINING ON  
CONSENT SO I'LL TAKE UP COUNCIL DISCUSSION NOW FOR THE  
CONSENT AGENDA.

AND IF YOU CAN PLEASE HIGHLIGHT CONSENT AGENDA IN YOUR  
TABLET AND QUEUE UP THAT WAY.

I'LL START WITH COUNCIL MEMBER CABELLO HAVRDA.

>> Havrda: THANK YOU, MAYOR.

I JUST WANT TO QUICKLY HIGHLIGHT A COUPLE OF ITEMS.  
HIGHLIGHT ITEM 7, THE SIX LIVE ANIMAL TRANSPORT TRUCKS  
THE CITY IS PURCHASING FROM RED McCOMBS FORD.

THIS HELPS KEEP OUR ACS OFFICERS PREPARED.

THESE TRUCKS WILL ALLOW FOR EASIER AND MORE HUMANE  
TRANSPORT, WHICH IS WHAT WE ALL WANT FOR OUR ANIMALS.

I'VE BEEN HEARING A LOT FROM ANIMAL ACTIVISTS AND THEIR  
CONCERNS AND I HOPE THIS PURCHASE HIGHLIGHTS THE CITY'S  
COMMITMENT TO ALL SAN ANTONIO PETS.

I ALSO WANT TO HIGHLIGHT ITEM 26, AN ORDINANCE  
ACCEPTING GRANT FUNDS FROM THE U.S. DEPARTMENT OF  
JUSTICE FOR COMMUNITY-ORIENTED POLICING SERVICES.



AS CHAIR OF THE PUBLIC SAFETY COMMITTEE ANYTHING I CAN DO TO HELP PROMOTE OUR COMMUNITY ENGAGEMENT PROGRAMS AND HOW THEY ARE EVOLVING IS TERRIBLY IMPORTANT. I WOULD LIKE TO HIGHLIGHT THE GRANT SAPD WILL BE ACCEPTING FROM THE DEPARTMENT OF JUSTICE FOR COMMUNITY-ORIENTED POLICING SERVICES. THE INNOVATION AND WORK THAT SAPD IS DOING WITH COMMUNITY ENGAGEMENT UNIT AND THE SAFFE OFFICERS IS EXCITING AND INNOVATIVE. ONE THING WE KNOW IS THAT OUR COMMUNITY LOVES THEIR SAFFE OFFICERS. THEY LOVE SEEING THIS COMMUNITY ENGAGEMENT. I LOOK FORWARD TO HEARING MORE ABOUT THEIR PROGRAMS IN THE PUBLIC SAFETY COMMITTEE. THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER CABELLO HAVRDA.

COUNCIL MEMBER ROCHA GARCIA.

>> Garcia: THANK YOU, MAYOR.

I JUST WANTED TO TAKE THE OPPORTUNITY TO HIGHLIGHT THE APPOINTMENT OF ELLA DANICA ARISPE FROM DISTRICT 4. I'M REALLY PROUD OF HER BECAUSE SHE IS A GIRL SCOUT WHO THEY CALL THE LITTLE CEO AND SHE HAS SOLD THE MOST GIRL SCOUT COOKIES IN SAN ANTONIO AND I'M PROUD TO APPOINT THE LITTLE CEO AS THE REPRESENTATIVE OF DISTRICT 4. CONGRATULATIONS TO ELLA DANICA ARISPE. THANK YOU, MAYOR.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER ROCHA GARCIA.

COUNCIL MEMBER CASTILLO.

>> Castillo: THANK YOU, MAYOR.

I WANTED TO HIGHLIGHTED ITEM NO. 4, AN ORDINANCE APPROVING INTERLOCAL AGREEMENT BETWEEN THE CITY, CPS ENERGY, AND THE SAN ANTONIO WATER SYSTEM TO PROVIDE \$20 MILLION IN UTILITY ASSISTANCE.

I WANT TO THANK CITY STAFF FOR PUTTING THIS ITEM TOGETHER AND TO THE UTILITIES COMMITTEE FOR VETTING IT. IF APPROVED THIS ITEM WILL ASSIST OVER A QUARTER OF THE LOCAL FAMILIES WITH PAST-DUE UTILITY ACCOUNTS AND I WANT TO THANK OUR DISTRICT 5 CONSTITUENT SERVICES TEAM

WHO HAS BEEN DOING A GREAT JOB WITH THE NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT ENSURING THAT OUR FAMILIES GET CONNECTED TO THOSE SERVICES AND THAT EMERGENCY HOUSING ASSISTANCE APPLICATION.

I'M GLAD TO SEE THAT EVERY RESIDENT WILL BE ENROLLED IN AN AFFORDABILITY OR PAYMENT PLAN AS PART OF THIS PROGRAM.

I THINK THIS COLD WEATHER IS A REMINDER THAT NO ONE SHOULD GO WITHOUT HEAT OR WATER.

AGAIN, I WANT TO THANK CITY STAFF FOR THIS.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER CASTILLO. COUNCIL MEMBER COURAGE.

>> Courage: THANK YOU, MAYOR.

I JUST WANT TO HIGHLIGHT ITEM NO. 28.

I HAVE A YOUNG LADY WHO'S GOING TO BE SERVING ON THE SAN ANTONIO YOUTH COMMISSION, OLIVIA LOPEZ FROM DISTRICT 9 AND I WANT TO COMMEND HER FOR BEING ONE OF THE YOUNG PEOPLE WHO WOULD LIKE TO STEP FORWARD, LET THEIR IDEAS BE HEARD AND SHARED WITH ALL OF US IN OUR COMMUNITY.

I KNOW THAT THAT SAN ANTONIO YOUTH COMMISSION IS AN IMPORTANT COMPONENT OF HAVING CHILDREN, YOUNG PEOPLE, AND YOUNG IDEAS INVOLVED IN CITY GOVERNMENT SO OLIVIA LOPEZ, THANKS FOR STEPPING FORWARD.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER COURAGE. ALL RIGHT.

I WILL -- OKAY.

COUNCIL MEMBER VIAGRAN.

>> Viagran: I DID WANT TO HIGHLIGHT ITEM 38 AND JUST AGAIN THANK ALL MY BOARD COMMISSION AND COMMITTEE APPOINTMENTS FOR SERVING AND WHAT THEY DO AND THE REAPPOINTMENT OF GUADALUPE GEORGE GARCIA DISTRICT 3 AS THE TRANSPORTATION ADVISORY BOARD MEMBER.

SO I JUST WANT TO TAKE THAT TIME TO THANK YOU AND I WILL BE CHIMING IN ON ITEM 4 WHEN WE TALK ABOUT THAT AGAIN.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER VIAGRAN.

AND I'LL JUST CLOSE THE CONSENT DISCUSSION BY  
RECOGNIZING THE GREAT WORK THAT THE NEIGHBORHOOD AND  
HOUSING SERVICES DEPARTMENT CONTINUES TO DO.  
THEY'VE GOT A COUPLE OF SIGNIFICANT ITEMS ON THIS  
RELATED TO RENT RELIEF AND HOW WE HELP SOME OF OUR MOST  
VULNERABLE RESIDENTS STAY IN THEIR HOMES AND VERY MUCH  
APPRECIATE THE ADDITIONAL WORK, TRIPLE-TIME WORK DURING  
THE COURSE OF THE PANDEMIC.  
THAT CONTINUES EVEN AS WE EMERGE OUT OF IT.  
SO THANK YOU AGAIN FOR YOUR CONTINUED EFFORTS.

ALL RIGHT.

THERE'S A MOTION AND A SECOND FOR APPROVAL OF THE  
CONSENT AGENDA.

THAT'S ALL ITEMS SAVE FOR 4, 5, 29, 31, 35, AND 36.  
PLEASE VOTE.

ALL RIGHT.

MOTION CARRIES.

MOVE NOW TO ITEM 4.

>> GOOD MORNING, MAYOR AND COUNCIL.

MELODY WOOSLEY, HUMAN SERVICES DIRECTOR.

WE KNOW THAT THE PANDEMIC HAS FINANCIALLY IMPACTED SAN  
ANTONIO RESIDENTS ACROSS THE COMMUNITY.

MANY ARE UNABLE TO PAY FOR BASIC NEEDS AND HAVE BEEN  
OVER THE LAST 19 MONTHS SUCH AS RENT, MORTGAGE, AND  
UTILITIES.

THE CITY AND THE CITY'S COVID RECOVERY AND RESILIENCE  
PLAN COORDINATED UNPRECEDENTED FEDERAL GRANTS AND  
GENERAL FUNDS TO HELP MEET THESE IMMEDIATE NEEDS.  
HOWEVER, MANY RESIDENTS WITH STILL CARRYING LARGE  
UTILITY BILL BALANCES AND ARE IN DANGER OF  
DISCONNECTION.

AS IS USUALLY THE CASE IN DISASTERS, THOSE LOWEST  
INCOME AND COMMUNITIES OF COLOR HAVE BEEN HIT THE  
HARDEST.

THIS ACTION TODAY WOULD ALLOCATE \$30 MILLION FROM THE  
CITY'S AMERICAN RESCUE PLAN ACT FUNDING TOWARDS UTILITY  
BILL ASSISTANCE AND PROVIDES THE GREATEST RELIEF TO  
RATEPAYERS MOST IN NEED.

WE ARE REQUESTING THAT CITY COUNCIL APPROVE INTERLOCAL AGREEMENTS WITH CPS FOR \$20 MILLION AND WITH SAWS FOR \$10 MILLION TO ADDRESS THESE NEEDS.

FOR CONTEXT, CPS ENERGY REPORTS THAT THEY HAVE OVER \$130 MILLION IN PAST-DUE BILLS WITH 67,000 CUSTOMERS IN DANGER OF BEING DISCONNECTED.

SAWS REPORTS \$43 MILLION IN PAST-DUE BILLS WITH NEARLY 62,000 RATEPAYERS OVER 60 DAYS PAST DUE.

BOTH UTILITIES ARE ACTIVELY MARKETING THEIR OWN PROGRAMS.

THEY HAVE AFFORDABILITY ASSISTANCE PROGRAMS AS WELL AS PAYMENT PLANS AVAILABLE AND THEY ALSO MARKET THE PROGRAMS OFFERED BY THE CITY, THE COUNTY, AND NONPROFIT AGENCIES.

TO PREVENT DISCONNECTION, BOTH HAVE AFFORDABILITY PROGRAMS THAT ACTUALLY REDUCE THE MONTHLY BILL OF LOW-INCOME FAMILIES AND OFFER PAYMENT PLANS TO MANAGE THOSE LARGE BALANCES.

SINCE THE PANDEMIC BEGAN, THE CITY HAS PROVIDED A TOTAL OF \$23 MILLION IN UTILITY ASSISTANCE FOR CPS AND SAWS THROUGH THE HUMAN SERVICES EMERGENCY BILL ASSISTANCE PROGRAMS.

WE ARE ALSO COORDINATING WITH BEXAR COUNTY WHO HAS MORE THAN \$18 MILLION THIS YEAR IN ANNUAL FEDERAL FUNDS AND LIHEAP ARPA FUNDS TO HELP CITY AND COUNTY RESIDENTS PAY DOWN THEIR BILLS.

SO BOTH CPS AND SAWS WILL ADMINISTER THESE FUNDS TO ELIGIBLE CUSTOMERS INCLUDING SCREENING FOR ELIGIBILITY AND PROCESSING APPLICATIONS.

100% OF THE \$30 MILLION WILL GO TO PAYING DOWN BILLS. CPS WILL TAKE CARE OF ALL OF THE SCREENING, THE PROCESSING, AND HUMAN SERVICES WILL TAKE CARE OF THE REIMBURSEMENTS TO THE AGENCIES FOR THOSE BILLS.

AND SO THE ASSISTANCE IS STRUCTURED BASED ON INCOME. HOUSEHOLDS EARNING UNDER 125% OF THE FEDERAL POVERTY LEVEL, WHICH IS \$33,000 FOR A FAMILY OF FOUR, ARE ELIGIBLE FOR ASSISTANCE UP TO THE FULL AMOUNT OF THE BILLS INCURRED OVER THE 19-MONTH TIME PERIOD FROM MARCH 1, 2020 THROUGH SEPTEMBER 20, 2021.

THIS PLAN ALSO ADDRESSES THE FINANCIAL IMPACT OF COVID ON LOWER TO MIDDLE INCOME RESIDENTS.

HOUSEHOLDS WITH INCOMES OVER 125% OF POVERTY CAN RECEIVE BILL CREDIT UP TO \$1,000 FOR CPS BILLS AND \$700 FOR SAWS' BILLS.

THERE IS NO UPPER INCOME LIMIT FOR THIS ASSISTANCE OR FOR THE CPS AND SAWS PAYMENT PLANS.

AND SO WE ARE PROPOSING ELIGIBILITY GUIDELINES FOR RESIDENTS SEEKING ASSISTANCE THROUGH THESE PROGRAMS, INCLUDING THEY MUST BE ENROLLED IN AN AFFORDABILITY PLAN OR A PAYMENT PLAN WITH THE RESPECTIVE UTILITY TO ENSURE THAT REMAINING BALANCES ARE MANAGEABLE AND MAINTAINED AND FUTURE BALANCES ARE AS LOW AS POSSIBLE. THOSE SEEKING ASSISTANCE MUST CERTIFY THAT THEY WERE FINANCIALLY IMPACTED BY THE PANDEMIC DUE TO THINGS LIKE LOST INCOME OR INCREASED MEDICAL EXPENSES.

AND HOUSEHOLDS UNDER 125% OF THE FEDERAL POVERTY LEVEL MUST PROVIDE INCOME DOCUMENTATION THROUGH A PAY STUB, A TAX RETURN OR OTHER DOCUMENTS TO RECEIVE THE ASSISTANCE WITH THEIR FULL BALANCE.

UNDOCUMENTED RESIDENTS ARE ELIGIBLE FOR ASSISTANCE.

STAFF IS RECOMMENDING APPROVAL OF TWO INTERLOCAL AGREEMENTS, ONE WITH CPS ENERGY FOR \$20 MILLION AND ONE WITH SAWS FOR \$10 MILLION FROM THE AMERICAN RESCUE PLAN ACT ALLOCATION TO PROVIDE UTILITY BILL ASSISTANCE FOR LOW-INCOME RESIDENTS AFFECTED BY THE PANDEMIC AS DESCRIBED THROUGH THE PRESENTATION.

BOTH CPS AND SAWS WILL BEGIN PROCESSING BILL CREDITS THIS WEEK AND CPS WILL POST THEIR ONLINE APPLICATION AS EARLY AS TOMORROW.

HOWEVER, THE CITY, CPS, AND SAWS ENCOURAGE HOUSEHOLDS WITH PAST-DUE BALANCES TO GET ON AFFORDABILITY PROGRAMS AND PAYMENT PLANS NOW WHILE THEY ARE WAITING PROCESSING TO AVOID DISCONNECTION.

THAT CONCLUDES MY PRESENTATION AND I'M GLAD TO TAKE QUESTIONS.

I ALSO HAVE K.J. FEDDER FROM CPS AND MARY BAILEY FROM SAWS AVAILABLE TO ANSWER QUESTIONS.

>> Perry: THANK YOU, MELODY.  
APPRECIATE THAT.

WE DO HAVE SOME FOLKS THAT WANT TO ASK SOME QUESTIONS  
HERE.

START WITH -- OH, ONE SPEAKER.

PETER FRENCH.

IS PETER FRENCH HERE?

COME ON UP.

>> [OFF MIC]

>> Mayor Nirenberg: ITEM 36, PETER.

WE HAVE YOU LISTED AS ITEM 4 SO WE'LL JUST MOVE YOU  
THERE.

ALL RIGHT.

THERE ARE NO OTHER CITIZENS SIGNED UP TO SPEAK ON ITEM  
4 SO LET ME MOVE TO COUNCIL DISCUSSION.

COUNCIL MEMBER COURAGE.

>> Courage: THANK YOU, MAYOR.

MELODY, I JUST WANT TO MAKE SURE, YOU PROBABLY KNOW  
THIS AND YOU HAVE ASKED.

I HEARD THE REVIEW OF HOW THIS MONEY IS GOING TO BE  
USED BUT I JUST WANT TO MAKE SURE THAT EVERYBODY  
UNDERSTANDS WE ARE NOT GIVING MONEY TO INDIVIDUALS WHO  
OWE BILLS.

THE UTILITIES ARE GOING TO DETERMINE WHO IS QUALIFIED  
AND THEN WE'LL CREDIT THEIR BILLS FOR THE MONEY WE'VE  
PROVIDED THEM AND THAT WILL HELP CLEAR THE BILLS THAT  
MANY OF THESE PEOPLE MAY OWE SO THAT THEY CAN CONTINUE  
RECEIVING SERVICES AND NOT GET CUT OFF.

>> Woosley: THAT'S CORRECT.

>> Courage: THANK YOU.

THAT'S ALL, MAYOR.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER COURAGE.  
ANYONE ELSE ON ITEM 4?

COUNCIL MEMBER VIAGRAN.

>> Viagran: THANK YOU.

THANK YOU.

AND I THINK I'M APPRECIATIVE THAT WE CAN HELP THIS WAY  
BUT I DO HAVE A QUESTION BECAUSE I KNOW THERE'S TALKS  
ABOUT A CPS RATE INCREASE.

SO, K.J., THIS MAY BE FOR YOU.

IN TERMS OF -- BECAUSE WE ARE GIVING THESE DOLLARS,  
WILL CPS BE FACTORING THIS IN WHEN WE TALK ABOUT RATE  
INCREASE AND WHAT THAT RATE INCREASE MAY LOOK LIKE?

>> GOOD MORNING.

THANK YOU SO MUCH FOR THE QUESTION.

SO RIGHT NOW OUR TEAM IS WORKING WITH THE CITY TEAM TO  
WORK OUT ALL THE DETAILS FOR THE RATE INCREASE AND  
UNFORTUNATELY I DON'T HAVE THE ANSWER TO THAT QUESTION  
BUT I CAN MAKE SURE WE FOLLOW UP WITH YOU AND GET YOU  
AN ANSWER TO THAT QUESTION.

>> Viagran: THANK YOU.

AND I JUST WANT TO MAKE SURE AND THE TEAM UNDERSTANDS  
THAT I WANT US TO DO OUR DUE DILIGENCE IN THIS PROCESS  
WITH THE RATE INCREASE, USE OUR RATE ADVISORY BOARD,  
USE OUR NEW CPS BOARD TO MAKE THOSE DECISIONS BECAUSE  
WHILE WE KNOW IT'S COMING, BECAUSE THIS IS ECONOMICS  
AND THE WAY IT IS, THAT WHAT WE'RE DOING RIGHT NOW  
HELPS WITH THAT AS WE MOVE FORWARD.

SO THANK YOU.

I LOOK FORWARD TO SUPPORTING THIS.

I THINK THIS WILL BE VERY HELPFUL FOR THOSE IMPACTED BY  
THE COVID-19.

>> Walsh: COUNCILWOMAN, JUST TO JUMP IN AND ANSWER YOUR  
QUESTION, IT IS TAKEN INTO ACCOUNT IN THE REVIEW THAT  
PUBLIC UTILITIES IS DOING ALONG WITH CPS.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER VIAGRAN.  
COUNCIL MEMBER PERRY.

>> Perry: THANK YOU, SIR.

MELODY, I'VE GOT SOME QUESTIONS ON THIS AS WELL.

SO WHERE'S THIS MONEY COMING FROM?

\$30 MILLION.

>> Woosley: IT'S FROM THE AMERICAN RESCUE PLAN  
ALLOCATION TO THE CITY.

>> Perry: OKAY.

THIS WAS SPECIFIC IN THAT?

>> Woosley: YES.

>> Perry: DESIGNATION SO WE COULDN'T USE MORE OF ARPA  
OR MAYBE MARIA, SORRY.

>> Villagomez: GOOD MORNING, MAYOR AND COUNCIL.

COUNCIL MEMBER PERRY, TO ANSWER YOUR QUESTION, THIS \$30 MILLION IS COMING FROM THE AMERICAN RESCUE PLAN ACT, SPECIFICALLY THE LOCAL RECOVERY FUNDS THAT WE HAVE BEEN TALKING TO THE COUNCIL ABOUT.

SO IT WASN'T SPECIFICALLY ALLOCATED BUT IT IS AN ELIGIBLE EXPENSE.

>> Perry: SO SOMEBODY SOMEWHERE COULD MAKE A RECOMMENDATION THAT \$30 MILLION ISN'T ENOUGH. WE SHOULD MAKE IT \$100 MILLION.

>> Villagomez: SO WE DID AN ANALYSIS WORKING WITH OUR UTILITY SECTION, CPS, AND SAWS TO RECOMMEND TO THE COUNCIL \$30 MILLION TO ASSIST THOSE INDIVIDUALS THAT HAVE OUTSTANDING BILLS, GOING BACK TO MARCH OF 2020, AND THEY QUALIFY BASED ON THE INCOME GUIDELINES THAT WAS MENTIONED BY MELODY WOOSLEY.

THERE ARE MORE OUTSTANDING ACCOUNTS, SHOULD THE COUNCIL WANT TO ALLOCATE MORE DOLLARS TO THE PROGRAM, THAT IS POSSIBLE.

HOWEVER, OUR RECOMMENDATION IS INFORMED BY THOSE CONVERSATIONS WITH SAWS AND CPS AND WITH A GOAL OF ADDRESSING THOSE INDIVIDUALS THAT WERE MOST IMPACTED BY THE PANDEMIC.

>> Perry: OKAY.

WELL, HELP RECONCILE THE \$30 MILLION YOU SAID IT WAS OVER \$40 MILLION AT SAWS.

WHERE DO WE MAKE THAT BREAK?

I MEAN, I'M HEARING ONE SET OF NUMBERS AND THEN ANOTHER SET OF NUMBERS HERE.

>> SURE.

I'M GOING TO ASK BEN TO ADDRESS THAT QUESTION.

HE'S MORE FAMILIAR WITH OUTSTANDING BALANCES.

>> PERRY: OKAY.

>> GORZELL: GOOD MORNING.

WE LOOKED AT THIS ABOUT A MONTH AGO AS WE CONTINUED TO LOOK AT MAKING A RECOMMENDATION ON THE USE OF ARPA FUNDS.

IT'S THE TOTAL AMOUNT PAST DUE.

WE LOOKED AT WHAT IS THE AMOUNT SUBJECT TO DISCONNECT SO THERE'S A DIFFERENCE.



ONCE YOU HIT ON THE CPS SIDE, YOU ARE PAST DUE, YOU GET PAST 30 DAYS, YOU WILL FALL INTO THAT SLOT.

WE WERE LOOKING AT THOSE ACCOUNTS [ LAPSE IN AUDIO ] THAT THEY WERE IN THE SUBJECT TO DISCONNECT FOR THEIR ACCOUNT.

THAT NUMBER IS ABOUT \$72 MILLION.

I BELIEVE IT'S ABOUT \$40 MILLION PLUS FOR SAWS.

THIS IS SOME OF THE INFORMATION THAT WE HAVE BRIEFED TO THE UTILITIES COMMITTEE ABOUT A MONTH AGO.

BUT LOOKING AT THAT, LOOKING AT AS SAWS AND CPS STARTED MOVING BACK INTO THE DISCONNECTION PROCESS, LOOKING AT THE OTHER TOOLS THAT ARE AVAILABLE, YOU ARE PROBABLY FAMILIAR WITH THE SAWS PROGRAM THAT THEY HAVE SET UP IN TERMS OF HOW THEY'RE HANDLING IT, HOW CPS IS HANDLING IT AS THEY MOVE INTO THE DISCONNECTION PROCESS, THIS IS ONE TOOL TO ADD TO THOSE OTHER TOOLS.

PAYMENT PLANS, THE PROCESS THAT SAWS HAS IN PLACE.

WE TOOK ALL OF THOSE THINGS INTO ACCOUNT TO DEVELOP THIS RECOMMENDATION.

I'LL SAY WE WILL CONTINUE TO WORK WITH BOTH UTILITIES AND MONITOR WHAT'S HAPPENING WITH THOSE BALANCES, SO TO MARIA'S POINT, WE COULD COME BACK IN THE FUTURE LOOKING AT SOMETHING ADDITIONAL.

>> PERRY: AS FAR AS THE ACTUAL MONEY, THOUGH, ARPA, WE ARE GOING THROUGH THIS PROCESS OF DETERMINING WHERE TO PUT THAT MONEY THROUGH A COMMUNITY INPUT PROCESS RIGHT NOW, BUT ONCE THAT IS -- AND ABOUT WHEN ARE WE GOING TO VOTE ON THE ARPA FUNDS, ERIK?

>> WALSH: MID-JANUARY.

>> PERRY: OKAY.

IN MID-JANUARY, WE ARE GOING TO OBLIGATE THOSE FUNDS FOR EVERYTHING THAT WE DETERMINE SHOULD BE ON THAT LIST.

SHOULDN'T WE BE ADDING MORE TO THIS ON THE UTILITY SIDE, BECAUSE YOU JUST SAID IT'S UP TO \$70 MILLION REQUIREMENT FOR CPS BUT WE'RE ONLY ALLOCATING 30.

>> GORZELL: THAT COULD BE SOMETHING THAT WE WILL COME BACK AND GIVE YOU THE COUNCIL AN UPDATE IN MID-DECEMBER ON ARPA.

THAT'S SOMETHING THAT THE COUNCIL COULD CONSIDER, SETTING ASIDE AN ADDITIONAL ALLOTMENT FOR ADDITIONAL UTILITIES AND THAT POSSIBLY AS A COUNCIL, YOU DISCUSS AS A GROUP BECAUSE WE ARE GOING TO PROVIDE IN DECEMBER SOME FEEDBACK ON WHAT WE HAVE HEARD TO DATE, GET ADDITIONAL COUNCIL INPUT BEFORE WE COME BACK TO PRESENT A PLAN IN JANUARY.

THAT CERTAINLY COULD BE SOMETHING YOU COULD SUGGEST IN DECEMBER.

>> PERRY: OKAY.

ABSOLUTELY.

THAT'S EXACTLY WHAT I'M GETTING AT.

THIS DOESN'T SOUND LIKE IT'S GOING TO COVER THE WHOLE REQUIREMENT AND WE HAVE THIS ONE-TIME FUND THAT WE COULD POSSIBLY USE FOR THIS.

>> WALSH: YEAH.

I WILL LET BEN FINISH, BUT THIS IS WORKING CLOSELY WITH BOTH UTILITIES, MAKING SURE THAT THE MONEY, THAT FUNDS ARE BEING ALLOCATED, THAT THOSE THAT NEED HELP, THAT QUALIFY FOR THOSE ASSISTANCE PROGRAMS, AND THAT IT'S VERY TARGETED TO THOSE INDIVIDUALS.

IT'S NOT ELIMINATING BALANCES, BECAUSE THAT'S GOT TO BE A VERY CLEAR MESSAGE TO THE PUBLIC THAT I KNOW THE UTILITIES ARE WORKING HARD ON.

SO WE'LL CONTINUE TO DO THAT.

WE THINK THAT BASED ON THE ANALYSIS THAT WE'VE DONE WITH THE UTILITIES AND WHAT EFFORTS THEY HAVE UNDERTAKEN WITH THEIR CUSTOMERS, THAT THIS WILL SOLVE THE ISSUE.

BUT CERTAINLY, WE WILL CONTINUE TO KEEP YOU UPDATED LIKE BEN SAID.

>> PERRY: GREAT.

I APPRECIATE THAT.

YES, I WILL BE VERY INTERESTED IN THAT, FOR ANY UPDATES IN DECEMBER OR WHENEVER BEFORE WE ACTUALLY VOTE ON THESE ARPA FUNDS.

I'M STILL CONCERNED ABOUT THAT, THAT WE'RE NOT COVERING WHAT THAT REQUIREMENT IS.

BUT WE WILL CROSS THAT BRIDGE WHEN WE GET TO IT.

IT WAS MENTIONED ABOUT THIS RATE INCREASE FROM CPS.

LET ME TELL YOU, I'VE GOT A LOT OF FOLKS UP THERE ON THE NORTHEAST SIDE THAT ARE PAYING THEIR BILLS EVERY MONTH AND FOR THEM TO THEN GET A RATE INCREASE ON TOP OF EVERYTHING ELSE THAT'S BEEN GOING ON, THAT'S GOING TO BE A BIG PROBLEM.

SO THIS IS JUST A MARKER OUT THERE FOR CPS, YOU KNOW, THIS IS A LOT OF FUNDS THAT ARE COMING IN, THAT WE'RE TRYING TO HELP, BUT LET'S NOT COMPOUND THE PROBLEM OF THOSE PEOPLE THAT ARE STRUGGLING BUT THEY ARE STILL GETTING THEIR BILLS PAID OUT THERE, TO COME IN WITH A RATE INCREASE AFTER COVID, AFTER THE SNOWSTORM.

I CAN SEE WHAT'S GOING TO HAPPEN ALREADY.

BUT I GUESS WE'LL CROSS THAT BRIDGE WHEN WE GET TO IT. THAT'S ALL I HAVE, SIR.

THANK YOU.

>> WALSH: I JUST WANT TO CLARIFY ONE THING.

WHEN I GAVE THE \$72 MILLION NUMBER THAT WAS FROM PROBABLY TWO MONTHS AGO.

WE WILL COME IN AND DO AN UPDATE.

WHAT WE FOCUSED ON IN TERMS OF THIS RECOMMENDATION WAS THOSE HOUSEHOLDS THAT ARE MOST VULNERABLE IN OUR COMMUNITY SO THOSE WERE CUSTOMERS THAT WERE ON AFFORDABILITY PROGRAMS SO THAT'S WHERE PART OF THAT RECOMMENDATION CAME FROM, LARGELY AROUND THAT.

WE WILL CERTAINLY PROVIDE AN UPDATE.

FOR EXAMPLE I KNOW WHEN CPS CAME TO THE UTILITIES COMMITTEE ABOUT A MONTH AGO, THEY MENTIONED THAT PROBABLY AROUND \$20 MILLION OR \$25 MILLION WERE CUSTOMERS THAT SIMPLY HADN'T CONTACTED CPS.

CPS HAS BEEN WORKING TO REACH OUT TO THOSE CUSTOMERS AND THEY REPORTED THAT MEETING THEY HAD BEEN REALLY SUCCESSFUL IN MAKING CONTACT WITH A LOT OF THOSE CUSTOMERS, GETTING THEM SIGNED UP ON PAYMENT PLANS.

AGAIN, I THINK IT'S AN EVOLVING ISSUE WE WILL CONTINUE TO MONITOR, BUT WE CAN CERTAINLY BRING THAT UPDATE BACK TO YOU IN DECEMBER AND I THINK IT WILL LOOK A LITTLE BIT DIFFERENT AT THAT POINT.

>> PERRY: THAT WOULD BE GREAT.

I APPRECIATE IT.

THE ONLY REASON I'M GOING TO SUPPORT THIS IS BECAUSE THIS IS FEDERAL MONEY COMING DOWN TO HELP THOSE THAT NEED THE HELP THE MOST.

I'M SUPPORTING THAT, IF THIS WERE COMING OUT OF CITY FUNDS HERE, THEN I WOULD HAVE AN ISSUE WITH THAT. BUT THIS IS FEDERAL FUNDS COMING DOWN SPECIFICALLY FOR THIS OPTION, FOR US TO ALLOCATE TOWARDS THE UTILITY PAYMENTS.

I FULLY SUPPORT THAT.

BUT WE BETTER GET THIS RIGHT NOW OR WHENEVER WE VOTE ON THIS, BECAUSE AGAIN, IF WE SEE FOLLOW-ON COMING ON FOR A RATE INCREASE, BOY HOWDY.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER COURAGE. I WAS GOING TO RECOGNIZE COUNCIL MEMBER COURAGE FOR THE MOTION.

>> COURAGE: THANK YOU, MAYOR.

I NEGLECTED TO MAKE THAT MOTION WHEN I FIRST SPOKE. I WOULD MOVE THAT WE APPROVE ITEM NUMBER 4 ON THE AGENDA, THE PAYMENTS TO CPS AND SAWS.

>> MAYOR NIRENBERG: THERE'S A MOTION AND A SECOND. WE WILL RESUME OUR CONVERSATION NOW WITH COUNCIL MEMBER BRAVO.

>> BRAVO: THANK YOU.

WHO DO WE HAVE HERE REPRESENTING SAWS?

>> MARY BAILEY WITH SAWS, I'M VICE PRESIDENT OF CUSTOMER EXPERIENCE.

>> BRAVO: CAN YOU TELL US WHAT YOUR PROCESS IS TO PREVENT DISCONNECTIONS?

AT SAWS?

OR TO TRY TO AVOID DISCONNECTIONS?

>> SURE.

SO AS YOU MAY RECALL, ONE OF THE THINGS THAT WE DID WAS AUTOMATICALLY ENROLL ABOUT 45,000 CUSTOMERS IN PAYMENT PLAN.

THESE WERE CUSTOMERS THAT HAD NOT CONTACTED US.

THAT WAS ONE OF THE FIRST STEPS WE TOOK.

THEN IF THEY WERE NOT IN A PAYMENT PLAN BECAUSE THEY WEREN'T ELIGIBLE, MAYBE THEY OWED TOO MUCH OR THEY WEREN'T DELINQUENT AT AUGUST 1ST WAS OUR CUT-OFF FOR ENROLLING PEOPLE, THEY WOULD GET AN INITIAL FINAL

NOTICE, A COUPLE OF WEEKS BEFORE THEY'RE ELIGIBLE FOR DISCONNECT.

WE THEN DO A CALL TO THEM A WEEK BEFORE THEY ARE GOING TO BE TURNED OFF TO WARN THEM AGAIN THAT THEY NEED TO GET AHOLD OF US.

WE WILL PUT ANYBODY IN A PAYMENT ARRANGEMENT TO AVOID DISCONNECTION.

THEN IF WE STILL DO NOT GET ANY KIND OF COMMUNICATION FROM THE CUSTOMER AND WE ACTUALLY DO WIND UP TURNING THEM OFF, THEY ONLY HAVE TO CALL US, GET A PAYMENT ARRANGEMENT AND WE WILL TURN THEM RIGHT BACK ON.

WE HAVE ALSO BEEN PUTTING NOTICES IN OUR BILLING SURGE. WE HAVE BEEN COMMUNICATING TO THE CUSTOMER FOR MONTHS THIS WAS GOING TO BE COMING.

>> BRAVO: THANK YOU VERY MUCH.

>> SURE.

>> BRAVO: KJ, CAN I GET YOU TO PLEASE COME TELL US ABOUT YOUR PROCESS TO AVOID DISCONNECTIONS?

>> OUR PROCESS IS VERY SIMILAR TO SAWS OTHER THAN THE AUTOMATIC ENROLLMENTS IN PAYMENT PLANS.

WE ENCOURAGE ALL OF OUR CUSTOMERS TO REACH OUT TO US SO WE CAN HAVE THE OPPORTUNITY TO SET THEM UP ON ALL OF OUR PROGRAMS SO THAT CALL IN TO PREVENT THE DISCONNECT WE SET UP ON A PAYMENT PLAN, IT GIVES US THE OPPORTUNITY TO GO AHEAD AND ENROLL THEM IN OUR AFFORDABILITY DISCOUNT PLAN, IF THEY QUALIFY, AND ANY OF OUR OTHER NUMEROUS PLANS.

THE OTHER THING WE HAVE DONE IS HOSTED UTILITY ASSISTANCE FAIRS IN ALMOST EVERY ONE OF YOUR DISTRICTS AT THIS POINT.

THOSE FAIRS SEE ANYWHERE BETWEEN 150 TO 300, 400 PEOPLE WHO COME IN AND ARE ABLE TO APPLY FOR THE DHS PROGRAM, NHS PROGRAM.

WE INVITE OUR FRIENDS AT SAWS AND THE FOOD BANK TO COME AS WELL, A LOT OF OUR PARTNER AGENCIES, PEOPLE THAT ARE LOCAL TO THOSE DISTRICTS, NONPROFITS THAT CAN COME AND HELP THOSE CUSTOMERS.

WE KIND OF LOOK FROM A HOLISTIC POINT OF VIEW, TRYING TO PREVENT THE DISCONNECT, TRYING TO GET THEM CAUGHT UP

ON THEIR BILL BUT ALSO HOW ELSE CAN WE HELP THEM  
FINDING ASSISTANCE THEY NEED IN OUR COMMUNITY.

>> BRAVO: THANK YOU.

SO WHEN RUDY GARZA PRESENTED TO THE MUNICIPAL UTILITIES  
COMMITTEE A WEEK OR TWO AGO, I HEARD FROM MY COUNCIL  
COLLEAGUES IN THAT COMMITTEE, I HEARD A LOT OF INTEREST  
IN CPS ENERGY ADOPTING THE SAWS MODEL OF AUTOMATICALLY  
ENROLLING YOUR CUSTOMERS IN A PAYMENT PLAN SO THAT THEY  
CAN AVOID A DISCONNECTION.

DO YOU KNOW, SINCE THEN, HAVE THERE BEEN ANY  
CONVERSATIONS AT CPS ENERGY AMONG SENIOR STAFF OR HAVE  
YOU ALL PRESENTED THOSE IDEAS TO YOUR BOARD MEMBERS?

>> SO NOT THAT I'M AWARE OF.

BUT I'M HAPPY TO VISIT WITH RUDY GARZA AND DEANNA  
HARDWICK AND FIND OUT IF THEY HAVE HAD THOSE  
CONVERSATIONS AND FOLLOW UP WITH YOU.

>> BRAVO: THANKS.

ONCE YOU RECEIVE THESE FUNDS, IF WE APPROVE THESE ARPA  
FUNDS TO GO OVER FOR CPS ENERGY, HOW WILL THAT CHANGE  
ANYTHING FOR Y'ALL?

>> WE HAVE ACTUALLY ALREADY CREATED A ROBUST OUTREACH  
PLAN TO INCLUDE POPUPS IN EACH COUNCIL DISTRICT  
THROUGHOUT -- BETWEEN NOW UNTIL THE END OF THE YEAR,  
THEN EVERY SINGLE DAY IN JANUARY WE HAVE A DIFFERENT  
EVENT TO GO TO THE ZIP CODES THAT HAVE THE HIGHEST  
BALANCES AND ALSO THE MOST NUMBER OF BALANCES OF PAST  
DUE AND THOSE EVENTS WILL INCLUDE DOOR HANGERS TO  
ENCOURAGE CUSTOMERS TO PARTICIPATE, WE WILL HAVE SOCIAL  
MEDIA OUTREACH, MEDIA OUTREACH, WE WILL REACH OUT TO  
EVERY SINGLE COUNCIL MEMBER SO YOU CAN PUT THAT  
INFORMATION IN YOUR NEWSLETTERS, THEN WE WILL ALSO DO  
BLOCK WALKING.

WE WILL IDENTIFY THE CUSTOMERS IN THOSE NEIGHBORHOODS  
THAT TOP 25 TO 30 DEPENDING ON HOW MANY WE CAN HAVE AT  
EACH EVENT TO KNOCK DOOR-TO-DOOR AND ENCOURAGE THOSE  
CUSTOMERS TO APPLY.

WE WILL ALSO HAVE OUR MOBILE SUPPORT CENTER AND TENTS  
SET UP IN AN AREA IN THE NEIGHBORHOOD THAT'S VERY  
VISIBLE AND INVITE OTHER MEMBERS OF THE COMMUNITY TO  
COME.

WE JUST VISITED WITH SAWS AND INVITED THEM TO COME PARTICIPATE SO THEY CAN OUTREACH TO THEIR CUSTOMERS AT THE SAME TIME.

WE ALREADY HAVE AN APPLICATION THAT'S READY TO GO. WE PROBABLY WILL MAKE SOME CHANGES TO THAT APPLICATION BASED ON THE RESULTS OF TODAY'S MEETING BUT WE CAN START TAKING APPLICATIONS THIS AFTERNOON OR TOMORROW, JUST DEPENDING HOW QUICKLY WE GET THE UPDATES MADE.

>> BRAVO: THANK YOU.

I GUESS I WOULD LIKE FOR YOUR OFFICE TO COME MEET WITH ME AND MY STAFF SOON SO WE COULD TALK ABOUT ALSO TARGETING PEOPLE IN LOW INCOME AREAS WHO MAYBE ARE STRUGGLING TO PAY THEIR BILLS AND SEE IF THEY ARE OUTLIERS IN THEIR ENERGY USAGE, TO SEE ARE THERE THINGS WE COULD BE DOING TO HELP THEM WEATHERIZE THEIR HOUSE, BECOME MORE ENERGY EFFICIENT SO THEY DON'T HAVE SUCH AN ENERGY COST BURDEN IN THE FUTURE.

I WOULD LIKE TO SIT DOWN AND STRATEGIZE ON THAT WITH YOU.

>> ABSOLUTELY.

WE HAVE A ROBUST WEATHERIZATION PROGRAM.

WE ARE HAPPY TO VISIT WITH YOU, MAKE SURE YOU ARE AWARE OF IT AND HOW WE CAN INCORPORATE IT INTO YOUR AREA.

>> BRAVO: THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER BRAVO. COUNCIL MEMBER CABELLO HAVRDA?

>> CABELLO HAVRDA: THANK YOU.

MY QUESTIONS ARE VERY SIMILAR TO COUNCILMAN BRAVO.

I WAS GOING TO ASK ABOUT THE TARGETED OUTREACH THAT'S BEING PLANNED BUT I THINK IT'S MORE IMPORTANT THAT WE TALK VERY SERIOUSLY ABOUT MAKING IT AN AUTOMATIC ENROLLMENT.

MAINLY BECAUSE YOU WOULDN'T HAVE TO DO THE OUTREACH. IT SEEMS LIKE A LOT OF TIME AND ENERGY AND AUTOMATIC ENROLLMENT SEEMS WE WOULDN'T HAVE TO DO ALL OF THAT.

IN DISTRICT 6 THERE'S ABOUT 17,000 INDIVIDUALS THAT ARE PAST DUE ON THEIR CPS ACCOUNTS SO OF COURSE I WOULD LIKE TO SEE COMPREHENSIVE TARGETED OUTREACH PLANS, BUT MORE THAN THAT, IF IT'S AN AUTOMATIC ENROLLMENT, IT

JUST SEEMS LIKE IT WOULD -- YOU WOULDN'T NEED TO DO ALL OF THAT WORK.

ALSO, THIS IS OF COURSE IN SERVICE OF OUR COMMUNITY, THOSE PEOPLE THAT ARE PAST DUE THAT DON'T HEAR ABOUT IT OR FOR ONE REASON OR ANOTHER, ARE SKEPTICAL ABOUT WHETHER IT'S SOMETHING THEY WILL BE ELIGIBLE FOR OR THEY WANT TO APPLY FOR.

I WOULD LIKE TO SEE MORE MOVEMENT IF THAT'S FEASIBLE FOR CPS.

HI, MARY.

COME ON UP.

>> SO WE ARE WORKING WITH CITY STAFF TO, ONE, GET A LIST OF CUSTOMERS THAT HAVE ALREADY BEEN PROVIDED ASSISTANCE THROUGHOUT THE COVID PANDEMIC THAT MAKES THEM AUTOMATICALLY ELIGIBLE FOR THIS ASSISTANCE. SO WE WILL USE THOSE LISTS TO PROVIDE AUTOMATIC BENEFIT TO CUSTOMERS.

THERE IS A REQUIREMENT THAT THE CUSTOMER MUST INDICATE, SELF-CERTIFY THEY HAD A COVID FINANCIAL HARDSHIP SO IF THEY'RE NOT ON ONE OF THOSE LISTS, WE DO NEED TO HAVE SOME INFORMATION, A CONVERSATION, AN APPLICATION, SOMETHING FROM THOSE CUSTOMERS.

BUT WE DO WANT TO MAKE IT AS EASY AS POSSIBLE FOR THOSE CUSTOMERS THAT WE

[ LAPSE IN AUDIO ]

>> CABELLO HAVRDA: THAT'S HELPFUL.

IF I UNDERSTOOD YOU CORRECTLY, THE CITY IS PROVIDING CPS WITH LISTS OF PEOPLE WHO WERE IMPACTED BY THE STORM?

>> WELL, NO, THEY GOT ASSISTANCE THROUGH THE EMERGENCY HOUSING ASSISTANCE PROGRAM.

I KNOW THEY PROVIDE LIHEAP ASSISTANCE.

WE WILL UTILIZE THOSE LISTS.

>> CABELLO HAVRDA: BY VIRTUE OF QUALIFYING FOR THAT PROGRAM, THEY QUALIFY FOR THIS.

THAT'S A GOOD START.

COME ON UP.

>> SO HUMAN SERVICES, OVER THE LAST YEAR, WE HAVE SERVED PROBABLY 13,000 HOUSEHOLDS WITH UTILITIES ASSISTANCE.



WE WILL TAKE THAT, WE HAVE DOCUMENTATION OF THEIR INCOME AND WE WILL BE ABLE TO TAKE THAT LIST, ALL OF THEM ARE UNDER 125% OF POVERTY, WE ARE CAPPED AT \$400 WITH CPS ASSISTANCE A YEAR FOR INDIVIDUALS IF WE'RE USING CPS CREDITS, SO WE KNOW THEY STILL HAVE LARGE BALANCES.

WE WILL BE ABLE TO TAKE THAT LIST, PROVIDE IT TO CPS AND THEY WILL BE ABLE TO DATA MATCH AND CLEAR THE BILLS BECAUSE WE HAVE DONE INCOME VERIFICATION.

>> CABELLO HAVRDA: THE QUALIFYING FACTOR IS WHETHER THEY HAVE BEEN IMPACTED NEGATIVELY BY THE PANDEMIC? FINANCIALLY BY THE PANDEMIC?

>> YES.

WE HAVE INFORMATION FOR SOME OF THEM, NOT ALL OF THEM. THAT'S THE PIECE WE HAVE TO GO BACK AND VERIFY.

>> CABELLO HAVRDA: I UNDERSTAND, IT'S NOT -- OKAY. I THINK THAT'S A VERY GOOD START.

I APPRECIATE THE CITY IS WORKING WITH CPS TO DO THAT.

>> WE WILL ALSO, FROM DHS, DO OUTREACH TO OUR CLIENTS WHO ARE ENROLLED IN PROGRAMS LIKE HEAD START, CHILD CARE SERVICES, BECAUSE WE ALREADY HAVE THEIR INCOME INFORMATION.

>> CABELLO HAVRDA: DO WE KNOW WHAT PERCENTAGE OF PEOPLE WOULD NOT QUALIFY FOR IT?

I'M CURIOUS WHO WAS NOT IMPACTED FINANCIALLY BY THE PANDEMIC.

>> I DON'T THINK WE KNOW THAT YET.

>> GORZELL: I DON'T BELIEVE WE HAVE THAT KIND OF INFORMATION.

AGAIN, FOR THE ARPA FUNDING, WE WILL NEED SOME KIND OF DOCUMENTATION TO SUPPORT THE FACT THAT THEY WERE NEGATIVELY IMPACTED BY COVID.

MAYBE THEY LOST THEIR JOB, THEY WERE ON UNEMPLOYMENT, SOME OTHER FACTOR, SIGNIFICANT MEDICAL BILLS, OTHER THINGS WE CAN POINT BACK TO COVID.

WE JUST WANT TO MAKE SURE WE HAVE A DOCUMENTATION IN PLACE TO SUBSTANTIATE ELIGIBILITY.

AS MELODY SAID, TRYING TO WORK WITH BOTH UTILITIES TO MAKE SURE THAT'S AS EASY A PROCESS AS WE CAN,

LEVERAGING PROGRAMS WE ALREADY HAVE IN PLACE WHERE WE KNOW THAT HAS HAPPENED.

LIKE EHAP, WE KNOW THEY ALREADY QUALIFIED SO WE ARE LOOKING FOR OPPORTUNITIES TO MAKE IT AS EASY AS WE CAN FOR CUSTOMERS.

>> CABELLO HAVRDA: DID YOU SAY IT WAS A SELF-CERTIFICATION?

THEY DON'T HAVE TO PROVIDE DOCUMENTATION, DO THEY?

>> GORZELL: THERE ARE I BELIEVE DIFFERENT TYPES OF DOCUMENTATION YOU CAN PROVIDE.

ONE OF THEM, IT CAN BE SELF-CERTIFICATION.

>> CABELLO HAVRDA: OKAY.

THANK YOU.

THANK YOU, MAYOR.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER.

COUNCIL MEMBER SANDOVAL?

>> SANDOVAL: THANK YOU, MAYOR.

SOME OF MY COMMENTS HAVE ALREADY BEEN SHARED BUT YES, WHEN WE MET WITH THE MUNICIPAL UTILITIES COMMITTEE, I DON'T KNOW IF YOU WERE THERE, I KNOW YOU DIDN'T SPEAK, KJ, IT WAS RUDY WHO TOOK OUR QUESTIONS.

MY UNDERSTANDING FROM LISTENING TO THE OTHER COMMITTEE MEMBERS IS THAT THERE WAS INTEREST IN AUTOMATIC ENROLLMENT SO THAT WE COULD REDUCE THE NUMBER OF UNNECESSARY DISCONNECTS.

I'M GLAD TO SEE THERE WILL BE THIS CONNECTION WITH THE CITY ON PEOPLE WHO HAVE COME OUT TO US, BUT WE DON'T HAVE A SENSE OF HOW MANY THAT'S GOING TO BE RELATIVE TO HOW MANY ARE PAST DUE RIGHT NOW, RIGHT?

SO IF WE HAVE 16,000 HOUSEHOLDS THAT ARE PAST DUE IN DISTRICT 7, I DON'T THINK THAT'S ANYWHERE NEAR THE PEOPLE THAT -- WELL, I DON'T KNOW WHO HAVE APPLIED FOR NHSD IN A GIVEN DISTRICT.

THAT MEANS YES?

I GUESS WHAT I'M TRYING TO UNDERSTAND IS THE MAGNITUDE OF THE GAP WE WILL STILL HAVE AFTER YOU GO THROUGH THAT.

IF YOU COULD.

THANK YOU.

>> CARILLO: GOOD MORNING.

WHAT WAS YOUR QUESTION SO I CAN ADDRESS IT CORRECTLY?

>> SANDOVAL: APPROXIMATELY THE NUMBER OF PEOPLE THAT HAVE APPLIED FOR ASSISTANCE, SAN ANTONIO RESIDENTS AND HOUSEHOLDS THAT APPLIED FOR EHAP.

>> CARILLO: WE HAVE OVER 90,000 FAMILIES WHO APPLIED AND OUR PROGRAM IS A LITTLE BIT DIFFERENT.

WE HAVE CHANGED OUR ALLOWANCES SO AT THE BEGINNING, WE HELPED FAMILIES THAT WERE UP TO 100% AMI, SO OURS IS NOT LIKE THE DHS PROGRAM WHICH WE KNOW EVERYONE IN THE DHS PROGRAM FOR UTILITY ASSISTANCE QUALIFIES.

BUT FOR THOSE WE DID APPROVE, WE DO HAVE DATA.

WE JUST HAVE TO MAKE SURE THEY MEET THE POVERTY GUIDELINES AS WELL.

THE ALLOWANCES NOW ARE UP TO 80% AMI BUT WE TOO WILL SHARE THE INFORMATION OF WHO APPLIED.

IN OUR PROGRAM, WE DO UTILITY ASSISTANCE IF THEY QUALIFY FOR RENT OR MORTGAGE, SO WHAT WE TRY AND DO IS MAKE PEOPLE WHOLE SO FOR CLIENTS THAT WE HELP, THEY SHOULD NOT HAVE BALANCES ANYMORE.

WE TAKE CARE OF THAT.

>> SANDOVAL: OKAY.

THANK YOU VERY MUCH.

SO YEAH, THAT STILL LEAVES SOME LEVEL OF GAP.

YOU HAVE 17,000, I HAVE 16,000.

ON AVERAGE, WE WOULD HAVE 9,000 APPLY.

I GUESS KJ, COULD YOU TELL ME AGAIN THE LIMITATION?

IS IT A TECHNICAL LIMITATION THAT CPS FACES IN THE AUTOMATIC ENROLLMENT?

>> I DON'T KNOW THAT IT'S NECESSARILY A TECHNICAL LIMITATION.

I WOULD HAVE TO VISIT WITH PEOPLE IN THAT AREA TO HAVE A FIRM ANSWER FOR YOU.

BUT FROM WHAT I RECALL FROM THE CONVERSATIONS WE'VE HAD IN THE PAST, IT'S MORE OF A PREFERENCE TRYING TO GET OUR CUSTOMERS TO HAVE THAT RELATIONSHIP WITH US SO WE CAN HELP THEM IN MORE THAN JUST THEIR BILL.

SO IF YOU AUTOMATICALLY SIGN UP SOMEONE FOR A PAYMENT PLAN THEY MAY NEVER CONTACT YOU, THEN YOU DON'T HAVE THAT OPPORTUNITY TO HELP THEM APPLY FOR THE FUNDS THAT

ARE AVAILABLE IN THE COMMUNITY AND CONNECT THEM WITH ALL THE VARIOUS SORTS OF RESOURCES THAT WE HAVE.

SO WE STARTED A BRAND NEW TEAM DURING COVID, OUR CORE OUTREACH TEAM WHICH I'M SURE YOU HEARD OF, WHERE WE ARE CALLING EVERY SINGLE CUSTOMER THAT'S PAST DUE AND DOING A WELLNESS CHECK ON THEM SO WE'RE NOT JUST SAYING HEY, YOU OWE US MONEY BECAUSE WE DON'T DO THAT.

WE ARE SAYING WE NOTICED YOU HAVEN'T PAID YOUR BILL, WHAT'S GOING ON, HOW CAN WE HELP YOU, HOW CAN WE CONNECT YOU.

WE HAVE CONNECTED PEOPLE WITH THE FOOD BANK, WE HAVE TALKED TO PEOPLE WHO HAVE BEEN GOING THROUGH CANCER TREATMENTS AND JUST BEEN A SOURCE OF INFORMATION FOR THEM AND HELPED CONNECT THEM TO ALL OF OUR COMMUNITY PARTNERS THROUGHOUT THE CITY.

WE REALLY FEEL THE VALUE OF THAT, THE IMPACT AND THE VALUE OF THAT PROGRAM AND WANT TO CONTINUE THAT PROGRAM.

WE DON'T WANT TO MISS ANYBODY BY JUST AUTOMATICALLY ENROLLING PEOPLE IN A PAYMENT PLAN THAT THEY MAY NEVER CONTACT US, WE MAY NEVER GET THE OPPORTUNITY TO TALK TO THEM.

>> WALSH: ONE THING I CAN ALSO FOLLOW UP WITH CPS LEADERSHIP ON THAT ISSUE AS WELL.

>> SANDOVAL: THANK YOU.

I'M VERY GLAD TO HEAR THAT.

WHAT SORT OF CALL-BACK DO YOU GET ON THAT OUTREACH?

>> SO WE CAN GET NUMBERS FOR YOU.

WE ACTUALLY REPORT THOSE NUMBERS OUT EVERY MONDAY ON OUR OPERATIONS CALL.

WE GET REPORTS ON THEM SO WE HAVE NUMBERS WE CAN SHARE WITH YOU ON HOW MANY PEOPLE WE CONTACTED, HOW MANY HAVE RECEIVED ASSISTANCE AND HOW MANY HAVEN'T CALLED US BACK.

>> SANDOVAL: OKAY.

I UNDERSTAND THAT'S A PREFERENCE.

I THINK THAT'S GREAT THAT PEOPLE GET ALL THIS ADDITIONAL ASSISTANCE.

I JUST FEEL LIKE ISN'T THE CPS PRIORITY TO MAKE SURE THE LIGHTS --

>> THAT WAS INTERESTING.

ABSOLUTELY, YES, MA'AM, IT IS.

>> SANDOVAL: THAT THE LIGHTS STAY ON?

ANYWAY, THANK YOU, ERIK, FOR TAKING THAT ON.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER SANDOVAL.  
COUNCIL MEMBER VIAGRAN?

>> VIAGRAN: THANK YOU.

SO I JUST WANTED TO SAY I APPRECIATE THE AUTO  
ENROLLMENT BUT PERSONAL STORY.

[ LAPSE IN AUDIO ]

SHE'S IN HER 70S SO IF SHE -- IF THE WINTER STORM  
HADN'T COME, SHE WOULDN'T KNOW ABOUT THE RESOURCES SHE  
HAS AVAILABLE.

I ACTUALLY HAD MY MOTHER COME TO THE DISTRICT 3 FIELD  
OFFICE BECAUSE WE HAVE CPS AND SAWS NOW MEETING WITH  
INDIVIDUALS THERE, AND SHE MET WITH RANDY AND HAD A  
GREAT OLD TIME, AND NOW IT'S ONE OF THOSE THINGS THAT  
THE TEAM ON THE GROUND IS ACTUALLY MEETING THE SENIORS  
SO I LOOK FORWARD TO HELPING WHERE I CAN WHEN WE  
DISTRIBUTE THIS.

I WANT MY VIEWERS IN DISTRICT 3 WATCHING THAT I'M READY  
TO ALSO GET TEAMS OUT TO YOU IF YOU ARE HOMEBOUND AND  
YOU CAN'T ACCESS THE INTERNET TO MAKE SURE WE GET YOU  
ENROLLED AND WE HELP YOU START THE PROCESS.

THIS IS GOING TO BE A TEAM EFFORT AND I LOVE AUTO  
ENROLLMENT BUT I LOVE THE PHONE CALLS, TOO.

I THINK IT NEEDS TO BE A COMBINATION OF BOTH BECAUSE WE  
KNOW OUR DISTRICT AND WE KNOW OUR DISTRICT BEST.

I APPRECIATE MY COUNCIL COLLEAGUES' INPUT BUT I JUST  
REALLY WANT TO APPLAUD THAT THERE'S THINGS WE CAN DO  
OUT THERE AND YOUR TEAM ON THE GROUND FOR CPS AND SAWS  
ARE DOING AN AMAZING JOB TRYING TO REACH OUT TO  
INDIVIDUALS.

I ENCOURAGE RESIDENTS, LOOK AT THEIR CREDENTIALS.  
THEY MAY BE KNOCKING ON THE DOOR TO COME AND HELP YOU  
SO OPEN THAT DOOR.

I LOOK FORWARD TO VOTING ON THIS ITEM.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER VIAGRAN.

I WILL CLOSE THE DISCUSSION BY JUST SAYING I THINK YOU HIT THE NAIL ON THE HEAD.

IF THERE IS AN EXPERIENCE AT EHAP, THE SAWS AND CPS ENROLLMENT PROCESSES HAVE TOLD US OVER THE PAST YEAR IS THAT EVERY FAMILY'S CIRCUMSTANCE IS DIFFERENT.

I WILL SPEAK ON MY OWN BEHALF AND SAY THAT THE SAWS AUTO ENROLLMENT PROCESS LOOKS GREAT ON PAPER, BUT IT'S NOT A CURE-ALL.

IN FACT, SOME OF THE RESULTS FROM THE AUTO ENROLLMENT ARE VERY DISAPPOINTING IN TERMS OF WHO ACTUALLY FOLLOWS UP.

SO THAT'S WHERE OUR OFFICES PLAY A HUGE ROLE.

THE ONE-ON-ONE CONVERSATIONS, TO REALLY DIG INTO EACH FAMILY'S CIRCUMSTANCE TO HELP THEM KNOW WHAT ASSISTANCE IS AVAILABLE, WHICH MAKES THESE PROGRAMS AND THE ARPA FUNDS WE ARE SUPPLYING TO IT THAT MUCH MORE IMPORTANT BECAUSE THOSE PROGRAMS EXIST TO REACH EACH INDIVIDUAL FAMILY'S NEEDS.

SO IT'S GREAT INPUT.

AGAIN, I THINK THERE'S REFINEMENT OF THOSE ENROLLMENT PROCESSES THAT CAN BE DONE, BUT I THINK WE ARE SEARCHING FOR AN UNFEASIBLE GOAL IF WE THINK THERE'S GOING TO BE ONE PROGRAM THAT ADDRESSES ALL OF THE NEED FOR ALL THE CUSTOMERS FOR BOTH AGENCIES.

WE'VE GOT TO LOOK AT INDIVIDUAL WAYS WE CAN GET TO THE ISSUES AND I THINK THIS GOES BACK TO ULTIMATELY WE ARE GOING TO HAVE TO BE GOING DOOR-TO-DOOR FOR FOLKS IN SOME NEIGHBORHOODS WHICH I APPLAUD BOTH OF THE UTILITIES FOR STARTING TO DO IN THOSE CIRCUMSTANCES.

AGAIN, GREAT DISCUSSION.

THANK YOU VERY MUCH TO MY COLLEAGUES FOR THEIR SUPPORT OF THESE ARPA FUNDS AND ADDITIONAL SUPPORT FOR OUR UTILITIES.

WITH THAT, THERE'S A MOTION AND A SECOND FOR APPROVAL OF ITEM 4.

PLEASE VOTE.

MOTION CARRIES.

ALL RIGHT.

WE WILL GO TO ITEM 5.

>> CLERK: AN ORDINANCE APPROVING THE STRATEGIC DEVELOPMENT PLAN FOR THE SAN ANTONIO INTERNATIONAL AIRPORT AND RECOMMENDING ITS SUBMITTAL TO THE FEDERAL AVIATION ADMINISTRATION.

THE RECOMMENDATIONS WILL GUIDE FUTURE DEVELOPMENT OF THE AIRFIELD, TERMINAL FACILITIES, AND SUPPORTING INFRASTRUCTURE OVER THE NEXT 20 YEARS.

>> GOOD MORNING, MAYOR AND COUNCIL.

THANK YOU FOR ALLOWING ME TO BE HERE TODAY.

ON BEHALF AND MORE IMPORTANTLY ON THE SPIRIT OF THANKSGIVING, I WOULD LIKE TO START BY FIRST SAYING THANK YOU TO ALL THE PEOPLE FOR ALL THE INDIVIDUALS THAT WERE INVOLVED WITH PUTTING THIS PROGRAM TOGETHER. THIS STARTED BACK IN 2018, A VERY STRATEGIC [ LAPSE IN AUDIO ] STARTED ON BEHALF OF THE COUNCIL AND MAYOR AND AIRPORT STRATEGIC DEVELOPMENT GROUP TO ENSURE WE WERE MOVING IN THE RIGHT DIRECTION.

I WOULD LIKE TO THANK FIRST AND FOREMOST THE TEAM MEMBERS BACK AT THE AIRPORT AND TEAM MEMBERS HERE WITH ME TODAY ON BEHALF OF THE SAN ANTONIO AIRPORT SYSTEM. WHO HAVE WORKED SO HARD.

I WOULD LIKE TO THANK MARK FESTLER, WHO LEADS THE AIRPORT ADVISORY COMMISSION, ALL THE WORK THEY HAVE DONE TO HELP AND I WOULD REALLY LIKE TO THANK JOHN DIXON, AND ALL THE HARD WORK HIS TEAM HAS DONE TO MAKE SURE WE GET TO WHERE WE ARE TODAY.

WE COME TO YOU TO ASK FOR YOUR SUPPORT TO MOVE FORWARD ON THIS PLAN.

THAT'S EXACTLY WHAT IT IS.

BEGINNING WITH THE END IN MIND AND ENSURING WE KNOW THE GO FORWARD PLAN AS WE CONTINUE TO EMBARK ON THE GROWTH AND FUTURE OF OUR AIRPORT, SAN ANTONIO INTERNATIONAL AIRPORT.

AS I MENTIONED, THE ASDC WAS VERY MUCH INVOLVED TO MAKE SURE WE WERE MOVING IN THE RIGHT DIRECTION AND WE ESTABLISHED A PLAN THAT WAS COMPREHENSIVE.

TO DATE, I WILL SHARE WITH YOU WE HAVE HAD OVER 97,000 DIRECT ENGAGEMENTS FROM ALL ACROSS THE CITY AND REGION. OVER 80 DIFFERENT MEETINGS THAT WE HAVE HELD IN 10 DISTRICTS, OF YOUR DISTRICTS, TO ENSURE WE ARE

LISTENING TO EVERYONE AND WHAT IS NEEDED AND NECESSARY IN THIS CITY FOR THE FUTURE OF OUR AIRPORT.

THE ASDC, I WILL LET THEM SPEAK SHORTLY, THEY ARE VERY EXCITED.

THEY WANT US TO OPTIMIZE OUR USER EXPERIENCE TO ENSURE WE HAVE THE FACILITIES, THAT OUR PASSENGERS WISH FOR, THEY WANT IT TO REFLECT AND HAVE A SENSE OF PLACE OF OUR GREAT AND RICH HISTORY AND CULTURE.

WE NEED TO FOCUS ON THE FUTURE, ENSURING WE HAVE ALL OF THE RIGHT TECHNOLOGIES AND INNOVATIONS AS WE GO FORWARD.

I WILL START BY TELLING YOU WHY.

WHY IS THIS SO IMPORTANT FOR THE CITY OF SAN ANTONIO AND FOR THE AIRPORT SYSTEM.

IT PROVIDES THE FIRST AND LAST IMPRESSION TO THE CITY AND IN THE REGION HERE IN THE CITY OF SAN ANTONIO.

IT ENABLES BUSINESS TRAVEL AND ENSURES THAT PEOPLE HAVE THE ABILITY TO GET FROM THEIR ORIGIN TO THEIR DESTINATION WITH THE NONSTOPS WE PROVIDE DAILY.

IT HAS AN ENORMOUS ECONOMIC IMPACT TO THE TUNE OF \$5.2 BILLION.

IT SUPPORTS OVER 45,000 JOBS ACROSS THIS ENTIRE REGION AND THOSE ARE DIRECTLY RELATED TO THE AIRPORT.

ONE OF THE MOST IMPORTANT ELEMENTS AS TO WHY WE MUST DO THIS IS BECAUSE WE WANT TO REDUCE CONGESTION AND MORE IMPORTANTLY, WE WANT TO TAKE CARE OF OUR ASSET.

IT'S IMPORTANT THAT AS WE LOOK AT THE ASSETS THAT WE HAVE TODAY, THAT WE UPGRADE THOSE ASSETS AND PUT OURSELVES IN A VERY COMPETITIVE AND ATTRACTIVE FORMAT TO ENSURE THAT WE ARE READY FOR THE FUTURE AS THE CITY OF SAN ANTONIO CONTINUES TO GROW.

IN ADDITION, ANOTHER IMPORTANT REASON AS TO WHY, THE REGION CONTINUES TO EXPERIENCE GROWTH.

GROWTH IN POPULATION, GROWTH IN JOBS, AND GROWTH IN THE HOUSEHOLD.

AS WE SEE TODAY, WE ARE WELL OVER TWO MILLION IN OUR OVERALL POPULATION AND THAT IS GOING TO CONTINUE TO GROW, AS YOU SEE IN THE CHART ON THE LEFT.



ON THE CHART ON THE RIGHT, IT REFLECTS THE GROWTH AND PLANNING ACTIVITY LEVELS THAT WE'RE PREPARING FOR THE FUTURE OF THE AIRPORT.

IN 2015, '16, '17 AND '18 AND ALL THE WAY THROUGH '19, WE WERE EXPERIENCING, AS YOU CAN SEE THAT LINE WAS CONTINUOUSLY MOVING FORWARD.

YES, DURING THIS COVID DIFFICULT TIME, IT'S BEEN VERY DIFFICULT.

BUT I CAN ASSURE YOU THE TEAM HAS STOOD STEADFAST AND STRONG TO ENSURE 24/7/365 DAYS A YEAR THAT AIRPORT HAS REMAINED OPEN AND READY TO PROVIDE SERVICE AND MORE IMPORTANTLY, A VERY SAFE SERVICE TO OUR PASSENGERS AS THEY COME IN AND OUT.

IN 2021, CLOSE TO A LITTLE OVER SIX MILLION PASSENGERS WENT THROUGH OUR AIRPORT BUT WE FULLY ANTICIPATE AND AS WE PREPARE FOR THE HOLIDAY SEASON, THAT IN 2022, WE WILL AGAIN EMBARK ON APPROACHING CLOSE TO 10 MILLION PASSENGERS, WITH HOPES OF THAT CONTINUOUS REBOUND AND WHAT THAT NEW NORMAL IS GOING TO LOOK LIKE.

IT IS FOR THAT REASON AS WE SEE AND LOOK FORWARD, NOT IN A MASTER PLANNING EFFORT BUT IN A STRATEGIC DEVELOPMENT PLANNING EFFORT, THAT WE LOOK TOWARDS 20 YEARS TO ENSURE THAT WE HAVE THE CAPACITY TO ENSURE THE AIRPORT IS READY FOR THE FUTURE.

WITH THE ANTICIPATION OF 50% PASSENGER GROWTH THROUGH THE YEAR OF 2040.

WHAT ARE WE DOING TO PREPARE FOR THAT NOW?

WE START WITH THE INSTALLATION OF THREE GATES, ONE ADDITIONAL GATE AT TERMINAL A TO ADD CAPACITY, AND TWO ADDITIONAL GATES IN TERMINAL B.

WE INCREASE THE THROUGHPUT OF PASSENGER CHECKPOINTS.

JUST YESTERDAY, TRAINING EXERCISES HAD COMMENCED ON A RECENT MOA, MEMORANDUM OF AGREEMENT THAT WE SIGNED WITH THE TRANSPORTATION SECURITY ADMINISTRATION SO THAT PEOPLE CAN MOVE THROUGHOUT SECURITY CHECKPOINTS EVEN FASTER.

WE HAVE NEW LANES AND NEW TECHNOLOGIES THAT WILL BE INSTALLED BEGINNING IN THE EARLY SPRING OF 2022.

WE WANT TO EXTEND OUR AIRFIELD PAVEMENT LIFE.

JUST YESTERDAY, WE RECEIVED AN ADDITIONAL LITTLE OVER \$4 MILLION IN GRANTS TO HELP US ON KEEL WORK WE WILL DO ON THE CENTER LINE OF RUNWAY 13 RIGHT.

IN ADDITION WE HAVE ADDITIONAL WORK THAT'S HAPPENING ON OUR TAXIWAYS TO ENSURE THAT THE OVERALL INTEGRITY AND LONGEVITY AND MAINTENANCE OF OUR AIRFIELD IS INTACT.

WE WANT TO PROVIDE NEW CONCESSIONS.

WE STARTED WITH SOME, YOU HAVE SEEN SMOKE SHACK AND SOME OTHERS HAVE OPENED UP.

IF YOU HAVEN'T HEARD, WE WERE THE FIRST AIRPORT IN THE WORLD TO PUT IN A PIZZA VENDING MACHINE.

IN CASE THERE'S NO ONE AVAILABLE, THERE'S PIZZA AT THE END OF THE DAY.

IN ADDITION TO THAT, IN THE SPRING, EARLIER THIS YEAR, WE ANNOUNCED THAT IN THE SPRING --

[ LAPSE IN AUDIO ]

AS I TELL YOU ABOUT THE GROWTH AND EXPANSION AS WE ADD ADDITIONAL GATES, THE MECHANICAL, ELECTRICAL AND PLUMBING IS EQUALLY IMPORTANT.

WE HAVE TO PREPARE OUR ELECTRICAL GRIDS TO ADD GATES INTO THOSE AREAS AND ENSURE WE ARE PREPARED FOR THAT SO WE ENSURE WE HAVE THE REDUNDANCY TO HAVE COVERAGE ON THE GRID.

WE WANT TO UPGRADE AND EXPAND OUR BAGGAGE AND HANDLING SYSTEMS.

WE WILL START WITH UPPER CONTROLS BUT AS WE START ON THIS ENDEAVOR, WITH YOUR SUPPORT TO MOVE FORWARD ON THIS STRATEGIC DEVELOPMENT PLAN, IT'S IMPORTANT THAT WE THINK OF THE LONG TERMS AND IMPACTS OF THE BAGGAGE HANDLING SYSTEMS WE HAVE TO ENSURE THAT, TOO, IS READY TO SUPPORT SO WHEN PASSENGERS DEPART OR ARRIVE OUR AIRPORT, THEIR BAGS ARE WITH THEM.

I WILL FOCUS ON THREE DIFFERENT AREAS.

THE ROADWAYS, AIRFIELD AND TERMINAL, IN A VERY HIGH LEVEL AS WE DRAW OUT THIS PLAN AND THE FUTURE OF WHAT THE AIRPORT'S GOING TO LOOK LIKE.

WE HAVE OFTEN DISCUSSED THE IMPORTANCE OF WANTING TO REACH LONGER HAUL DESTINATIONS, TO REACH FURTHER LOCATIONS.

THE EXPANSION OF THAT AIRPORT 13 RIGHT WHERE YOU SEE THE YELLOW CIRCLE UP ON THAT NORTHERN PORTION, TAKES US TO 10,000 FEET.

I STRESS THE IMPORTANCE OF THAT 10,000 FEET IS WITHIN ITS EXISTING SQUARE FOOTAGE.

WE'RE NOT GOING OUTSIDE THE BOUNDARIES WE HAVE TODAY. WHAT DOES THAT ENABLE US?

IT ENABLES US TO REACH SOUTHEAST ASIA, TO REACH NOT ONLY THE WESTERN PORTIONS OF EUROPE BUT DEEP INTO THE CENTRAL PORTIONS OF EUROPE.

IT GETS US ALL THE WAY INTO CANADA AND IF WE WANT TO GO AS FAR AS ANTARCTICA, WE CAN TAKE AIRCRAFT THAT FAR SOUTH.

IN ADDITION, WE REPAIR AND FINALIZE THE SAFETY ENHANCEMENT, WE HAVE BEEN MOVING IN THE RIGHT DIRECTION AS WE HAVE PERPENDICULAR RUNWAYS THERE AT 422 AND 13 RIGHT.

WE HAVE CURRENTLY A PILOTED PROGRAM THAT WE ARE UNDERGOING WITH THE FEDERAL AVIATION ADMINISTRATION TO RUNWAY INCURSION PROTECTION THROUGH SITUATIONAL AWARENESS.

WE ARE MOVING FORWARD WITH THAT AS WELL.

IF NEED BE, WE WILL DECOUPLE THAT RUNWAY.

IF NOT BE, WE WILL LEAVE IT AS IT IS AS WE CONTINUE TO BE SAFE IN ALL OF OUR OPERATIONS.

THIS SHOWS YOU THE FRAMEWORK THAT THERE WERE 91 DIFFERENT ALTERNATIVES THAT WERE LOOKED AT.

THIS IS THE FINAL ONE THAT WE'LL BE SUBMITTING IN AN AIRPORT LAYOUT PLAN, ALP, TO THE FEDERAL AVIATION ADMINISTRATION AS THEY, TOO, HAVE ENDORSED THIS PLAN MOVING FORWARD THAT WE ARE PRESENTING TO YOU TODAY.

ON THE ROADWAY I LIKE TO KEEP IT SIMPLE.

AS PEOPLE ARRIVE AND LEAVE OUR AIRPORT TODAY, THEY CONFLICT.

THEY CROSS EACH OTHER.

WE WANT TO DECONFLICT THOSE INTERCHANGES.

WE WANT TO REDUCE THE NUMBER OF 90 DEGREE TURNS.

WE WANT TO REDUCE THE NUMBER OF SIGNALS AND IMPROVE THE SIGNAGE AND PROVIDE YOU FOR AN EASY INGRESS INTO THE AIRPORT AND EASY EGRESS.

THIS IS THE PLAN WE PROVIDE TO YOU.  
YES, THERE WILL BE ADDITIONAL TRAFFIC ENGINEERING STUDIES TO BE PERFORMED AS WE GET FURTHER IN THE PLAN. BUT THIS IS THE WAY WE SEE GOING FORWARD AS WE LOOKED AT THREE DIFFERENT ALTERNATIVES.  
THIS IS THE ONE WE FINALIZED TO MOVE FORWARD WITH. THIS SIMPLIFIES THE USE OF INBOUND ON 281, THE ACCESS OF THE WAYFINDING AND PROVIDES CONTINUOUS FLOW IN AND AROUND THE AIRPORT COMPLEX.  
ON THE TERMINAL COMPLEX TODAY, WE HAVE 24 GATES. WE KNOW THROUGH OUR PLANNING ACTIVITY LEVELS THAT WE ARE GOING TO NEED AT LEAST 37 GATES BETWEEN NOW AND THE NEXT 20 YEARS.  
AS WE LOOK AT THE EXPANSION AND GROWTH, WE TELL YOU WE ARE ADDING THREE TODAY.  
HOW DO WE DO THAT?  
FIRST AND FOREMOST BY A NEW CONCOURSE C THAT WE ADD. WITH THAT, YOU SEE A NEW PARKING AND GROUND TRANSPORTATION CENTER THAT WILL PROVIDE ADDITIONAL PARKING SPACES FOR OUR PASSENGERS FOR EASE OF COMING IN AND OUT OF THE COMPLEX AS THEY UTILIZE CONCOURSE C, A NEW CENTRAL PROCESSOR FOR A UNIFIED PASSENGER EXPERIENCE WITH ONE SINGLE SECURITY CHECKPOINT, ONE SINGLE TICKETING AREA FOR ALL THE PASSENGERS TO BE ABLE TO MOVE FREELY ABOUT THE CABIN ONCE THEY GO PAST THE SECURITY CHECKPOINT.  
LASTLY, OUR 1984 BUILT CONCOURSE A IS ENTIRELY REBUILT WITH A BRAND NEW CONCOURSE TO BE WIDE ENOUGH TO ENSURE THAT WE ARE READY FOR ALL FUTURE PASSENGERS THAT WANT TO VISIT THAT, THAT PROVIDES US FUTURE CAPACITY FOR ALL THE DEMAND THAT WE KNOW IS COMING.  
IN ADDITION, WE EXPAND OUR CONCESSION SQUARE FOOTAGE SPACES AND PROVIDE WALKWAYS CONNECTING DIRECTLY FROM EACH OF THE GARAGES INTO EACH OF THOSE TERMINAL CONCOURSES.  
THE QUESTION IS ALWAYS HOW MUCH IS THIS GOING TO COST. WELL, THESE ARE ESTIMATES AND ASSUMPTIONS. THAT'S EXACTLY WHAT IT IS.  
IT'S A PLAN.

OUR REQUEST TO YOU TODAY IS TO PLEASE SUPPORT US ON THIS PLAN BECAUSE IT'S IMPORTANT THAT WE MOVE FORWARD. I WILL COVER THAT IN A COUPLE SLIDES HERE SHORTLY AS TO WHY THE STARS HAVE ALIGNED PERFECTLY FOR US TO MOVE FORWARD IN ALL THAT WE'RE DOING.

TERMINAL C ESTIMATED SOMEWHERE BETWEEN 790 AND 840 MILLION.

THAT'S WITH THE INSTALLATION OF 17 GATES.

IF WE GO LESS THAN 17 GATES, THAT NUMBER COULD DECREASE.

ROADWAY, 19 TO 20 MILLION.

PARKING AND GROUND TRANSPORTATION CENTER, SOMEWHERE BETWEEN 65 TO 70, ENABLING PROJECTS 10 TO 15.

THAT GIVES US AN ESTIMATION ON THE TERMINAL COMPLEX SOMEWHERE AROUND \$880 MILLION TO \$950 MILLION.

HOW IS THIS PAID?

THROUGH THE FUNDING SOURCES INCLUDED, BY THE FEDERAL AVIATION ADMINISTRATION, THROUGH THE AIP FUNDS WE RECEIVE FROM THEM, PFCS, PASSENGER FACILITY CHARGES, THE RENTS AND FEES AND REVENUE THAT WE RECEIVE BETWEEN OUR AIRLINES AND THE AIRPORT, THEN LASTLY, ANY AIRPORT BONDS THAT NEED TO BE ISSUED IS HOW THIS WOULD BE PAID. THE POTENTIAL USE OF INFRASTRUCTURE FUNDS, EVERYONE IS FULLY AWARE OF THE TRILLION DOLLAR PACKAGE BY THE BIPARTISAN INFRASTRUCTURE PLAN THAT HAS BEEN LET.

IT'S VERY ATTRACTIVE, A TOTAL OF \$25 BILLION ARE GOING TO BE AVAILABLE TO AIRPORTS, OF WHICH 15 OF THE BILLION OF THAT IS GOING TO BE LET IN BETWEEN LARGE, MEDIUM AND SMALL AIRPORTS.

ANOTHER \$5 BILLION OF THAT IS GOING TO GO TOWARDS OPERATIONS AND MAINTENANCE AND TOWERS AND CABLES ACROSS THE AIRFIELD AND THE FRAMEWORK.

THE LAST \$5 BILLION IS GOING TO BE LET TO BE COMPETITIVE FOR TERMINAL DEVELOPMENT.

HOW PERFECT FOR US TO MOVE FORWARD IN THAT DIRECTION WITH TRYING TO COMPETE FOR SOME OF THOSE FUNDS TO HELP US BUILD THE AIRPORT THAT WE LONG FOR.

WE WANT TO BUILD A PROGRAM, WE DON'T WANT TO SPEND MORE THAN WE NEED TO.

IT'S IMPORTANT THAT WE BUILD A PROGRAM THAT IS WARRANTED AND THAT IS BUILT ON DEMAND. WHEN I TALK ABOUT PAL, PLANNING ACTIVITY LEVELS, THAT'S DEPENDENT ON HOW MANY PASSENGERS ARE GOING THROUGH THE AIRPORT.

AS WE SEE THE GROWTH, WE WILL BE PREPARED, VERSUS TODAY WE HAVE REACHED CAPACITY AND WE HAVE NO OTHER INFRASTRUCTURE OR ASSET TO GO TOWARDS TO ADD ADDITIONAL GATES.

THIS IS WHY THIS, TOO, IS EQUALLY IMPORTANT FOR US TO MOVE FORWARD ON THIS PLAN.

THE IMMEDIATE NEXT STEPS ON THE TERMINAL PLANNING SERVICES, WE ARE READY TO GET STARTED WITH THAT

[ LAPSE IN AUDIO ]

INCREDIBLY HARD-WORKING GROUP TO FINALIZE THIS EFFORT. WHAT IT ENABLES IS UTILIZATION OF ADVANCED PROGRAMMING. THAT MEANS WE START LOOKING AT PHASING.

WE WILL CONTINUOUSLY AND ALWAYS LOOK AT THE FINANCIAL FEASIBILITY OF WHAT WE'RE DOING.

IF WE NEED TO PERFORM AN EA, ENVIRONMENTAL ASSESSMENT OR EIS, ENVIRONMENTAL IMPACT STUDY, THOSE WILL BE INCLUDED IN THE PRELIMINARY STAGES.

THE DELIVERY METHODS, HOW ARE WE GOING TO DELIVER THIS PROGRAM AS WE MOVE FORWARD.

WHAT ARE THE COSTS GOING TO BE ASSOCIATED WITH THAT. THEN INCORPORATING ANY ADDITIONAL ENABLING PROJECTS THAT WE WILL NEED AS WE BEGIN TO MOVE FORWARD TO BUILD THE FUTURE OF OUR AIRPORT.

THE IMPLEMENTATION OF THE PROJECT STARTS NOW.

TODAY WE COME TO YOU IN HOPES OF YOUR SUPPORT FOR THIS MASTER PLANNING EFFORT, THE STRATEGIC DEVELOPMENT PLAN THAT WE PROVIDE TO YOU IMMEDIATELY THEREAFTER WE WILL START PROGRAM DEFINITION, THE ENVIRONMENTAL WORK I JUST REFERENCED, THE ARCHITECTURAL DESIGN AND AS SOON AS POSSIBLE, TRY AND GET A SHOVEL INTO THE GROUND SO WE CAN START THE GROWTH AND EXPANSION THAT THIS CITY AND AIRPORT NEEDS.

ALL WHILE TAKING INTO CONSIDERATION THE FINANCIAL FEASIBILITY.

WE WILL NOT SPEND A NICKEL OR DIME WE SHOULD NOT SPEND.

AS WE LOOK FORWARD INTO WHAT WE ARE DOING, IT'S IMPORTANT WE ARE FISCALLY RESPONSIBLE IN OUR EFFORTS. 97,000 DIRECT ENGAGEMENTS WITH THE COMMUNITY, CHAMBERS ARE HERE TODAY AS WELL IN SUPPORT OF ALL THAT WE'RE DOING AND WE COULDN'T THANK THEM ENOUGH.

THIS HASN'T BEEN SOMETHING THAT'S BEEN DONE IN A VACUUM.

QUITE THE CONTRARY.

WE HAVE ENSURED THAT WE HAVE LISTENED AND LEARNED.

THAT CONCLUDES MY PRESENTATION.

THANK YOU FOR THE OPPORTUNITY TO SPEAK WITH YOU TODAY.

OPEN FOR ANY QUESTIONS.

>> MAYOR NIRENBERG: THANK YOU VERY MUCH, JESUS, FOR THE PRESENTATION.

WE HAVE SEVERAL CITIZENS SIGNED UP TO SPEAK.

I'M SURE COUNCIL DISCUSSION AS WELL.

LET ME ENTERTAIN A MOTION FOR ITEM 5.

>> THANK YOU, MAYOR.

LET ME START BY SAYING THERE'S A LOT OF WAYS INTO SAN ANTONIO.

YOU CAN TAKE I-35 OR YOU CAN TAKE I-10 OR HIGHWAY 90 OR COME IN THROUGH 281.

THERE'S A LOT OF WAYS TO GET HERE BUT ONE OF THE MOST SIGNIFICANT WAYS IS THE AIRPORT.

50 YEARS AGO, IN APRIL, I LANDED AT THAT AIRPORT AND THAT WAS MY GATEWAY TO THIS CITY.

I HAVE BEEN HERE FOR 50 YEARS.

MANY PEOPLE COME FOR BUSINESS, FOR PLEASURE.

THE AIRPORT IS TRULY A GATEWAY TO SAN ANTONIO.

I MOVE THAT WE APPROVE THE STRATEGIC DEVELOPMENT PLAN FOR THE AIRPORT THAT WAS PRESENTED TODAY.

>> SECOND.

>> MAYOR NIRENBERG: ALL RIGHT.

THERE'S A MOTION AND A SECOND.

WE HAVE TO GO TO THE TAPE TO SEE WHO GOT THAT ONE.

BUT THE MOTION IS FROM COUNCIL MEMBER COURAGE.

THE CLERK WILL BE OUR TIMEKEEPER ON THE OTHER ONE.

WE WILL GO FIRST TO CITIZEN DISCUSSION BEFORE WE GET INTO THE COUNCIL CONVERSATION.

LET ME CALL UP FOLKS, I KNOW WE HAVE A COUPLE MEMBERS FROM THE AIR SERVICE DEVELOPMENT COMMITTEE HERE AND I WILL ASK COURTESY OF EVERYBODY ELSE.

LET ME CALL THEM FIRST, STARTING WITH CHAIR JOHN DIXON.

>> MAYOR, MEMBERS OF COUNCIL, THANK YOU AGAIN FOR ANOTHER OPPORTUNITY TO SPEAK ON A TOPIC THAT'S BEEN PASSIONATE FOR ME FOR FOUR AND A HALF YEARS.

NOT KEEPING TRACK.

I WOULD JUST SAY LAST WEEK'S SESSION WAS REALLY OUTSTANDING.

WE GOT A LOT OF FEEDBACK, LOT OF ENTHUSIASM.

I'LL SAY I CAME OUT OF IT KNOWING FULL WELL WE HAVE A LOT OF WORK AHEAD OF US.

I THOUGHT ANSWERING THAT FIRST QUESTION OF WILL IT FIT WAS A LOT OF WORK.

GETTING TO THIS POINT WITH THE STRATEGIC DEVELOPMENT PLAN WAS A LOT OF WORK.

I THINK CANDIDLY, THE NEXT SET OF THINGS TO DO IS EVEN A BIGGER SET OF WORK IN FRONT OF US.

IF I THOUGHT IT WAS THAT HIGH LEVEL AND IMPORTANT, I DID GET PULLED DOWN TO EARTH WHEN I GOT BACK TO WORK AND SOMEBODY ASKED ME ABOUT THE GREEN AND RED PARKING LIGHTS IN THE PARKING GARAGE.

THERE IS COMMUNITY INTEREST ON A VARIETY OF FRONTS.

I WILL SAY, I THINK WE HAVE SEVERAL MEMBERS IN ATTENDANCE INCLUDING MARK FESTLER, WE SHOULD DO THIS.

WE SHOULD DO THIS NOW.

AS I SAID LAST WEEK, THIS IS WHEN OTHER COUNCILS AND COMMUNITY GROUPS FELL DOWN.

THEY STOPPED DOING IT.

YOU GO BACK AND READ THOSE STRATEGIC DEVELOPMENT PLANS, IT'S THERE.

THEY JUST DIDN'T DO IT.

THE HARD WORK IS IN FRONT OF US WHEN THE NUMBERS COME OUT BUT IF I HAD AN ABILITY, A REALLY COOL THING TO DO WOULD BE ABLE TO FLY ALL OF Y'ALL AROUND TO SEE THESE OTHER COMMUNITIES AND AIRPORTS, WHERE THEY ARE DOING IT.

SO THERE'S RISK IN EVERYTHING WE DO.

THERE'S RISK IN SPENDING MONEY.



THERE'S RISK IN EVERYTHING WE DO.  
THERE IS ALSO RISK IN NOT DOING ANYTHING.  
THAT'S WHAT'S HAPPENED IN THE PAST.  
SO REPEAT WHAT WE SAID LAST WEEK.  
RECOMMENDATIONS ARE TO DO AS MUCH AS WE CAN WITHIN THE  
CONSTRAINTS OF FINANCE AND DEMAND AND WE SHOULD DO IT  
AS QUICKLY AS POSSIBLE.  
I WILL JUST REITERATE THAT AND OBVIOUSLY, Y'ALL WILL  
HAVE A LOT OF QUESTIONS.  
I DIRECT THE TECHNICAL AND DIFFICULT ONES TO JESUS AND  
I WILL ANSWER THE STRAIGHTFORWARD ONES AFTER THAT.  
AGAIN, I APPRECIATE THE TIME.  
LOOK FORWARD TO THE VOTE.  
THANK YOU.  
>> MAYOR NIRENBERG: THANK YOU FOR YOUR SERVICE.  
WE WILL GO NOW TO MARK FESTLER, CHAIR OF OUR AIR  
ADVISORY COMMITTEE.  
>> MR. MAYOR AND FELLOW MEMBERS OF THE CITY COUNCIL,  
IT'S A GREAT HONOR TO BE BEFORE YOU THIS MORNING.  
I REMEMBER WHEN JOHN CALLED FOUR AND A HALF YEARS AGO  
AND SAID HEY, COULD YOU GIVE ABOUT 12 MONTHS TO JOIN  
THE ASDC TO COME UP WITH A STRATEGIC PLAN FOR THE  
AIRPORT.  
OF COURSE, I AND MANY OTHERS SAID WHOLEHEARTEDLY YES.  
THEN I REMEMBER THAT FIRST PHONE CALL HEY, COULD YOU DO  
ANOTHER 12 MONTHS.  
WE NEED A LITTLE MORE TIME.  
A MENTOR OF MINE SAID IN THE MULTITUDE OF COUNSEL,  
THERE'S SAFETY.  
THAT'S WHAT I TAKE WITH ME THROUGHOUT LIFE AND  
BUSINESS.  
ONE THING I THINK WE CAN ALL BE PROUD OF IS THE PROCESS  
THAT WAS TAKEN.  
YES, IT DID TAKE LONGER THAN ANY OF US ESTIMATED.  
COMING FROM THE PRIVATE SECTOR, I WAS VERY SURPRISED AT  
HOW THIS PROJECT DEVELOPED, AT THE AMOUNT OF INPUT,  
COMMUNITY INPUT.  
I REMEMBER ONE MEETING WHERE WE HAD A COMMUNITY  
OUTREACH MEETING AND MEMBERS OF THE COMMUNITY WERE  
ACTUALLY ASKED TO DO RUNWAY LAYOUTS.

HERE'S NON-AVIATION PEOPLE BEING ALLOWED TO COME TO THE TABLE AND ACTUALLY DO A LITTLE DRAWING ON A NAPKIN OR PIECE OF PAPER.

SO OF COURSE NOT ALL THOSE IDEAS THAT CAME FORWARD WERE GREAT, BUT I LOVED THAT WE DUG DOWN THAT DEEPLY AND STARTED THAT ORGANICALLY AND LET PEOPLE AROUND THE COMMUNITY EVEN SUBMIT IDEAS LIKE THAT.

MOST OF YOU KNOW I LIKE TO TALK SO I COULD GO ON AND ON AND ON BUT I KNOW YOU HAVE ALL HAD A VERY THOROUGH BRIEFING OF THE PLAN.

AS CHAIRMAN OF THE AIRPORT ADVISORY COMMISSION, WHICH IS A GROUP THAT EACH OF YOU HAVE A PART IN APPOINTING, I CAN TELL YOU THAT YOU HAVE THE FULL SUPPORT OF THE AIRPORT ADVISORY COMMISSION, EVEN THOUGH JOHN AND ASDC TOOK THE LEAD ON THIS PROJECT.

AND WANT TO RECOGNIZE JOHN VAN WESTLE AND THE FIRM WE HAD DOING THE CONSULTING ON THIS.

AGAIN, ONE OF THE MOST IMPRESSIVE PROCESSES THAT I HAVE EVER SEEN.

THAT'S REALLY A LOT OF THE REASON WHY IT TOOK SO LONG IS AS WE GO THROUGH THE PROCESS, WE BEGIN TO IDENTIFY OKAY, WE NEED TO TAKE A LITTLE MORE TIME AND COME UP WITH THE RIGHT ANSWER TO THIS, NOT JUST THE FIRST OBVIOUS ONE BUT LET'S TALK, DO MORE RESEARCH AND COME UP WITH A BETTER PLAN.

BUT THROUGH THAT PROCESS, THE AIRPORT ADVISORY COMMISSION GOT REGULAR BRIEFINGS ON THE PLAN AND ON ITS PROGRESS.

IT ALMOST BECAME A JOKE WHEN WE WOULD SEE IT ON THE AGENDA AGAIN BECAUSE IT DID TAKE SO LONG.

BUT I'M A NATIVE OF SAN ANTONIO.

I WAS BORN IN METHODIST HOSPITAL IN 1971.

I'M PROUD TO CALL SAN ANTONIO HOME.

THE AIRPORT HISTORICALLY HAS NOT BEEN SOMETHING I COULD SAY THAT I'M VERY PROUD OF.

A GOOD WAY TO DESCRIBE OUR AIRPORT IS, IN OUR AIRPORT ADMINISTRATION, THEY DO THE BEST JOB I HAVE EVER SEEN OF MANAGING THE RESOURCES AND INFRASTRUCTURE THAT WE HAVE.

WHAT I'M REALLY EXCITED ABOUT NOW IS THE POSSIBILITY IF THIS IS APPROVED, THIS VISION IS APPROVED BY COUNCIL, THAT WE HAVE THE POSSIBILITY NOW TO HAVE SOMETHING WE CAN ALL BE EXTREMELY PROUD OF.

IT'S NOT GOING TO BE AN EXCESSIVE AIRPORT BUT IT WILL BE A PLACE THAT PEOPLE, WHEN THEY LAND, WILL BE SO BLESSED TO BE IN SAN ANTONIO, THE SMOOTHNESS IN WHICH THEY WILL GET IN AND OUT OF THE AIRPORT, THE AMENITIES AND ALL THAT.

I THINK THAT TIMER MAY HAVE BEEN FOR ME.

THANK YOU FOR LETTING ME SPEAK AND JUST KNOW YOU HAVE THE FULL SUPPORT OF THE AIRPORT ADVISORY COMMISSION.

>> MAYOR NIRENBERG: THANK YOU VERY MUCH FOR YOUR SERVICE AS WELL.

GO NOW TO RICHARD PEREZ.

YOU WILL BE FOLLOWED BY MARTIN GUTIERREZ.

>> GOOD MORNING, MAYOR, MEMBERS OF THE CITY COUNCIL.

I AM THE PRESIDENT AND CEO OF THE SAN ANTONIO CHAMBER OF COMMERCE.

I STAND TODAY TO SUPPORT THIS AIRPORT STRATEGIC DEVELOPMENT PLAN.

THE PRESENTATION YOU JUST SAW, I SAW LAST WEEK AND I SAW IT AGAIN IN PUBLIC MEETINGS AND ALL THE ELEMENTS FOR SUCCESS ARE THERE.

YOU KNOW, WHEN I WAS ON THE CITY COUNCIL BACK MANY YEARS AGO, WE VOTED TO DEVELOP THAT NEWEST TERMINAL WE HAVE AND WE THOUGHT THAT WAS THE END-ALL, THAT WAS THE BEST.

BUT WE NOW KNOW THROUGH TRIAL AND ERROR AND THROUGH OUR OWN TRAVELS THROUGHOUT THE WORLD THAT WE FELL SHORT.

BUT YOU HAVE A TEAM AT THE AIRPORT TODAY THAT HAS THE VISION AND HAS BROUGHT IT TO YOU ALL FOR APPROVAL THAT IS GOING TO TAKE US TO WHERE WE NEED TO GO AND PROVIDE US THE RESOURCES, THE FLEXIBILITY, THE BEAUTY, THE SENSE OF PLACE THAT WE ALL KNOW WE DESERVE AS A COMMUNITY.

I CAN TELL YOU THIS.

THE SAN ANTONIO BUSINESS COMMUNITY HAS BEEN COMPLETELY AND UTTERLY FEELING THE NEED TO TAKE THAT AIRPORT TO ANOTHER LEVEL.

YOU KNOW, THE ROADWAY EXPANSIONS, THE NEW OFFERINGS FOR RESTAURANTS, THE CONNECTIONS, ALL THOSE THINGS ARE GOING TO PUT US IN A PLACE FOR SUCCESS AND THE TIMING IS PERFECT.

WITH THE SIGNING OF THE INFRASTRUCTURE BILL AT THE FEDERAL LEVEL, WITH THE ARPA RESOURCES THAT ARE AVAILABLE, WE THINK NOW IS THE TIME TO GET IT DONE. YOU ALL ARE THE COUNCIL TO GET IT DONE.

THANK YOU FOR THE OPPORTUNITY TO SPEAK.

PLEASE KNOW THAT THE SAN ANTONIO BUSINESS COMMUNITY IS 100% BEHIND MOVING FORWARD WITH THIS STRATEGIC DEVELOPMENT PLAN.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, MR. PEREZ.  
MARTIN GUTIERREZ?

>> GOOD MORNING, MAYOR AND MEMBERS OF THE SAN ANTONIO CITY COUNCIL.

THANK YOU FOR THE OPPORTUNITY TO BE HERE THIS MORNING. I'M MARTIN GUTIERREZ, DIRECTOR OF PUBLIC POLICY AND BUSINESS ADVOCACY FOR THE SAN ANTONIO HISPANIC CHAMBER OF COMMERCE.

WE ARE COMPROMISED OF MORE THAN 900 MEMBERS, MOSTLY SMALL LOCALLY OWNED BUSINESSES.

WE PRIDE OURSELVES ON FIVE PILLARS OF SUCCESS, SMALL BUSINESS, ECONOMIC DEVELOPMENT, INTERNATIONAL TRADE, EDUCATION, LEADERSHIP.

ON BEHALF OF OUR MORE THAN 900 MEMBERS, I'M HERE TO EXPRESS OUR SUPPORT FOR THE SAN ANTONIO INTERNATIONAL AIRPORT STRATEGIC DEVELOPMENT PLAN.

WE BELIEVE THIS IS A MAJOR CAPITAL INVESTMENT OUR CITY NEEDS TO MAKE AND WILL BE A SERIOUS GAME CHANGER FOR SAN ANTONIO IN REGARDS TO ECONOMIC DEVELOPMENT.

THIS PLAN WILL TRANSFORM OUR AIRPORT INTO A WORLD CLASS FACILITY THAT WILL MAKE SAN ANTONIO MORE ECONOMICALLY COMPETITIVE WITH OTHER CITIES IN TEXAS AND ACROSS THE UNITED STATES.

BUILDING A WORLD CLASS AIRPORT WITHIN THE FUNDING FRAMEWORK AND FUNDING LIMITS OF THE PROPOSED PLAN WILL PROVIDE US WITH AN ECONOMIC DEVELOPMENT ASSET, AN ASSET

THAT WILL HELP SAN ANTONIO ATTRACT BUSINESSES, TOURISTS AND NEW RESIDENTS.

WITH NEW BUSINESSES COMES JOBS, ECONOMIC OPPORTUNITIES AND NEW INVESTMENTS.

NOW IS THE TIME TO MOVE FORWARD WITH THIS BOLD PLAN AND BUILD THE AIRPORT SAN ANTONIO DESERVES.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, MR. GUTIERREZ.

ALL RIGHT.

WE WILL GO NOW TO COUNCIL DISCUSSION.

LET'S START WITH COUNCIL MEMBER PERRY.

>> PERRY: OKAY.

ALL RIGHT.

THANK YOU VERY MUCH, SIR.

JESUS, I HAVE GOT SOME QUESTIONS FOR YOU.

LET'S JUST DO A LITTLE BIT OF HISTORY.

I DON'T THINK, YOU WEREN'T HERE THE FIRST TIME THE STRATEGIC PLAN WAS PUT OUT THERE.

IT HAD A NEW PARALLEL RUNWAY EXTENDING OVER 281, A LOT OF DIFFERENT THINGS THAT REALLY CONCERNED A LOT OF PEOPLE BOTH IN DISTRICT 9 AND 10 ABOUT THAT KIND OF EXPANSION AND I'M VERY GLAD YOU CAME INTO TOWN.

WE HAD MANY DISCUSSIONS ABOUT WHAT THE REAL REQUIREMENT IS.

IS IT THE NUMBER OF GATES OR IS IT ADDITIONAL RUNWAYS, THAT KIND OF THING.

BECAUSE I HAVE FLOWN OUT AND INTO THIS AIRPORT MANY, MANY, MANY TIMES, AND I DON'T REMEMBER ANY TARMAC TIME.

I HAVE STRESSED THAT TIME AND TIME AGAIN.

IT'S NOT THE TARMAC OUT THERE.

IT'S THE GATE SITUATION.

I UNDERSTAND THAT WE DO NEED TO EXPAND THE GATES.

AND YOU HAD A PRESENTATION THAT SHOWED ABOUT FIVE DIFFERENT PHASES ALONG THAT WAY.

IT'S BEEN MENTIONED IN SEVERAL PEOPLE THAT HAVE COME UP HERE AND TALKED ABOUT OKAY, LET'S DO THE BEST WE CAN FOR THIS AIRPORT, UPGRADE IT, MAKE US PROUD OF THIS AIRPORT, WITHIN OUR RESOURCES.

AND THAT'S WHERE I'VE GOT A PROBLEM WITH THIS WHOLE PLAN.

WE SAY THERE'S FIVE PHASES.

WE GOT ONE IDENTIFIED THAT'S UP TO 900 SOMETHING MILLION.

THEN IT HAS A LIST ON THE SIDE THAT SAYS HERE'S HOW WE'RE GOING TO PAY FOR IT.

YOU'RE SAYING YES, WE'RE GOING TO BE FINANCIALLY RESPONSIBLE, ALL THAT KIND OF STUFF.

BUT THERE'S NO MEAT ON THE BONE AS TO WHAT ABOUT THE REST OF THE PHASES?

HOW MUCH IS THAT GOING TO COST?

WHERE'S THE MEAT ON THE BONE TO SAY HEY, THIS IS HOW WE'RE GOING TO PAY FOR IT.

WE'RE NOT GOING TO MAKE THE FEES HIGH ENOUGH TO WHERE AIRLINES ARE NOT GOING TO FLY IN HERE TO SAN ANTONIO. YOU KNOW ME.

I DON'T LIKE TO SIGN BLANK CHECKS.

I KNOW THIS IS A STRATEGIC PLAN THAT REACHES OUT MANY YEARS FROM NOW.

I TOOK OUT A LOAN FOR MY HOUSE FOR 30 YEARS AND I LOOKED AT MY BUDGET, HOW I COULD AFFORD THAT IN THE OUT YEARS AND STILL AFFORD A CAR, OKAY, I GOT A MOTORCYCLE, TOO, THAT KIND OF THING.

BUT IT'S ABOUT IDENTIFYING THE REQUIREMENT BUT MORE IMPORTANTLY, IDENTIFYING THOSE RESOURCES TO SUPPORT THAT REQUIREMENT.

AND THAT'S WHERE I HAVE THE PROBLEM ON THIS PLAN.

I HAVE ASKED FOR IT SEVERAL TIMES.

I STILL HAVEN'T GOTTEN IT.

I HAVE REAL RESERVATION ABOUT SUPPORTING THIS PLAN RIGHT NOW, THE WAY IT SITS.

LOOKS WONDERFUL.

BEAUTIFUL.

A GREAT-LOOKING STRATEGIC PLAN.

BUT TO ME, THE MOST IMPORTANT PART ABOUT THIS PLAN, THERE'S NO RESOURCES ATTACHED TO IT ON HOW WE'RE GOING TO PAY FOR THIS.

OVER TIME.

YOU MENTIONED BONDS, YOU MENTIONED FEES AND ALL.

I WANT TO SEE THAT LAID OUT.

WHAT'S THE PROJECTIONS TO ACTUALLY AFFORD THIS?

BECAUSE I WANT TO PROTECT YOUR BOND RATING.  
HEAVEN FORBID SOMETHING HAPPENS LIKE INFLATION AND THAT  
KIND OF THING THAT AFFECTS HOW YOU CAN PAY BACK THE  
BONDS.

SO I KNOW YOU'RE A BUSINESS, YOU'RE AN ENTERPRISE FUND,  
THERE'S NO CITY FUNDS GOING INTO THIS, BUT STILL, WE'RE  
RESPONSIBLE, WE OWN THE AIRPORT.

THE CITY DOES.

SO I DON'T WANT TO TAKE THAT STEP FORWARD WITHOUT  
KNOWING WHAT THE TOTAL COST IS AND HOW WE'RE GOING TO  
PAY FOR IT.

TO ME, THAT'S PRETTY BASIC.

I HAVEN'T SEEN THAT YET.

THAT'S THE PROBLEM I HAVE WITH THIS.

COUNTERBALANCED WITH THAT IS OKAY, YES, AGAIN, IT'S  
YOUR ENTERPRISE FUND, YOU SAY THAT YOU ARE GOING TO BE  
FINANCIALLY RESPONSIBLE AND ALL THIS STUFF IS GOING TO  
BE PAID FOR.

THAT SOUNDS GREAT.

I WANT TO SEE IT ON PAPER.

ON HOW WE ARE GOING TO DO THIS FOR THE FUTURE.

JUST MY COMMENTS ON THIS OVERALL PLAN.

AGAIN, IT LOOKS GREAT.

I WANT TO SUPPORT IT.

BUT I ALSO WANT TO SEE HOW WE ARE GOING TO PAY FOR THIS  
THING.

JUST A COUPLE OTHER COMMENTS.

THE ROADWAY.

HAVEN'T WE REDONE THE ROADWAY BEFORE ALREADY, THE  
ENTRANCE, 281 ENTRANCE?

BECAUSE THAT'S THE ONE YOU'RE SAYING LANDS US TOO CLOSE  
TO THE PARKING AREA.

DIDN'T WE REDO THAT ALREADY?

>> SAENZ: THERE'S A FLYOVER THAT COMES IN ON 281 THAT  
IS NOT HEAVILY UTILIZED FOR A NUMBER OF REASONS AND  
THAT'S SPECIFIC WITH REGARDS TO THE UTILIZATION OF THE  
INTERSTATE HIGHWAY SIGNAGE THAT IMMEDIATELY PROPELS  
PEOPLE TO WANT TO GO INTO THE AIRPORT OFF OF WHAT'S  
CALLED AIRPORT BOULEVARD.

>> PERRY: YES.

>> SAENZ: SO PEOPLE EXIT VERSUS THE UTILIZATION OF THAT FLYOVER.

IN ADDITION TO THAT, THE CANYON EFFECT YOU FEEL WHEN YOU TAKE THE 281 FLYOVER, WHEN YOU FALL -- WHEN YOU LAND AT THE BOTTOM OF THAT CANYON, AND YOU ARE THERE, YOUR DECISION-MAKING TIME FOR RENTAL CAR PARKING, DEPARTURES OR ARRIVALS AT THE TERMINAL IS A LITTLE TOO LATE.

SO OUR EFFORTS ARE TO TRY AS I MENTIONED IN THE SLIDE, TO DECONFLICT THAT AND ALLOW INGRESS MOVEMENTS TO FLOW FREELY INTO THE AIRPORT AND EGRESS TO COME OUT FREELY WHETHER YOU ARE UTILIZING 281 OR 410 AS YOU ENTER AND EXIT OUT OF THE AIRPORT.

THAT'S SOMETHING THAT'S GOING TO REQUIRE MORE ANALYSIS. AS YOU REFERENCED WITH WITH REGARD TO EVERYTHING, YOU ARE RIGHT.

THIS IS A PLAN, FROM OUR STANDPOINT WE ARE READY TO MOVE FORWARD WITH THAT AND WE WILL NOT MOVE FORWARD WITHOUT YOUR SUPPORT AS WE GO FORWARD AND START TO LOOK AT THE OUT YEARS, WHETHER IT'S IN THE FIRST PHASE, SECOND PHASE, THIRD PHASE OR FOURTH PHASE, WE ARE GOING TO MAKE CERTAIN WE WILL COME TO YOU AS WE HAVE BEEN COMPLETELY TRANSPARENT IN EVERYTHING WE ARE DOING WITH THIS PLAN.

>> PERRY: OKAY.

YEAH.

EVEN THE FIRST PHASE, YOU GOT THE COST, WHAT IT'S GOING TO COST.

\$900 MILLION SOMETHING.

BUT HOW ARE WE GOING TO PAY FOR IT.

YOU HAVE GOT IT LISTED, THE DIFFERENT CATEGORIES BUT HOW MUCH IS GOING TO COME OUT OF ONE OF THOSE CATEGORIES TO PAY FOR THIS?

THAT'S MY POINT ON THAT.

THE OTHER QUESTION WAS --

>> MAYOR NIRENBERG: IF THERE WAS A QUESTION, IF IT WAS A POINT, I UNDERSTAND.

IF THERE'S A QUESTION, I THINK ERIK WOULD LIKE TO ANSWER.

>> WALSH: I WILL WAIT UNTIL YOU WRAP UP.



>> PERRY: OKAY.

>> WALSH: I DON'T WANT TO TAKE YOUR TIME.

>> PERRY: THANK YOU.

ON THE COMMITTEE ITSELF, HOW HAVE WE BEEN WORKING WITH THE MILITARY?

DO WE HAVE A REP FROM THE MILITARY?

ARE THEY ACTIVELY ENGAGED?

I REALLY HAVEN'T HEARD ANY COMMENTS OR ANYTHING IN THE PLAN THAT DEALS WITH THE MILITARY.

>> SAENZ: EXCELLENT QUESTION.

WE RECENTLY BROUGHT IN ALL THE MILITARY BASES TO TALK ABOUT THE PLAN THAT WE ARE GOING FORWARD AND SHOW THEM ALL THE PLANS AS WE DEMONSTRATE THE FUTURE OF THE AIRPORT.

MORE IMPORTANTLY, WE WILL BE ASKING THEM TO COME FORWARD AS WE GET INTO THE ADVANCED PLANNING.

THE PROGRAM DEFINITION DOCUMENTS AND MANUALS THAT WILL BE PREPARED SO THAT AS WE START TO PROGRAM EACH ONE OF THE PARCELS THAT WE SHOW YOU IN THE FUTURE OF WHAT THE AIRPORT'S GOING TO LOOK LIKE, WE HAVE GOT HOLIDAY BLOCK LEAVE COMING UP AND WE HAVE DONE AN INCREDIBLE JOB OF ESTABLISHING A NEW PLAN FOR THIS YEAR.

WE ARE EXCITED TO ANNOUNCE THAT HERE SHORTLY SO WE ARE TAKING CARE OF OUR AIR SERVICE MEN AND WOMEN AS THEY GO SEE THEIR LOVED ONES FOR THE HOLIDAYS.

>> PERRY: THAT'S GREAT.

I ENJOY COMING OUT THERE ALSO.

BUT I WAS KIND OF ALLUDING MORE TOWARDS AIR SPACE.

HOW THEY HAVE BEEN COORDINATED WITH ON THIS WHOLE PLAN.

>> SAENZ: THROUGHOUT THE ENTIRE PROCESS, RANDOLPH BEING THE MOST IMPORTANT ONE, AS WE LOOK AT THE TAKEOFF AND LANDINGS THAT COME OFF OF THE RUNWAY 422, ALL OF THAT HAS BEEN COORDINATED WITH THEM AND MORE IMPORTANTLY, WITH OUR FEDERAL AVIATION ADMINISTRATION, THE TOWER HAS ALSO BEEN INVOLVED WITH ALL THOSE ELEMENTS OF THIS PLAN.

>> PERRY: OKAY.

GREAT.

AGAIN, I REALLY WANT TO SUPPORT THIS PLAN.

I ASSUME AT THIS POINT IT'S GOING TO BE PASSED ALONG WITH THIS STRATEGIC PLAN BUT AGAIN, I'M INTERESTED IN SEEING HOW WE ARE GOING TO PAY FOR THIS THING OVER TIME.

AND NOT AFFECTING OUR AIRPORT.

I HAVE SAID BEFORE, AIRLINES DETERMINE THE ROUTES, WE DON'T.

BUT THAT'S IT FOR NOW, SIR.

MR. WALSH.

>> WALSH: THANK YOU, COUNCIL MEMBER PERRY.

I HAD TO LOOK OVER MY SHOULDER.

I THOUGHT MY DAD WAS SITTING NEXT TO ME, HE CALLED ME MR. WALSH.

YOU RAISE A LOT OF GOOD POINTS.

WE HAVE STARTED WITH A VISION.

I'M ALSO INTERESTED IN THAT.

THEIR ESTIMATES.

IT IS JUST A PLAN AND AS JESUS MENTIONED, IN THE PRESENTATION, WE ARE GOING TO HAVE TO MOVE FORWARD, AND JOHN MENTIONED THIS, WE ARE GOING TO HAVE TO MOVE FORWARD INTO THE FOLLOWING STEPS OF PHASING, DETERMINING DELIVERY METHODS, FINANCIAL FEASIBILITY IS GOING TO BE A HUGE PART OF THIS.

YOU ARE ABSOLUTELY RIGHT, THE AIRLINES AND DEMAND DRIVE THE NEED.

SO BALANCING THAT WITH THE FINANCIAL FEASIBILITY WILL BE CRITICAL.

AND I WILL ECHO WHAT JESUS SAID.

WE ARE GOING TO HAVE TO LIVE WITHIN OUR MEANS, CERTAINLY.

BUT THE DIFFERENCE, I MENTIONED THIS LAST WEEK, IS THIS REQUIRED FAA MASTER PLAN HAS BEEN DONE EVERY TEN YEARS BY THE CITY AND THERE HAS BEEN A LACK OF FOLLOW-THROUGH AND THAT DOESN'T MEAN YOU DO IT AT ALL COSTS.

THAT DOESN'T MEAN YOU DO IT WITHOUT THE DEMAND.

IT MEANS YOU LINK THOSE THINGS UP AND EXECUTE.

I THINK WE ARE PREPARED TO DO THAT AND COMMITTED TO DOING THAT AND COMMITTED TO DOING IT WITHIN OUR MEANS.

BUT I DON'T WANT, I KNOW YOU ASKED FOR THE INFORMATION.

I DON'T WANT THE PUBLIC OR THE OTHER COUNCIL MEMBERS TO THINK THAT WE HAVEN'T GIVEN YOU SOMETHING.

IT DOESN'T EXIST YET.

THAT'S THE NEXT STEP.

WE WILL WORK DILIGENTLY, WE WILL CERTAINLY MAKE SURE THIS IS IN FRONT OF THE COUNCIL AS WE TAKE THOSE NEXT STEPS.

BECAUSE IT WILL BE THE LARGEST CAPITAL PROJECT THE CITY HAS EVER UNDERTAKEN.

IT'S GOING TO BE BACK BEFORE THIS BODY PLENTY OF TIMES. WE APPRECIATE THE SUPPORT.

I JUST WANTED TO MAKE SURE YOU KNEW FROM MY PERSPECTIVE, I AGREE WITH MAKING SURE WE ARE WATCHING NUMBERS AND MATCHING IT UP WITH DEMAND.

>> MAYOR NIRENBERG: THANK YOU, ERIK.

COUNCIL MEMBER VIAGRAN?

>> VIAGRAN: THANK YOU VERY MUCH.

I WANT TO THANK YOU, JESUS, FOR WORKING.

I HAVE ONLY BEEN ON SIX MONTHS AND I TOTALLY FEEL WITH THE ADVISORY BOARD BECAUSE I FEEL I HAVE HEARD THIS PRESENTATION LIKE 20 TIMES.

BUT I CAN'T IMAGINE HOW MANY TIMES YOU HAVE HEARD IT. THANK YOU FOR YOUR SERVICE, FOR GETTING US TO THIS POINT.

SAN ANTONIO, BORN AND RAISED, I KNOW HOW CRITICAL AN AIRPORT IS, IF WE ARE GOING TO CONTINUE TO GROW, IF WE ARE GOING TO CONTINUE TO BRING BUSINESSES HERE, IF WE ARE GOING TO CONTINUE TO BE A DESTINATION SITE FOR VISITORS, NOT JUST WITHIN TEXAS AND THE UNITED STATES BUT AROUND THE WORLD.

SO I LOOK FORWARD TO APPROVING THIS PROJECT AND AS I MENTIONED IN OUR B SESSION PRESENTATION, I JUST WANT TO MAKE SURE THAT THE BROADBAND AND DIGITAL IS THERE, BECAUSE I THINK THAT HELPS PEOPLE ENJOY THEIR STAY WITHIN OUR AIRPORT.

I ALSO LOOK FORWARD TO HAVING THOSE COMMUNITY DISCUSSIONS WHEN WE ARE TALKING ABOUT THE CONCESSIONS AND AMENITIES THAT WILL BE IN OUR AIRPORT, ESPECIALLY THOSE LIVING WITH DISABILITIES AND I THINK Y'ALL HAVE TAKEN A GREAT FIRST STEP WITH THE BATHROOMS AND MAKING

SURE THEY ARE ACCESSIBLE AND I LOOK FORWARD TO JUST SEEING THAT GROW.

I THINK FINANCIALLY, THOSE ARE GREAT QUESTIONS BUT I THINK THE RESPONSIBILITY DOES LIE WITH US ALSO AT CITY HALL AND OUR STATE LEADERS, THAT WE ARE ALL HERE TO MAKE SURE WE ADVOCATE AT THE FEDERAL LEVEL ABOUT WHAT OUR NEEDS ARE AND HOW WE NEED TO KIND OF HELP THIS PROCESS ALONG.

I THINK IT'S KEY IN TERMS OF BEING MILITARY CITY USA THAT WE HAVE A QUALITY AIRPORT THAT PEOPLE WANT TO COME INTO.

I LOOK FORWARD TO SEEING THIS PASS.

I LOOK FORWARD TO THE YEARS OF GETTING UPDATES FROM YOU ON THIS PROCESS.

THANK YOU SO MUCH AGAIN FOR ALL YOUR SERVICE AND ALL YOU HAVE BEEN DOING.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER VIAGRAN. COUNCIL MEMBER PELAEZ?

>> PELAEZ: THANK YOU, MAYOR.

HOPE Y'ALL CAN HEAR ME OKAY.

>> MAYOR NIRENBERG: WE HEAR YOU WELL.

>> PELAEZ: OKAY, GREAT.

I WILL TELL YOU, THIS PAST WEEK, I WAS IN MEXICO CITY. I FLEW THROUGH THAT AMAZING AIRPORT.

THEN I FLEW THROUGH DFW, THROUGH ATLANTA ON MY WAY BACK, EARLIER THIS SUMMER I SPENT THE SUMMER IN PORTLAND AND THEN SEATTLE, GOT TO SEE THEIR AIRPORTS, AND EUGENE OREGON, SPENT A COUPLE WEEKS THERE.

I GOT TO TELL YOU, THE AIRPORTS I'M SEEING AROUND THE UNITED STATES ARE SPECTACULAR.

I WENT TO THE ONE IN DENVER, TOO.

YOU CAN TELL THE COMMUNITIES HAVE REALLY UNDERSTOOD THE IMPORTANCE OF INVESTING IN THESE AIRPORTS IN A WAY THAT IS MEANINGFUL, NOT JUST TO THE PASSENGERS BUT ALSO TO THE AIRLINES AND TO THE LOCAL ECONOMY AND TO THE WORKERS WHO WORK AT THESE AIRPORTS.

I COMPARE THOSE, I CAN'T HELP IT, I COMPARE THOSE TO WHAT THE AIRPORT WE'VE GOT.

JOSE, WITH THE CARDS YOU HAVE BEEN DEALT, WITH THIS AIRPORT, YOU HAVE DONE SOME AMAZING THINGS BUT I THINK YOU WILL AGREE THE AIRPORT WE GOT IS NOT THE AIRPORT WE DESERVE.

IT'S THE AIRPORT WE HAVE BOUGHT.

BUT IT NEEDS TO BE BETTER.

WE HEARD FROM THE PUBLIC THAT THEY AGREE THE AIRPORT IS TOO SMALL NOW FOR US, JESUS, AND IT'S TOO LIMITED FOR WHAT WE NEED.

I THINK I CALLED YOU JOSE, JESUS.

I'M SORRY FOR DOING THAT.

SO I SUPPORT THIS PLAN.

IT'S NOT PERFECT.

I THINK SOMETIMES WE GET SO CAUGHT UP IN THE DEBATE THAT IT SEEMS LIKE WE ARE LETTING PERFECT BE THE ENEMY OF THE GOOD, BUT THIS IS GREAT IS WHAT IT IS.

YOU GOT MY FULL SUPPORT.

I DO WANT TO MAKE SURE, THOUGH, THAT THE AIRPORT IS WITH EQUITY IN MIND, IS NOT JUST ADA ACCESSIBLE BUT ULTRA-ACCESSIBLE TO ALL PASSENGERS WHO HAVE DIFFERENT WAYS OF GETTING AROUND AND DIFFERENT NEEDS.

SO THERE IS A CONVERSATION I WANT TO HAVE WITH YOU GUYS LATER ON ABOUT MAKING SURE THAT IT'S A SMART AIRPORT IN THAT REGARD.

AND THEN IT'S A SMART AIRPORT AS FAR AS HOW IT RELATES TO SMART CITY AND INNOVATION AND TECHNOLOGY.

I REALLY WANT TO GET OUR ARMS AROUND THAT TOPIC SOONER THAN LATER.

I THINK THERE'S LOTS OF OPPORTUNITIES WHEN YOU HAVE A BLANK CANVAS AND WE ARE LOOKING AT A BLANK CANVAS RIGHT NOW.

SO THANKS, GUYS.

I APPRECIATE IT.

ALL THE HARD WORK.

>> SAENZ: -- WITH REGARDS TO ACCESSIBILITY, I WANT EVERYONE TO KNOW THAT ON BEHALF OF THE ENTIRE TEAM AS WELL, WE ARE WORKING TOWARDS THE COMPLETION OF THE DESIGN STANDARDS THAT HAVE ALWAYS BEEN ABSENT SO EACH OF THESE ELEMENTS THAT WERE SURFACING AS IT RELATES TO HOW THE PASSENGER FACILITATES IN AND OUT OF THE

COMPLEX, THE SUSTAINABILITY EFFORTS AND THE LONG-TERM VISION THAT WE WANT TO HAVE, WHETHER IT BE INNOVATIVE OR TECHNOLOGICAL, WE WANT TO INCORPORATE THOSE INTO OUR DESIGN STANDARDS THAT GIVE US A FULL SENSE OF PLACE AND THE AIRPORT WE WANT TO LOOK AT AS WE BEGIN TO LOOK AT HOW WE WILL LOOK AS WE GROW OLDER.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER PELAEZ. AND JESUS.

LET ME CLOSE -- OKAY.

COUNCIL MEMBER BRAVO?

>> BRAVO: SORRY I PUNCHED IN LATE.

IS THE GENTLEMAN FROM THE ADVISORY COMMITTEE, I DON'T KNOW IF I'M SAYING THAT RIGHT, WHO MENTIONED SOMETHING THAT CAUGHT MY EAR WAS THE SMOOTHNESS OF GETTING IN AND OUT OF AN AIRPORT.

JESUS AND JOHN, I TOLD YOU GUYS, I DON'T SPEND A LOT OF TIME THINKING ABOUT AIRPORTS.

I THINK ABOUT HOW DO I MINIMIZE MY TIME THERE.

I'M THINKING ABOUT MY DESTINATION, I'M THINKING ABOUT HOW LITTLE TIME CAN I SPEND IN AN AIRPORT BEFORE I GET ON MY PLANE AND WHEN I LAND, HOW QUICKLY CAN I GET OUT OF THERE TO GET TO THE MOUNTAINS, THE BEACH, GO SEE FAMILY OR FRIENDS, WHOEVER IT WAS THAT I'M TRYING TO SEE.

THE ONLY TIME I DO THINK ABOUT AN AIRPORT IS WHEN I'M STUCK IN ONE FOR A LAYOVER AND I THINK ABOUT WHAT KIND OF RESTAURANTS DO Y'ALL OFFER WHILE I'M STUCK HERE.

BUT I'M NOT ASKING YOU TO DESIGN AN AIRPORT FOR ME OR PEOPLE LIKE ME, NECESSARILY.

WHEN I TALK TO MY CONSTITUENTS, A LOT OF WHAT I HEAR IS WE WANT MORE DIRECT FLIGHTS.

I CAN IDENTIFY WITH THAT.

THEY ALSO ASK CAN WE MAKE OUR AIRPORT SO THAT IT'S MORE COMPETITIVE AND CAN ATTRACT MORE BUSINESSES THAT PROVIDE GOOD JOBS HERE.

I SUPPORT THAT.

I TRUST YOU ALL AS EXPERTS IN WHAT TO LOOK FOR AND HOW TO DESIGN THAT.

I DO WANT TO TALK A LITTLE ABOUT THE ENTERPRISE FUND.

I HEARD CONVERSATIONS UP HERE ABOUT ENTERPRISE FUNDS AND I'M NOT SURE EVERYBODY AT HOME KNOWS WHAT AN ENTERPRISE FUND IS.

I JUST WANTED TO ASK WHEN WE LOOK AT, WHEN WE ARE APPROVING SPENDING FOR THIS AND HOW WE ARE GOING TO PAY FOR THIS, CAN YOU TELL ME, IS ANY MONEY OUT OF MY CONSTITUENTS' PROPERTY TAXES PAYING FOR THIS?

>> SAENZ: THE BEST WAY I CAN GIVE IT TO YOU IN A VERY SIMPLE SENTENCE, IF YOU USE THE AIRPORT, YOU PAY FOR THE AIRPORT.

>> BRAVO: IF I DON'T FLY, I DON'T PAY.

>> SAENZ: THAT'S CORRECT.

>> BRAVO: THAT'S IT.

THAT'S WHAT I WAS LOOKING FOR.

I'M NOT ASKING YOU TO DESIGN AN AIRPORT FOR ME, BUT I'M WALKING THAT BACK A LITTLE BIT.

I READ AN ARTICLE TODAY FROM NOVA AND I WANT TO THANK THE PEOPLE AT ECOCENTRO WHO ARE ALWAYS THINKING ABOUT THINGS WE CAN DO AROUND SUSTAINABILITY.

WHAT DAYTON INTERNATIONAL IS DOING, THEY ARE PLANTING NATIVE PRAIRIE GRASS AROUND THEIR AIRPORT.

IT'S GOING TO REDUCE THEIR CARBON FOOTPRINT BUT ALSO REDUCE EXPENSES BECAUSE YOU ONLY HAVE TO MOW THE NATIVE PRAIRIE GRASSES ONCE A YEAR.

THE FIRST THING THAT JUMPED INTO MIND IS OKAY, WHAT IS THIS GOING TO DO, SOUNDS LIKE IT'S GOING TO ATTRACT A LOT OF BIRDS AND THAT WILL BE AN ISSUE AROUND AN AIRPORT.

BUT IT TURNS OUT PLANTING THESE NATIVE PRAIRIE GRASSES KEEPS THE LARGE WATER FOWL AND FLOCKING BIRDS AWAY IS WHAT THEY FIND.

THESE ARE THE ONES, THOSE BIRD STRIKES THAT PEOPLE ARE WORRIED ABOUT THAT DAMAGE AIRCRAFT.

THEY ALSO ARE FINDING THEY ARE ABLE TO SAVE MONEY ON PYROTECHNICS, THEY SAVE MONEY ON MAINTENANCE ON THE MOWING, ON BIRD DETERRENT AND WHAT NOT.

I ALSO LEARNED THE DEPARTMENT OF DEFENSE IS STARTING TO STUDY THIS AND SEE HOW THEY CAN REDUCE BIRD STRIKES.

HAVE YOU ALL LOOKED INTO THIS?

IF NOT, WILL YOU COMMIT TO HAVING YOUR TEAM TAKE A  
SERIOUS LOOK AND EXPLORING WHETHER THIS WOULD WORK?  
I KNOW JUST BECAUSE IT WORKS IN DAYTON DOESN'T  
NECESSARILY MEAN IT WORKS HERE.

I WOULD LIKE TO EXPLORE THIS AND SEE IF THIS IS  
SOMETHING THAT COULD BE A WIN/WIN IN SAN ANTONIO.

>> SAENZ: GREAT QUESTION.

UNDER THE CODE OF FEDERAL REGULATIONS NUMBER 49, WE  
HAVE SPECIFIC FEDERAL AVIATION REGULATORY EFFORTS THAT  
WE SHOULD COMPLY TO.

WE JUST RECEIVED WHAT'S CALLED OUR 139 CERTIFICATION  
AND RECEIVED THE LETTERS BACK FROM FAA THAT WE ARE IN  
COMPLIANCE.

THE ANSWER TO YOUR QUESTION IS YES, SIR, WE DO.

WE HAVE ENVIRONMENTALISTS.

WE JUST RECEIVED AN AWARD FOR MOVING FORWARD AND  
BEGINNING TO MOVE FORWARD ON OUR CARBON FOOTPRINT AND  
THAT INCLUDES EVERYTHING WE DID FROM THE ENVIRONMENTAL  
STANDPOINT AS WELL.

>> BRAVO: GREAT.

OKAY.

CAN I GET A COMMITMENT FROM YOU WILL HAVE YOUR TEAM  
LOOK AT PLANTING NATIVE GRASSES?

>> SAENZ: WE WILL CERTAINLY LOOK INTO IT, SIR.

>> BRAVO: APPRECIATE THAT.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER BRAVO.

MY THANKS AGAIN TO THE AIR SERVICE DEVELOPMENT  
COMMITTEE THAT'S BEEN HARD AT WORK FOR THE LAST, I  
DON'T KNOW, FOUR YEARS, FIVE YEARS.

IT'S BEEN LONG DELAYED FOR A LOT OF DIFFERENT FACTORS,  
LOT OF REASONS.

BUT THIS IS REALLY QUALITY WORK.

I WILL ASK JOHN IF HE'S GOT ANY CLOSING STATEMENTS HE  
WOULD LIKE TO MAKE.

THEN WE WILL GO AHEAD AND TAKE UP THE MOTION.

>> ONE THING.

IN THE LAST PRESENTATION WE TALKED ABOUT USER  
EXPERIENCE AS A DRIVING FACTOR.

SO MANY VARIABLES.



EVERYONE HAS AN OPINION.

I SEEM TO GET ALL THOSE GIVEN THE ROLE EVEN THOUGH THOSE ARE JESUS AND TEAM ISSUES.

THERE WAS ONE BULLET ON ONE SLIDE THAT MENTIONED THE ELECTRICAL PART.

OF ALL THE THINGS, ELECTRICAL PART.

I JUST WANT TO TELL A STORY.

PROBABLY TWO MONTHS AGO I WAS IN DENVER, LOST TRACK OF ALL THE TIMES I HAVE FLOWN INTO DENVER.

AFTER TRYING TO GET AN UBER FOR AN HOUR, WE TRIED TO GET A LYFT, TOOK US ABOUT AN HOUR TO GET ANY RIDE SHARE TO GET TO THE AIRPORT.

BY THE WAY, THAT AIRPORT IS WAY, WAY AWAY FROM DOWNTOWN FOR STARTERS.

WE WERE ON THE WAY THERE, WE GET THESE TEXTS THE ENTIRE ELECTRICAL SYSTEM FOR THE AIRPORT WAS DOWN FOR TWO HOURS.

THE WHOLE THING WAS DOWN.

WE GOT THERE, IT WAS MISERY, PURE MISERY.

WE WERE THERE UNTIL ABOUT 10:00 AT NIGHT.

WE GOT OUT 10:30 OR 11:00, GOT HOME LATE.

ALL THE SPOUSES WERE MAD AT US FOR HANGING OUT AT THE AIRPORT.

IT WAS JUST PURE MISERY.

AGAIN, PART OF THIS IS TO STAY AHEAD OF THOSE THINGS EVEN IF WE'RE NOT ALL EXPERTS AT AIRPORTS.

THE ASEC HAS BECOME EXPERTS AT AIRPORTS JUST THROUGH OSMOSIS AND THE STRONG RECOMMENDATION FROM THEM AGAIN WAS TO DO MORE QUICKLY.

AS I MENTIONED LAST WEEK, WE HAVE ACCRUED WHAT I CALL TECHNICAL DEBT.

WE DIDN'T DO STUFF 10 OR 20 YEARS AGO WE SHOULD HAVE DONE AND HERE WE ARE.

WE HAVE TO CATCH UP TO SOME DEGREE.

WE TALKED ABOUT NUMBERS.

AGAIN, THE SCRUTINY WE GET FROM AIRLINES AND FROM THE BOND ISSUERS FAR OUTPASSES THAT, I WOULD ARGUE, OF THIS BODY.

WITH APOLOGIES TO ERIK AND TEAM, THEY ARE REALLY, REALLY GOOD AT SCRUTINIZING THE NUMBERS.

YOU CAN TAKE SOME FAITH INTO THAT.  
AGAIN, JUST REPEATING, WE HAVE TO GO FAST AND I LIKE TO  
DO AS MUCH AS WE CAN WITHIN THE PRACTICAL SENSE OF  
BUDGETS AND WE HAVE THE RIGHT TEAM AT THE RIGHT TIME.  
WITH THAT, THANK YOU FOR YOUR CONFIDENCE.  
>> MAYOR NIRENBERG: THANK YOU VERY MUCH, EVERYBODY.  
I CAN'T HELP BUT MENTION WHEN YOU SAY WE SHOULDN'T  
SPEND UNNECESSARY MONEY ON THIS PROJECT, THAT'S ALL I  
THINK ABOUT WHEN I LOOK AT THE CURRENT TERMINAL A.  
MY GRANDFATHER USED TO SAY YOU SHOULD ONLY BUY  
SOMETHING ONCE AND HERE WE ARE WITH THE PLAN TO GET AN  
ACTUAL TERMINAL BECAUSE WE PUT MONEY IN A PROJECT THAT  
UNDERSHOT THE VISION THAT WE HAVE FOR THE AIRPORT.  
THIS WILL RECTIFY THAT.  
I'M VERY EXCITED.  
BUCKLE UP, PUT YOUR SEATS IN THE UPRIGHT POSITION.  
SAN ANTONIO INTERNATIONAL IS CLEARED FOR TAKEOFF.  
ALL RIGHT.  
WE WILL GO TO THE VOTE.  
PLEASE VOTE.  
ALL RIGHT.  
MOTION CARRIES.  
WE GO NOW TO ITEM 29.  
>> CLERK: ITEM NUMBER 29 IS AN ITEM APPROVING THE  
FOLLOWING BOARD APPOINTMENTS TO THE MUNICIPAL GOLF  
ASSOCIATION SAN ANTONIO BOARD OF DIRECTORS FOR THE  
REMAINDER OF AN UNEXPIRED TERM OF OFFICE TO EXPIRE ON  
MAY 2ND, 2023.  
THE LIST IS MR. ALEXANDER, MISS CARNES, GRETCHEN KRAGH,  
MR. GUERRA, MR. PAREDES AND HEATHER WEDIDGE.  
>> MAYOR NIRENBERG: THIS ITEM WAS PULLED BY COUNCIL  
MEMBER ROCHA GARCIA.  
>> ROCHA GARCIA: I THINK COUNCILMAN SANDOVAL.  
>> SANDOVAL: THANK YOU.  
FIRST OF ALL, I WANT TO THANK SOME OF THE APPOINTEES  
WHO ARE HERE AND HAVE WAITED DURING TODAY'S  
PRESENTATIONS.  
JAVIER, THANK YOU VERY MUCH FOR YOUR APPLICATION.  
TO BE REAPPOINTED.  
I THINK WE WILL GO AHEAD AND BEGIN WITH A PRESENTATION.

DEBBIE WILL GIVE US THE PRESENTATION.  
I THINK HOMER AND MR. MCCARY ARE HERE FOR QUESTIONS.  
THANK YOU.

>> THANK YOU, COUNCILWOMAN.

THE MUNICIPAL GOLF ASSOCIATION BOARD APPOINTMENTS ARE PRESENTED BY MYSELF AND WE HAVE HOMER GARCIA, DIRECTOR OF PARKS AND RECREATION, HERE TO ANSWER QUESTIONS AS WELL.

A LITTLE BACKGROUND.

THE BOARD OF DIRECTORS CONSISTS OF 15 MEMBERS, 7 AT-LARGE MEMBERS ARE SELECTED BY THE MGASA BOARD AND 6 AT-LARGE MEMBERS ARE APPOINTED [ LAPSE IN AUDIO ] TWO EX-OFFICIO MEMBERS INCLUDE THE PARKS DIRECTOR AND FINANCE ASSISTANT DIRECTOR AND THOSE CURRENT TERMS FOR CITY APPOINTEES WILL EXPIRE IN MAY OF -- EXPIRED IN MAY 2021 SO THEY ARE IN HOLDOVER STATUS.

THERE'S A BREAKDOWN OF THE COMPOSITION OF THE CURRENT BOARD MEMBERS, THE DEMOGRAPHICS OF THOSE BOARD MEMBERS AND I WILL GO INTO THAT A LITTLE FURTHER AS WE TALK ABOUT THE PROCESS.

WE OPEN THE CALL FOR APPLICATIONS ON APRIL 8, 2021 AND RECEIVED 27 TOTAL APPLICATIONS.

ON MAY 2ND, 2021 WAS WHEN THOSE APPOINTEES EXPIRED.

ON AUGUST 26TH, THE COMMUNITY HEALTH EDUCATION -- COMMUNITY HEALTH ENVIRONMENT AND CULTURE COMMITTEE OF CITY COUNCIL CREATED AN AD HOC REVIEW COMMITTEE CONSISTING OF TWO MEMBERS OF THAT COMMITTEE AS WELL AS REPRESENTATIVES FROM THE CITY.

AND THOSE AD HOC COMMITTEE MEMBERS REVIEWED ALL 27 APPLICATIONS AND THEY LOOKED AT THINGS SUCH AS THE DEMOGRAPHICS AND THE REPRESENTATION ACROSS THE CITY TO TRY TO GET BETTER REPRESENTATION OF WOMEN, BETTER REPRESENTATION OF PERSONS OF COLOR AND BETTER REPRESENTATION THROUGHOUT THE CITY FOR DIFFERENT COUNCIL DISTRICTS.

THE AD HOC REVIEW COMMITTEE CREATED A SHORT LIST OF 11 APPLICANTS AND THOSE APPLICANTS WERE INTERVIEWED ON OCTOBER 28TH AT THE CHECC MEETING.

THREE PEOPLE PROVIDED A WRITTEN STATEMENT.

ULTIMATELY THE COMMITTEE RECOMMENDED SIX APPLICANTS.

THAT'S WHAT YOU ARE SEEING TODAY, THOSE APPLICANTS  
RECOMMENDED BY THE COMMITTEE.

THESE APPLICANTS WOULD SERVE A TWO-YEAR TERM THAT  
EXPIRE MAY 2ND OF 2023 AND THE RECOMMENDATION WAS IN  
THE CAPTION I HAD READ EARLIER.

WE ARE HERE TO ANSWER ANY QUESTIONS YOU MAY HAVE.

>> I WOULD LIKE TO MOVE TO APPROVE THE ITEM.

>> SECOND.

>> SANDOVAL: I WILL COME BACK IN.

I KNOW COUNCILWOMAN ROCHA GARCIA HAS QUESTIONS.

>> ROCHA GARCIA: THANK YOU.

I WANTED TO PULL THE ITEM BECAUSE THERE'S SEVERAL ITEMS  
ALREADY THAT HAVE COME UP AND IT'S IN GENERAL AND IT  
SEEMS TO HAPPEN ALL THE TIME, THAT THERE'S LITTLE  
REPRESENTATION FROM THE SOUTH SIDE.

I KNOW WE TRY BUT DEBBIE, I KNOW THIS IS IN YOUR NEW  
ROLE.

I DON'T KNOW WHAT ELSE WE CAN DO TO MAKE SURE WE GET  
SOME ADDITIONAL APPLICANTS.

I WANT TO TAKE THE TIME TO THANK JAVIER PEREZ, WHO IS  
HERE, AND WHO HAS TAKEN SO MUCH OF HIS TIME TO BE HERE  
AND FOR SUPPORTING EVERYTHING THAT WE DO AT THE  
MUNICIPAL GOLF ASSOCIATION.

IN PARTICULAR, I WAS ALSO WORRIED BECAUSE OF THE FIVE  
CANDIDATES, FOUR OF THEM WERE WITHIN ALSO THE SAME AGE  
RANGE.

THERE ARE SO MANY THINGS WE HAVE TO LOOK AT WHEN WE  
LOOK IN TERMS OF DIVERSITY.

I DON'T KNOW WHAT THE PLAN IS, MAYBE GOING INTO THE  
FUTURE, IT'S NOT JUST FOR THIS BUT IN GENERAL, TO GET  
ADDITIONAL FOLKS TO QUALIFY AND TRY TO GET SOME  
ADDITIONAL REPRESENTATION IN PARTICULAR FOR THE SOUTH  
SIDE.

WE DON'T HAVE TOO MANY GOLF COURSES ON THE SOUTH SIDE  
OF SAN ANTONIO.

BUT I WOULD LOVE TO SEE HOW WE COULD GET SOME  
ADDITIONAL INVOLVEMENT.

THAT WAS THE REASON FOR PULLING, JUST TO MAKE A PUBLIC  
STATEMENT I WOULD LOVE TO MAYBE PICK OTHER GOLFERS'

BRAINS AND FIGURE OUT HOW TO GET PEOPLE IN THE SOUTH SIDE AND WEST SIDE INVOLVED.

THANK YOU.

THOSE ARE MY ONLY COMMENTS.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER ROCHA GARCIA.

ONE SECOND.

SORRY.

COUNCIL MEMBER VIAGRAN?

>> VIAGRAN: THANK YOU.

THANK YOU FOR PULLING THIS ITEM.

THIS WAS A VERY DIFFICULT PROCESS AND IF WE CAN GO BACK TO THE SLIDE THAT LOOKS AT HOW THIS MUNICIPAL GOLF, THE 7 AND THE 6, 7 AT-LARGE.

THINGS I DIDN'T KNOW BEFORE I GOT ON TO CITY COUNCIL IS THE IMPORTANCE AND POPULARITY OF THIS BOARD IN PARTICULAR.

WE HAD 27 PEOPLE APPLY.

I DON'T EVEN THINK WE HAD THAT MANY PEOPLE APPLY FOR CPS AND SAWS.

BUT THESE WERE THE APPLICATIONS.

THIS SHOULD TELL US AS A CITY COUNCIL AND THE CITIZENS OF SAN ANTONIO THAT THIS BOARD IS LOOKED AT AS AN IMPORTANT BOARD AND AS A PRESTIGIOUS BOARD.

SO IF WE CAN GO BACK TO THE ONE THAT SAYS 7 AT-LARGE.

7 AT-LARGE MEMBERS SELECTED BY THE MGA-SA BOARD AND SIX BY CITY COUNCIL.

THESE ARE MUNICIPAL GOLF COURSES.

I THINK WE IN THE FUTURE NEED TO TAKE A LOOK AT THE MAKEUP OF THIS BOARD AND THE DECISIONS THAT THEY MAKE FOR OUR GOLF COURSES.

I HAVE TWO IN THE DISTRICT, RIVERSIDE AND MISSIONDALAGOT THAT ARE NOT IN THE BEST CONDITION AND STRUGGLE.

WHEN I LOOKED AT THE MAKEUP OF WHAT THIS BOARD LOOKED LIKE, THAT IS WHY.

I AM DISAPPOINTED THAT MR. LUNA DIDN'T MOVE FORWARD IN THIS PROCESS.

BUT THEN I'M DOUBLY DISAPPOINTED THAT THE AT-LARGE MEMBERS, WHEN WE DECIDED WHO WAS GOING TO MOVE FORWARD, HE WASN'T ONE OF THE CHOICES THEY DECIDED TO KEEP ON.

I THINK WE NEED WORK.

I THINK THE COMMITTEE DID THE BEST THEY COULD WITH WHAT WE HAD.

I'M LOOKING TO MY LATINA GOLFERS OUT THERE TO APPLY FOR THE NEXT SET OF TERMS BECAUSE WE DO NEED TO KIND OF CHANGE THIS DYNAMIC.

MY FATHER WAS A GOLFER.

I TOOK GOLF IN COLLEGE.

IT'S A GREAT OUTDOOR SPORT THAT I THINK WE NEED TO GET MORE PEOPLE AHEAD OF.

IF I COULD HAVE HOMER COME UP AND ANSWER WHAT WILL WE NEED TO DO TO CHANGE KIND OF THE MAKEUP OF THIS BOARD OF DIRECTORS?

>> REGARDING THE MAKEUP OF THE BOARD OF DIRECTORS, ONE OF THE THINGS I'VE HAD DIALOGUE VERY RECENTLY WITH ANDREW PETERSON, CEO AND PRESIDENT OF THE GOLF TRAIL, IS ONE OF THE SEVEN TALKING VERY SPECIFICALLY ABOUT LOOKING AT REALLY UPDATING THE BY-LAWS.

WE KNOW YOU TALKED ABOUT WE HAD 27 APPLICANTS.

THERE WAS EXTENSIVE OUTREACH BY THE CITY OF SAN ANTONIO IN OUR EFFORTS TO CAST A WIDE NET.

ALSO TALKING AND ENGAGING THE ALAMO GOLF TRAIL TO DO THE SAME.

THAT WOULD REALLY COME THROUGH REVISION OF THE BY-LAWS AND LOOKING AT THAT NOMINATING PROCESS.

THAT IS SOMETHING I AGAIN, HAD DIALOGUE WITH BOTH OF THEM ABOUT AND THEY ARE COMMITTED TO DOING.

>> THANK YOU SO MUCH.

I THINK AS WE MOVE FORWARD, WE REALLY NEED TO LOOK AT THAT, MYSELF AND MY COLLEAGUE, COUNCILWOMAN ROCHA GARCIA WILL PROBABLY HAVE CONVERSATIONS ALSO BECAUSE AS WE SIT ON THE VISIT SAN ANTONIO BOARD, WE WANT PEOPLE THAT COME TO GOLF IN SAN ANTONIO TO VISIT ALL OUR MUNICIPAL GOLF COURSES WHICH INCLUDE RIVERSIDE.

THANK YOU SO MUCH.

THANK YOU, MY CHECC COMMITTEE MEMBERS, FOR GOING THROUGH THE PROCESS.

YOU WORKED VERY HARD.

I LOOK FORWARD TO VOTING ON THIS.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER VIAGRAN.  
COUNCIL MEMBER SANDOVAL?

>> SANDOVAL: THANK YOU, MAYOR.

TO MY COLLEAGUES, MESSAGE RECEIVED.

WE ARE ABLE TO APPOINT LESS THAN HALF OF THE MEMBERS TO  
THIS FULL BOARD AND IN THAT PROCESS, WE WANT TO ACCOUNT  
FOR A LOT OF TYPES OF DIVERSITY AND THAT WAS DEFINITELY  
PART OF THE DISCUSSION THAT WE HAD WITH COUNCIL WOMAN  
CASTILLO, COUNCILMAN MCKEE-RODRIGUEZ AND COUNCILMAN  
BRAVO.

I ALSO WANTED TO TAKE THE TIME, EVEN THOUGH MAYBE THE  
SLATE ISN'T PERFECT, I DO WANT TO HIGHLIGHT THE MANY  
IMPROVEMENTS OR I GUESS HOW MUCH BETTER THIS IS THAN IT  
COULD HAVE BEEN.

I WOULD REALLY LIKE MR. MCCARY TO COME SHARE WITH US  
SOME OF THAT PROCESS, THE OFFICE OF EQUITY WAS INVOLVED  
IN THE SCREENING, MAKING SURE WE HAD A VERY DIVERSE  
SLATE TO EVEN INTERVIEW.

BUT TELL US WHAT YOU THINK THE IMPROVEMENTS ARE IN THE  
PROCESS AND IN THE FINAL SELECTION.

>> GOOD MORNING, COUNCIL.

GOOD TO SEE YOU ALL.

ONE OF THE THINGS THAT'S BEEN VERY CLEAR IS THERE IS A  
DESIRE BY THE COMMUNITY TO BE PART OF THIS.

BECAUSE WE HAVE AS HOMER INDICATED A WIDER NET, WE HAVE  
LOOKED TO THE OFFICE OF EQUITY TO BE A PART OF THE  
INITIAL INTERVIEWING PROCESS ALONG WITH THE TWO COUNCIL  
MEMBERS.

SO AS WE CONTINUE TO MOVE FORWARD, NOT ONLY ARE WE  
LOOKING AT WHAT IT LOOKS LIKE FROM AN EQUITY  
PERSPECTIVE, BUT REACHING OUT, ASKING OF OTHERS THAT  
MAY GOLF, THAT ALSO MAY TAKE AN INTEREST IN SERVING ON  
THE BOARD.

YOU KNOW, AS WE GO FORWARD, SOME OF THE OTHER THINGS  
WE'RE LOOKING TO DO NOT ONLY FOR THOSE THAT ARE SERVING  
ON THESE BOARDS BUT AS WE MOVE FORWARD, WE'RE LOOKING

AT WHAT HAPPENS WITH PARKING, WHAT HAPPENS FOR CHILD CHAIR.

WE'RE TRYING TO TAKE AWAY ANY BARRIERS THAT CURRENTLY MAY EXIST THAT MIGHT PREVENT SOMEONE FROM SERVING.

SO AS WE CONTINUE TO GO THROUGH THIS PROCESS, WE ARE ASKING AND LOOKING FOR MORE VOLUNTEERS.

WE ARE GOING TO PROBABLY HAVE TO HIT THE PAVEMENT AND ACTUALLY GO DOOR-TO-DOOR FROM TIME TO TIME.

WHAT I DO THINK THAT THE MUNICIPAL GOLF ASSOCIATION COULD DO BETTER OF IS TO ACTUALLY INVITE FOLKS FOR A FREE DAY OF GOLF.

MAYBE EVEN A FREE DAY JUST TO SWING THE CLUBS.

I'M NOT A GOLFER MYSELF, BECAUSE I WOULD HAVE TO HAVE EXTENDED GOLFING CLUBS BUT I HOPE TO TAKE IT UP THIS SUMMER.

I WOULD LIKE TO NOTE THAT I HAVE A ROTATION THAT CAN ACTUALLY DO WELL ON A GOLF COURSE.

BUT I DO THINK THAT WE HAVE TO MAKE CERTAIN WE HAVE AN OPPORTUNITY TO INVITE FOLKS TO PARTICIPATE.

MOST PEOPLE THAT DON'T GOLF, THEY JUST HAVEN'T HAD THE OPPORTUNITY.

I SEE IT BEING A LOT OF FUN.

>> SANDOVAL: THANK YOU.

I GUESS I WAS WONDERING IF YOU OR DEBBIE COULD SPECIFICALLY TELL US, YOU SHOWED US THE CURRENT SLATE IN TERMS OF NUMBERS OF WOMEN AND PEOPLE OF COLOR.

BUT THE RECOMMENDED SLATE.

COULD YOU TELL US HOW THAT CHANGES?

I BELIEVE WE SIGNIFICANTLY IMPROVED THE NUMBER OF WOMEN AND PEOPLE OF COLOR.

>> SO I'M GOING TO BE LOOKING OFF OF MY NOTES HERE BECAUSE I DID SCRIBBLE THAT OUT.

SO RIGHT NOW, ON THE SEVEN THAT MGA HAS, THERE ARE FIVE MALE, TWO FEMALE AND THEN WITH THE SIX TODAY, WE WOULD HAVE THREE FEMALE AND THREE MALE.

THEN MELANIE, WHO REPRESENTS FINANCE AND THEN MYSELF.

>> SANDOVAL: RIGHT.

MY UNDERSTANDING IS WE HAVE THE FIRST TWO AFRICAN-AMERICANS SERVING ON THIS BOARD.

ONE?



OKAY.

ALL RIGHT.

OKAY.

SO WE HAVE AN AFRICAN-AMERICAN, WE DID NOT HAVE THAT BEFORE.

I DON'T KNOW THAT WE'VE HAD THAT IN THE HISTORY OF THE BOARD.

THAT'S SIGNIFICANT.

THANK YOU.

IN MY LAST 40 SECONDS, I WOULD REALLY LIKE TO ASK MEMBER JAVIER PEREZ TO COME UP.

HE TALKED TO US ABOUT SOMETHING DURING HIS INTERVIEW THAT I WAS REALLY IMPRESSED WITH AND ONE OF THE REASONS WE SELECTED TO MOVE HIM FORWARD REGARDING SOME OF THE INITIATIVES YOU UNDERTOOK YOUR DIVERSITY SUBCOMMITTEE. IF YOU COULD TELL US ABOUT THAT.

THANK YOU.

>> ABSOLUTELY.

THANK YOU, COUNCIL, FOR HAVING ME.

I WAS NOT PREPARED TO TALK TODAY.

I WAS VERY INTERESTED ABOUT THE AIRPORT.

ENDED UP STAYING FOR A LITTLE BIT.

ANYWAY, I THINK ONE OF THE GREATEST ACCOMPLISHMENTS WE HAVE DONE THROUGH THE GOLF BOARD SINCE I CAME IN AND STARTED SERVING WAS THERE WASN'T AN EQUITY COMMITTEE, SO GRETCHEN AND MYSELF AND A COUPLE OF THE OTHER BOARD MEMBERS GOT TOGETHER AND REALLY STARTED DISCUSSING THIS ISSUE IN A MORE STRUCTURED WAY.

I KNOW THE GOLF BOARD HAD REALLY TALKED ABOUT THESE IDEAS AND THEY HAVE DONE A GREAT JOB, BUT THERE WAS NOT A COMMITTEE THAT WAS HYPER-FOCUSED ON SOME OF THESE ISSUES.

THAT WAS A GREAT ACCOMPLISHMENT FOR US TO ESTABLISH THAT COMMITTEE.

NOW HAVING THAT COMMITTEE, I THINK SOME OF THOSE FURTHER APPOINTMENTS AND SOME OF THAT INTEGRATION INTO THE BOARD WILL TAKE THAT INTO MORE CONSIDERATION.

ALSO, I THINK ONCE WE START HAVING THAT INFLUENCE AT BOARD, THOSE SEVEN SEATS THAT ARE AT-LARGE ARE PROBABLY

STILL GOING TO BE INFLUENCED BY THE WAY THAT COMMITTEE APPOINTS THOSE POSITIONS, TOO.

VERY HAPPY TO SERVE.

I AGREE WITH ALL THE COMMENTS IN TERMS OF DIVERSITY AND ALSO REACHING OUT TO SOME OF THE DISTRICTS THAT DON'T HAVE AS MUCH REPRESENTATION, MAKING THE BOARD MORE WHOLE.

THANK YOU SO MUCH FOR HAVING ME.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER SANDOVAL. COUNCIL MEMBER MCKEE-RODRIGUEZ?

>> MCKEE-RODRIGUEZ: THANK YOU, MAYOR.

I WANTED TO CHIME IN BECAUSE I WAS A MEMBER OF THE AD HOC COMMITTEE THAT SIFTED THROUGH 27 APPLICATIONS. WHEN WE WERE TALKING ABOUT EACH AND EVERY APPLICANT, REVIEWING THEIR APPLICATION, WE WERE WRITING DOWN HOW MANY OF THE PEOPLE THAT WE LIKE, HOW MANY OF THEM ARE PEOPLE OF COLOR, HOW MANY ARE BLACK, SPECIFICALLY, HOW MANY ARE WOMEN, HOW MANY ARE SENIORS, AND WHAT WAS THE REASON THEY WANTED TO SERVE AND WHAT IS THEIR EXPERIENCE LIKE.

WE WERE REALLY, BECAUSE THERE WERE SO MANY APPLICANTS, I FEEL LIKE WE REALLY HAD AN OPPORTUNITY TO HAVE THAT DIVERSITY AND TO CREATE THIS.

SO WHEN WE NARROWED IT DOWN, WE GOT TO A POINT WHERE, I'M GOING TO GET TO THE POINT THAT AT THE END OF THE LAST MEETING, WE AGREED WE NEED MORE WOMEN OF COLOR TO APPLY, SO THE OUTREACH TO WOMEN OF COLOR NEEDS TO BE MUCH STRONGER NEXT GO-ROUND BECAUSE WE COULD HAVE HAD MORE PEOPLE OF COLOR BUT WE WOULD HAVE HAD LESS WOMEN BECAUSE ALL OF THE WOMEN APPLICANTS WERE WHITE WOMEN. WE COULD HAVE HAD MORE SENIORS AND THAT WOULD HAVE BEEN EITHER ONE LESS LGBTQ PERSON, ONE LESS WOMAN, ONE LESS PERSON OF COLOR.

SO THERE WAS A LOT OF THOUGHT AND YOU KNOW, SOCIAL MATHEMATICS AROUND IT ALL.

BUT THERE WAS SO MUCH TIME AND EFFORT, SO -- BUT I FEEL LIKE WE SHOULD BE DOING THAT WITH MORE OF OUR BOARDS AND COMMISSIONS AND OUR APPOINTEES.

I WANT TO MAKE IT A POINT TO ADDRESS A PRESSURE THAT I FEEL, BECAUSE I HAVE BEEN GOING TO THE BOND COMMITTEE

MEETINGS AND YESTERDAY, I NOTICED THAT THERE'S ONE COMMITTEE I HAVE IN WHICH I DON'T HAVE A BLACK MEMBER. I DON'T HAVE A BLACK MEMBER APPOINTEE THAT I PUT ON THE BOARD.

SO WHEN I GO IN THERE, THERE'S NOT A SINGLE BLACK PERSON TALKING ABOUT HOUSING WHO IS APPOINTED TO THE HOUSING BOND COMMITTEE.

IT'S LIKE THAT IN SO MANY PLACES, WHERE THE IMPETUS IS ON DISTRICT 2 TO APPOINT A BLACK PERSON.

MY COMMUNITY PUTS THAT PRESSURE ON ME, BUT DISTRICT 2 IS NOT THE ONLY PLACE WHERE BLACK PEOPLE LIVE.

IT'S NOT THE ONLY PLACE WHERE MARGINALIZED COMMUNITIES LIVE.

SO THIS OUTREACH WE HAVE TO DO FOR WOMEN OF COLOR, I WANT EVERYONE TO PLEASE FEEL THAT SAME PRESSURE TO DO OUTREACH FOR ALL KINDS OF COMMUNITIES, INCLUDING THE BLACK COMMUNITY.

THANK YOU.

>> MAYOR NIRENBERG: THANK YOU, COUNCIL MEMBER MCKEE-RODRIGUEZ.

WE HAVE A MOTION AND A SECOND FOR APPROVAL OF ITEM 29. HEARING NO FURTHER DISCUSSION.

PLEASE VOTE.

ALL RIGHT.

MOTION CARRIES.

MOVE TO ITEM 31.

>> CLERK: ITEM NUMBER 31 IS A RESOLUTION ALLOCATING THE CITY'S 914 VOTES FOR THE CITY'S NOMINEE, DR. ADRIANA ROCHA GARCIA FOR ELECTION TO THE BEXAR APPRAISAL DISTRICT BOARD OF DIRECTORS FOR A TERM BEGINNING JANUARY 31ST, 2022 AND EXPIRING DECEMBER 31, 2023.

>> MAYOR NIRENBERG: THIS ITEM WAS PULLED FOR RECUSAL. DR. ROCHA GARCIA IS RECUSED FROM THIS VOTE.

I ENTERTAIN A MOTION FOR APPROVAL.

>> BRAVO: SO MOVED.

>> I SECOND.

>> MAYOR NIRENBERG: ANY DISCUSSION? HEARING NONE, PLEASE VOTE ON ITEM 31.

MOTION CARRIES.

GO TO ITEM 35.

>> CLERK: ITEM NUMBER 35 IS AN ORDINANCE AMENDING A POLICY FOR THE ISSUANCE OF RESOLUTIONS OF SUPPORT AND RESOLUTIONS OF NO OBJECTION FOR APPLICANTS SEEKING HOUSING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

>> MAYOR NIRENBERG: ALL RIGHT.  
COUNCIL MEMBER ROCHA GARCIA?

>> ROCHA GARCIA: THANK YOU.  
I BELIEVE BETO WILL HAVE A STAFF PRESENTATION.  
GO AHEAD.

>> GOOD MORNING.  
VERONICA SOTO.

THE ITEM BEFORE YOU IS AN UPDATE TO OUR HOUSING TAX CREDIT POLICY.

JUST IN TERMS OF BACKGROUND, HOUSING TAX CREDITS ARE ONE OF THE WAYS IN WHICH A LOT OF AFFORDABLE HOUSING THROUGHOUT THE COUNTRY AND CERTAINLY IN SAN ANTONIO IS BUILT IN OUR COMMUNITIES.

IT IS PROBABLY THE BIGGEST FUNDING SOURCE TO HAVE AFFORDABLE HOUSING IN THE NATION.

THIS IS A FEDERAL PROGRAM ADMINISTERED BY THE IRS AND PART OF THAT REGULATION STATES THAT EVERY STATE HAS TO ADMINISTER THE PROGRAM.

SO THE REAL AWARD AND COMPETITION COMES THROUGH THE LEADERSHIP OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, AND THAT AGENCY, TDHCA, IS WHO SETS THE RULES AND OVERSEES COMPLIANCE WITH VERY HIGH DEVELOPMENT STANDARDS, ANNUAL INSPECTIONS, ET CETERA. AND THEY DEVELOP THE PROCESS TO SCORE AN AWARD, THEIR AWARDS ARE TAX CREDITS.

PROJECTS ARE REHAB AND NEW CONSTRUCTION THAT ARE ELIGIBLE TO APPLYING.

THERE ARE TWO KINDS OF TAX CREDIT THAT WE WORK WITH. THERE'S A VERY COMPETITIVE 9% TAX CREDIT AND A NON-COMPETITIVE 4% TAX CREDIT.

ONE OF THE QUESTIONS THAT HAS COME UP IN THE EXTENSIVE PUBLIC ENGAGEMENT THAT WE HAVE HAD HAS TO DO WITH THE RELATIONSHIP BETWEEN TAX CREDITS AND OUR STRATEGIC HOUSING IMPLEMENTATION PLAN.

I'M GOING TO TAKE JUST A MOMENT TO TALK ABOUT THAT.

AGAIN, I MENTIONED HOW HOUSING TAX CREDITS ARE ONE OF THE BIGGEST FINANCING SOURCES FOR AFFORDABLE HOUSING DEVELOPMENT.

AND OUR STRATEGY DOES TALK ABOUT HOW WE NEED TO ALIGN OUR POLICIES AROUND AFFORDABLE HOUSING AND WHAT WE'RE PROPOSING HERE AND HOW WE UTILIZE TAX CREDITS IN OUR COMMUNITY IS VERY MUCH IN ALIGNMENT WITH THAT.

IT DOES SUPPORT THE NEW CONSTRUCTION AND REHAB OF AFFORDABLE UNITS.

AGAIN, WE HAVE ABOUT 100 TO 350 UNITS CREATED BY EVERY 4% DEVELOPMENT AROUND 4200 UNITS WITH 9%.

LAST YEAR WE HAD OVER 2,000 UNITS THAT CAME TO SAN ANTONIO THROUGH THIS PROGRAM.

SO THAT'S AFFORDABLE HOUSING UNITS THAT PERHAPS WOULD NOT HAVE BEEN BUILT IN OUR COMMUNITY.

WE DO PRIORITIZE DEEPER AFFORDABILITY, AND I'LL TALK MORE ABOUT THAT, WHICH IS ONE OF THE ELEMENTS IN OUR STRATEGIC HOUSING PLAN.

IN OUR IMPLEMENTATION PLAN WE TALK ABOUT THE NEED FOR SUPPORTIVE SERVICES, HOUSING TAX CREDIT DEVELOPMENTS FOR THE MOST PART DO WE INCLUDE RESIDENT SERVICES, AND SO THAT'S ONE THING IN ALIGNMENT.

AND WE ALSO HAVE OF COURSE THE IMPORTANCE OF PREVENTION DISPLACEMENT AND HAVING TENANT PROTECTIONS.

AND WHEN WE DO OUR PROCESS THERE IS AGREEMENT THAT THOSE WHO RECEIVE RESOLUTIONS OF SUPPORT ARE NO OBJECTION WILL ABIDE BY WHAT THE CITY HAS ADOPTED ALREADY AND THAT INCLUDES ACCEPTING HOUSING CHOICE VOUCHERS FOR TENANTS.

THEY CERTIFY THEY WILL FOLLOW OUR NON-DISCRIMINATION ORDINANCE AND OUR NOTICE OF TENANTS' RIGHTS WHICH THIS COUNCIL HAS ADOPTED OVER THE YEARS.

AND WE DO LOOK AT THE LOCATION OF THIS AFFORDABLE HOUSING WITH POINTS FOR BEING ALONG KEY TRANSPORTATION CORRIDORS AND ACCESS TO JOBS.

SO I WANTED TO MENTION THAT ALIGNMENT.

IF YOU'LL INDULGE ME, WE DID EXTEND OUR PUBLIC COMMENT PERIOD FOR THE STRATEGIC HOUSING IMPLEMENTATION PLAN.

IT'S OUR HALLMARK TO DO THAT.

WE HAVE AN ADDITIONAL TO MEETINGS SCHEDULED, SO I'LL SHARE THAT.

DECEMBER 4 IN THE MORNING WE HAVE AN ADDITIONAL PUBLIC MEETING AROUND THE SHIP AND [SPEAKING SPANISH] AT LAS PALMAS LIBRARY IN DISTRICT 5.

[SPEAKING SPANISH]

WHAT I MENTIONED IS WE ADDED THAT ADDITIONAL PUBLIC MEETING ON THE SOUTH SIDE DISTRICT 3 FOR THE MORNING TO HAVE ADDITIONAL PUBLIC COMMENT AND IN SPANISH THAT SAME DAY IN THE AFTERNOON SESSION WHOLLY IN SPANISH TO TALK ABOUT THAT.

THANK YOU FOR INDULGING ME IN THAT.

FOR THE TAX CREDITS, WE FOLLOW THE STATE BECAUSE THE STATE SETS THE TIMELINE AND THE AWARDS.

WHAT I HAVE IN FRONT OF YOU IS THE PROCESS FOR THE AWARDING OF THE COMPETITIVE APPLICATIONS.

AND SO WHAT WE DO IS REALLY A SCREENING TOOL.

OUR POLICY'S ADOPTED EVERY TWO YEARS.

IT'S A NECESSARY STEP FOR DEVELOPMENTS TO GET UP TO THE STATE FOR THE TRUE COMPETITION BUT WE WANT TO MAKE SURE THAT WHAT WE DO ALIGNS WITH THIS TIMELINE AND WHAT WE DO PRIORITIZES AT A HIGH LEVEL WHAT THE CITY COUNCIL WOULD LIKE TO SEE WITHOUT JEOPARDIZING THEIR ABILITY TO COMPETE AT THE STATE.

BECAUSE WE WANT THAT AFFORDABLE HOUSING TO BE DEVELOPED IN OUR COMMUNITY.

SO WHAT YOU SEE HERE IS THE TIMELINE WHERE WE COLLECT INFORMATION AND THAT BECOMES THE BASIS FOR THIS RECOMMENDATION SO THAT PROJECTS CAN MOVE FORWARD AT THE STATE.

WE DO BRING THEM TO CITY COUNCIL FAIRLY QUICKLY SO YOU'LL HEAR FROM US BACK IN JANUARY AND ACTION IN FEBRUARY SO THAT A FULL APPLICATION BY OUR LOCAL DEVELOPERS, BE THEY FOR-PROFIT OR NOT FOR PROFIT CAN BE SUBMITTED BY THE MARCH 1 DEADLINE.

PRE-APPLICATIONS AT THE STATE ARE DUE IN JANUARY.

FULL APPLICATIONS ARE DUE IN MARCH AND TDHCA MAKES THEIR AWARD IN JULY FOR THE 9%.

FOR THE 4% IT'S A ROLLING APPLICATION BUT WE ALWAYS WORK WITH THAT TIGHT TIMELINE.

AND FOR THOSE THAT ARE MORE VISUALLY ORIENTED, HERE'S A LITTLE BIT OF THAT SAME TIMELINE WHERE WE MIRROR THE STATE PROCESS.

STATE APPLICATIONS, AGAIN, ARE DUE AT THE STATE THAT FIRST WEEK IN JANUARY.

THE FOLLOWING MONDAY IS WHEN WE ACCEPT THE APPLICATIONS FOR THE RESOLUTIONS OF SUPPORT AND EVERY TWO YEARS WE UPDATE THIS POLICY AND WE ACTUALLY START THINKING ABOUT THIS AS SOON AS ONE APPLICATION IS DONE BUT THE FORMAL PROCESS FOR US THIS YEAR KICKED OFF IN JULY.

WE HEAR FROM THE COMMUNITY.

WE HEAR FROM THOSE IMPACTED.

WE HEAR FROM EACH OF YOU ABOUT YOUR PRIORITIES.

SO WE START WITH THE PRACTITIONER SURVEY.

WE HAVE FOCUSED CONVERSATIONS WITH THE USERS OF THE TAX CREDITS AND THEN WE HEAR FROM THE COMMUNITY THROUGH AN SA SPEAK UP SURVEY.

WE HAVE THOSE PRACTITIONER MEETINGS.

WE WANT TO HEAR FROM THE COMMUNITY WHAT MATTERS TO THEM, WHAT AMENITIES THEY WOULD LIKE TO SEE.

AND THEN OF COURSE WE BRIEF THE HOUSING COMMISSION AND THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE.

I THINK WE'VE GONE, FOR THE PLANNING COMMUNITY DEVELOPMENT COMMITTEE EVERY MONTH SINCE AUGUST.

THIS IS WHAT WE HAVE HEARD AND WHAT WE'RE HEARING.

I WANT TO THANK EACH OF YOU WHO HAVE GIVING US YOUR FEEDBACK.

WE HAVE INCORPORATED AS MUCH AS WE CAN FROM WHAT WE HEARD FROM YOU AS WELL AS WHAT WE HEARD FROM THE COMMUNITY.

AND SO WE HAVE DONE ALL OF THIS.

BRIEFED EVEN OUR COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS, WENT TO THE DEVELOPMENT TASK FORCE, MADE SURE THE HOUSING COMMISSION WAS AWARE OF WHAT WE'RE DOING.

AND THEN HAD FOLLOW-UP BRIEFINGS WITH MANY OF YOU OR YOUR STAFF TO LET YOU KNOW WHAT THE FINAL RECOMMENDATION WAS GOING TO BE.

AND OF COURSE, WE'VE HAD PUBLIC COMMENT FOR THIS AS WELL BEFORE COMING TO YOU TODAY.

SO HERE WE ARE, AFTER ALMOST SIX MONTHS OF THIS PROCESS.

AND JUST RECAPPING WHAT WE HEARD.

WE DID HEAR FROM PRACTITIONERS ABOUT OUR PROCESS, HOW WE COULD MAKE IT BETTER IF IT'S ON PAR WITH WHAT THEY SEE ELSEWHERE.

IF OUR SCALE WAS RIGHT.

IF WE HAD A GOOD AND FAIR PROCESS.

YOU HEAR SOME OF THAT HERE.

AND HERE'S SOME OF THE FEEDBACK THAT WE RECEIVED.

WE ALSO START TALKING TO THEM ABOUT THE THINGS WE HAVE HEARD THAT WE SHOULD PERHAPS CHANGE IN OUR POLICY.

SO NOT GOING TO READ EVERYTHING BUT YOU SEE SOME OF THE CONVERSATION WE HAD WITH PRACTITIONERS.

WITH THE COMMUNITY SURVEY WE HAD THIS SURVEY OPEN IN SEPTEMBER.

GOOD PARTICIPATION AND WHAT THE COMMUNITY WANTED TO SEE, WHAT KIND OF SERVICES THEY VALUED.

BIG NEED TO HAVE MORE SIGNIFICANT SERVICES LIKE HAVING FINANCIAL COUNSELING BEING OF MORE VALUE THAN JUST HAVING NOTARY SERVICES.

HAVING AFTER SCHOOL TUTORING AVAILABLE ON SITE BEING VERY VALUABLE FOR THE RESIDENTS.

AND SO THIS IS WHAT WE HEARD FROM COMMUNITY MEMBERS.

AND OF COURSE, PUBLIC MEETING AS WELL, SEPTEMBER 30th.

NOW THAT WE DO IN-PERSON AND HYBRID OPTIONS, WE DID THAT AS WELL.

AND THIS IS WHAT WE HEARD AT THAT MEETING.

STAFF WAS ABLE TO RUN A MEETING IN PERSON WHILE HAVING THE WEBEX OPTION AS WELL.

AND THEN HERE'S A SUMMARY OF A LOT OF THE COUNCIL FEEDBACK.

IT LEADS OFF WITH ENCOURAGING MORE DEVELOPMENT THAT HAS UNITS WITH DEEPER AFFORDABILITY SERVING FAMILIES AT OR BELOW 30% AMI.

BUT YOU CAN SEE HERE THAT YOUR FEEDBACK WAS A BIG PART OF WHAT WE DID TO INCORPORATE THE FINAL RECOMMENDATION. AND SO OUR STAFF RECOMMENDATION DOES CHANGE THE SCORING FROM THE CURRENT POLICY.

SO WHAT YOU SEE IS THE POINTS AWARDED UNDER 2020.



AGAIN, THIS IS OUR SCREENING TO AWARD RESOLUTIONS OF SUPPORT OR RESOLUTIONS OF NO OBJECTION TO DEVELOPMENTS SEEKING TAX CREDITS AT THE STATE.

AND YOU CAN SEE THE RECOMMENDATION THAT SHOWS WE ADDED A FEW CATEGORIES, TOOK SOME POINTS AWAY FROM A COUPLE OTHERS SO THAT WE COULD STILL HAVE A VERY EASY 100-POINT SCALE, WHICH A LOT OF FOLKS LIKE, INCLUDING OUR STAFF.

I WANT TO THANK OUR STAFF FOR ALL THEIR DILIGENCE OVER THE LAST ALMOST SIX MONTHS TO GET US HERE.

I DO WANT TO POINT OUT ON THE DEEPER AFFORDABILITY WHAT WE ARE DOING.

THE POINT SYSTEM IS STILL THE SAME BUT I WANT TO SHOW HOW WE'RE GOING TO SCORE APPLICATIONS.

THERE WAS A DESIRE TO HAVE MORE POINTS AWARDED FOR THOSE THAT DID MORE THAN WHAT THE MINIMUM AT THE STATE IS WHEN IT COMES TO 30% UNITS.

SO WHAT WE HAVE IS A GRADUATED WAY IN WHICH PEOPLE CAN GET POINTS.

AND THE MOST POINTS THAT WE AWARD UNDER THAT CATEGORY ARE INDEED RESERVED FOR DEVELOPMENTS THAT HAVE 20% OF THEIR UNITS AVAILABLE FOR FAMILIES AT OR BELOW 30% OF THE AREA MEDIAN INCOME.

WE KNOW THAT THIS IS A SCENARIO THAT NEEDS HELP.

WE KNOW AFFORDABLE HOUSING SHOULD BE FOCUSED ON FAMILIES AT OR BELOW AROUND 50% OF THE AREA MEDIAN INCOME BUT THIS SCALE AND HOW WE USE IT TO SCORE APPLICATIONS IS GIVING US THE OPPORTUNITY TO MAXIMIZE DEEPER AFFORDABILITY, TO RECOGNIZE THE IMPORTANCE OF THAT WHILE NOT PENALIZING THOSE THAT ARE TRYING TO STRIVE FOR THE MOST POINTS AT THE STATE.

AND, AGAIN, AT THE STATE [LAPSE IN AUDIO] FOR 150 POINTS.

THEY DO A LOT OF DILIGENCE AROUND THAT BUT I WANTED TO HIGHLIGHT HOW THE DEEPER AFFORDABILITY CATEGORY IS UTILIZED BY OUR STAFF TO MOVE FORWARD.

AND THAT CONCLUDES THE PRESENTATION.

HAPPY TO ANSWER ANY QUESTIONS.

THANK YOU.

>> Mayor Nirenberg: WE HAVE A FEW CITIZENS SIGNED UP TO SPEAK.

LET ME TAKE THEM AND I'LL GIVE YOU THE FLOOR BACK, COUNCIL MEMBER ROCHA GARCIA.

WE'LL START WITH TOBEY WILLIAMS.

MR. WILLIAMS, YOU WILL BE FOLLOWED BY MICHAEL SHACKLEFORD.

>> GOOD AFTERNOON, COUNCIL.

I APPRECIATE THE OPPORTUNITY TO COME UP AND SPEAK.

MY NAME IS TOBEY WILLIAMS WITH MADHOUSE DEVELOPMENT AND I'M HERE TO LEND MY SUPPORT TO STAFF AND JUST SAY I THINK THEY'VE REALLY DONE A GOOD JOB IN THEIR RECOMMENDATION THAT THEY'RE BRINGING FORWARD HERE, TRYING TO MEET THE COUNCIL'S GOALS AND OBJECTIVES AS WELL AS GIVE DEVELOPERS THE OPPORTUNITY TO HAVE A FINANCIALLY FEASIBLE DEAL THAT WILL ALSO BE COMPETITIVE AT THE STATE LEVEL.

YOU KNOW, WE AT MADHOUSE HAVE THE OPPORTUNITY TO WORK ACROSS THE STATE.

WE'VE GOT DEALS GOING ALL THE WAY FROM THE PANHANDLE IN AMARILLO ALL THE WAY DOWN TO BROWNSVILLE AND CORPUS CHRISTI.

WE WORK IN A LOT OF MUNICIPALITIES AND I WANT TO COMMEND STAFF.

I THINK YOU GUYS, BETWEEN ALLISON AND VERONICA, Y'ALL REALLY HAVE THE CREAM OF THE CROP AND THEY'VE REALLY DONE AN OUTSTANDING JOB HERE.

ALSO MAKE MYSELF AVAILABLE IF COUNCIL HAS ANY QUESTIONS THAT I CAN ANSWER.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, MR. WILLIAMS.

MICHAEL SHACKLEFORD.

>> GOOD AFTERNOON, MY NAME IS MICHAEL SHACKLEFORD, FOR THE RECORD, DIRECTOR OF POLICY FOR CHDO AND NONPROFIT AND AFFORDABLE HOUSING DEVELOPER FOR THE ALAMO COMMUNITY GROUP.

I WOULD LIKE TO THANK THE MAYOR AND CITY COUNCIL FOR ALLOWING ME TO SPEAK.

I WOULD ALSO LIKE TO THANK CHIEF HOUSING OFFICER MARK CARMONA.

ASSISTANT CITY MANAGER LORI HOUSTON, VERO SOTO AND ALLISON BEAVER, WHO I DON'T ENVY HER POSITION BECAUSE IT'S TOUGH.

BUT I WOULD ALSO LIKE TO ACKNOWLEDGE ALL THEIR HARD WORK AND MANY HOURS IN CONVERSATIONS, E-MAILS, AND ZOOM MEETINGS WE HAVE HAD RELATED TO THIS AMENDMENT.

WITH THAT SAID I'LL TELL YOU IT HAS BEEN A DIFFICULT PROCESS AND RIGHTFULLY SO.

WE SAY THIS BECAUSE WE'RE FIGHTING FOR OUR COMMUNITIES AND POLICIES IN WHICH WE'LL DETERMINE THE ROUTE AND AFFORDABILITY FOR OUR CITY.

AT THIS MOMENT WE HAVE THE OPPORTUNITY TO BE THE LEADER OF AFFORDABLE HOUSING IN OUR NATION.

AND BE SEEN THE LEADER IN THE WAY WE APPROACH AND TREAT OUR HOMELESSNESS WITH HAVEN FOR HOPE.

THIS IS OUR TIME TO SHINE AND SET FORTH THE BEST POLICIES THAT WILL HELP PRODUCE AFFORDABLE UNITS IN THE NORTH, SOUTH, AND EAST SIDE OF SAN ANTONIO.

WE SUPPORT COUNCILWOMAN CASTILLO'S MOTION AT THE MEETING TO INCREASE THE PERCENTAGE AMOUNT OF 30% AMI UNITS.

WHAT WE ALSO SUPPORT CITY STAFF ORIGINALLY NEW RECOMMENDATIONS.

THE REASON FOR SUPPORTING IS WE FEEL WHATEVER THE OUTCOMES ARE IN THE PROPOSED ORDINANCE WE CAN MAKE IT WORK.

WE CAN MAKE IT WORK BECAUSE WE HAVE THE EXPERTISE, CONSULTANTS, AND THE WILL.

AND WE HAVE THE WILL BECAUSE OF FOLKS LIKE MS. WALTERS WHO IS A DISABLED VETERAN AND LIVES AT ONE OF OUR PROPERTIES WHO USED TO LIVE ON THE OTHER SIDE OF TOWN AND LIVED TOO FAR FROM THE MEDICAL CENTER AND THE VA. SHE DIDN'T HAVE PUBLIC ACCESS TO PUBLIC TRANSPORTATION. AND SHE WAS ALSO IN A FOOD DESERT AND SHE MOVED TO ONE OF OUR PROPERTIES BECAUSE SHE HAD ACCESS TO CHOICES.

BUT I WANT TO SAY AGAIN THANK YOU FOR ALLOWING ME TO SPEAK AND THANK YOU FOR YOUR CONTINUED SUPPORT AND WE FULLY SUPPORT STAFF'S RECOMMENDATIONS.

THANK YOU, EVERYONE.

>> Mayor Nirenberg: THANK YOU, MR. SHACKLEFORD.

COUNCIL MEMBER ROCHA GARCIA.

>> Garcia: THANK YOU, MAYOR.

THANK YOU, VERO FOR THE PRESENTATION AND, YES, YOU HAVE BEEN TO PCDC MULTIPLE TIMES SO THANK YOU FOR BEING ABLE AND WILLING TO BRIEF US ALWAYS AND THE TEAM IS ALWAYS AVAILABLE.

I ALSO WANT TO SAY THANK YOU FOR ADDING THE SESSION IN SPANISH THAT WE DISCUSSED ON A SATURDAY.

I THINK THAT'S GOING TO BE CRITICAL.

AND THEN ALSO I WANT TO THANK MR. WILLIAMS AND MR. SHACKLEFORD FOR YOUR SUPPORT AND FOR PICKING UP THE PHONE WHEN WE CALL AND ASK FOR YOUR HELP.

THAT MEANS A LOT THAT WE HAVE THE ABILITY TO LISTEN TO WHAT ARE DEVELOPERS LISTENING TO AND PASSING IT ON TO US.

I ALSO WANT TO THANK COUNCILWOMAN CASTILLO FOR HER AMENDMENT AND FOR WORKING WITH OUR STAFF MEMBERS TO FIND WHAT I WOULD CONSIDER A HAPPY MEDIUM.

WE'RE ALL TAKING INCREMENTAL STEPS AND WE'RE ALL LEARNING AS WE GO AND SO I JUST WANTED TO MAKE SURE THAT I SAID THANK YOU TO COUNCILWOMAN CASTILLO FOR THAT AS WELL AS TO MY COLLEAGUES ON THE PCDC, COUNCILMAN COURAGE, COUNCILMAN BRAVO AND COUNCILWOMAN VIAGRAN WHO TOOK THE OPPORTUNITY TO LISTEN AND QUESTION AND ASK ON BEHALF OF THEIR RESIDENTS.

I REALLY CAN'T TELL YOU ENOUGH HOW I LOVE YOU ALL ARE ABLE TO ASK THESE QUESTIONS AND DISCUSS AND PREPARE AND COME BACK AND RESOLVE SOMETHING.

SO THAT'S THE PROBLEM.

THERE'S A LOT OF FOLKS WHO JUST COMPLAIN ABOUT THINGS AND THEN THEY DON'T WORK ON FIXING THINGS.

I THINK WE WORK VERY WELL TOGETHER ON FIXING SOME OF THESE THINGS.

THAT IS FOR THAT.

WITH THAT, I MOVE TO APPROVE THE ORDINANCE AMENDING A POLICY FOR THE ISSUANCE OF RESOLUTIONS OF SUPPORT OF RESOLUTIONS OF NO OBJECTION FOR APPLICANTS SEEKING HOUSING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

>> SECOND.

>> Mayor Nirenberg: THERE'S A MOTION AND A SECOND FOR APPROVAL OF ITEM 35.

COUNCIL MEMBER COURAGE.

>> Courage: THANK YOU, MAYOR.

I WANT TO CONCUR WITH OUR WHICH COMMITTEE CHAIR, DR. ROCHA GARCIA ON THE WORK WE DID AS A COMMITTEE AND EVERYBODY CONTRIBUTING TO THAT.

AND PARTICULARLY I WANT TO THANK CITY STAFF.

I THINK THEY REALLY DID LISTEN TO US.

THIS HAS BEEN AN ONGOING PROCESS REALLY FOR A COUPLE OF YEARS TRYING TO COME UP WITH A WAY OF DEVELOPING MORE AFFORDABILITY INTO THE PROCESS AND I FEEL GOOD ABOUT THIS.

I THINK IT'S GOING TO HELP US TO WORK WITH THE DEVELOPMENT COMMUNITY, OUR PARTNERS TO FIND MORE COMMON GROUND FOR DEVELOPING MORE AFFORDABLE HOUSING IN OUR CITY SO I'M VERY PLEASED TO BE SUPPORTIVE OF IT.

THANK YOU, MAYOR.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER COURAGE. COUNCIL MEMBER PERRY.

>> Perry: THANK YOU, SIR.

VERO, LET'S JUST START WITH THE PUBLIC ENGAGEMENT.

HOW MANY MEETINGS DID Y'ALL HAVE WITH THE PUBLIC?

I SAW COMMENTS THAT CAME FROM THE PUBLIC BUT HOW MANY PEOPLE ACTUALLY ATTENDED TO MAKE THESE TYPES OF COMMENTS?

>> Soto: WE HAD THE PUBLIC MEETING BUT WE HAD PRACTITIONER MEETINGS AND THEN AFTER THE FIRST PCDC WE HAD ADDITIONAL MEETINGS WHERE WE HAD OVER 23 FOLKS.

THIS WAS LAST WEEK, FRIDAY.

I'LL GET YOU THE EXACT COUNT AT THE PUBLIC MEETING WE HAD MORE VIRTUAL PARTICIPATION.

YOU SAW IN THE SLIDE THAT WE HAD ALMOST 100 COMMENTS IN THE SURVEY.

I'LL GET THE COUNT FOR THE PUBLIC MEETING BUT THE PRACTITIONER MEETINGS, OUR ATTENDANCE WAS TYPICALLY AROUND 30 TO 40 INDIVIDUALS.

AND THEN HOUSING COMMISSION WE GET A LOT OF VIRTUAL ATTENDEES SINCE WE STREAMLINE THOSE.

SO WE'LL SEE IF WE CAN GET YOU A COUNT OF THAT AS WELL.

>> Perry: YEAH.

AND THAT'S GREAT.

I'D LIKE TO SEE HOW MANY PEOPLE REALLY PARTICIPATED IN THIS BECAUSE ONE PERSON CAN MAKE ALL 100 COMMENTS.

DO YOU KNOW WHAT I MEAN?

SO, YEAH, I'D LIKE TO SEE HOW MANY PEOPLE ACTUALLY WERE ATTENDING THESE AND HOW WERE THOSE COMMENTS DISTRIBUTED, THAT KIND OF THING ACROSS THE RESPONDENTS ON THAT.

YOU KNOW, ONE OF THE THINGS THAT I'VE HAD A PROBLEM WITH SINCE I REALLY STARTED DIGGING INTO THIS WAS THE TIMELINES THAT WE HAVE TO DEAL WITH IN MEETING WITH THE STATE CRITERIA IS AND GETTING THINGS SUBMITTED TO THE STATE AND THE PUBLIC MEETINGS AND SO ON AND SO FORTH. WE HAVE VERY LITTLE TIME UP FRONT UNTIL WE HAVE TO SUBMIT THAT TO THE STATE, RIGHT?

HOW MUCH TIME DO WE ACTUALLY GET IN THAT?

>> Soto: IT'S APPROXIMATELY THREE MONTHS THAT WE HAVE AND IT'S AN ISSUE WE HAVE TO DEAL WITH EVERY YEAR.

WE HAVE TRIED, BECAUSE YOU'VE RAISED THIS BEFORE THROUGH OUR GOVERNMENT AND PUBLIC AFFAIRS TO SEE IF WE COULD IMPACT THAT TIMELINE.

SO NOT THIS SESSION BUT THE PREVIOUS ONE WE DID SUBMIT A POSSIBLE AMENDMENT TO IMPACT THAT TIMELINE.

I DON'T THINK ANYONE IS VERY HAPPY WITH HOW QUICKLY WE HAVE TO GET THINGS GOING.

STAFF INCLUDED.

WE HAVE TRIED TO CHANGE IT AT THE STATE BUT WE ARE AT THE MERCY OF THE STATE WHO SETS THE RULES PER THE I.R.S. REGULATIONS.

>> Perry: I UNDERSTAND THAT BUT I THINK WE, IF YOU COULD HELP BRING THIS UP TO THE IGR, I THINK THIS IS SOMETHING WE NEED TO START PREPARING FOR THE NEXT LEGISLATIVE SESSION IN TWO YEARS.

LET'S HIT THIS REAL HARD AND WORK WITH OTHER CITIES AS WELL BECAUSE I DON'T THINK WE'RE THE ONLY ONES OUT THERE THAT HAS TO REALLY RESPOND DURING THIS CRUNCH TIME TO GET EVERYTHING TO THE STATE.

AND THEN THEY TAKE JUST AS LONG, IF NOT LONGER, ON THEIR EVALUATIONS.

SO I THINK WE REALLY NEED TO DIG INTO THAT AND LET'S GET A COORDINATED EFFORT OUT THERE WITH OTHER CITIES AS WELL.

SO THESE CHANGES.

IS THAT GOING TO CREATE MORE OR LESS BUREAUCRACY ON OUR SIDE?

>> Soto: IT DOESN'T CREATE ADDITIONAL BUREAUCRACY. OUR ADMINISTRATIVE PROCESS IS VERY CLEAR, VERY TRANSPARENT, VERY SMOOTH.

WE DO HAVE GREAT STAFF AND I TOO WANT TO THANK ALLISON BEAVER WHO DOES A FANTASTIC JOB THROUGHOUT THE YEAR WITH ALL OF THESE, GETTING THEM QUICKLY TO COMMITTEES AND TO COUNCIL.

SO IT WILL NOT CREATE ADDITIONAL TIME FOR US.

>> Perry: OKAY.

SLIDE NO. 7.

IF YOU CAN BRING THAT ONE UP.

THERE WE GO.

JUST SOME WORDS ON HERE THAT KIND OF CONCERN ME A LITTLE BIT ON THE FEEDBACK.

IT SAYS THE PROCESS IS LARGELY FAIR AND TRANSPARENT.

I MEAN, WHAT WERE SOME OF THE CONCERNS ON THERE?

THAT'S TELLING ME THAT THERE WAS SOME NEGATIVE COMMENTS ON THAT ALSO ABOUT BEING -- WHEN YOU SAY "LARGELY FAIR" I SAY, OKAY, WHAT'S THE OTHER PORTION ON THAT?

WHAT'S THE DOWNSIDE ON THAT?

>> Soto: WE'LL HAVE TO GET BACK TO WHAT THE COMMENTS WERE.

WE HAVE SOME USERS WHO ARE NEW TO THE SYSTEM.

IT COULD BE THAT IT'S SOMEONE WHO WAS NEW TO THE COMMUNITY.

BUT WE'LL GET BACK AND GIVE YOU THE ACTUAL RESPONSES SO YOU GET THE VERBATIM RESPONSE FOR THAT.

>> Perry: YEAH, THERE WAS ANOTHER COMMENT THAT WAS KIND OF THE SAME THING.

OH, YEAH, THE CITY'S TIMELINE IS ADEQUATE.

I WOULD SAY THAT, YOU KNOW, THOSE AREN'T GLOWING COMMENTS, IN MY OPINION ON THAT AND I'D REALLY LIKE TO DIG INTO THAT A LITTLE BIT MORE.

THE POINT CHANGES ON SLIDE 12.

ONE OF THE THINGS THAT CONCERNS ME IS RIGHT UP THERE AT THE TOP.

WE'RE SHAVING OFF A PRETTY SIGNIFICANT AMOUNT OF POINTS OUT OF THE MANAGEMENT EXPERIENCE.

AND I LOOK AT BEING CONSISTENT ACROSS ALL OF OUR CITY RFPs AND ALL THAT KIND OF STUFF.

THAT'S ONE OF THE HEAVIEST WEIGHTED AREAS, LIKE IN PUBLIC WORKS.

YOU KNOW, THE EXPERIENCE.

WHAT HAVE THEY DONE BEFORE AND, YOU KNOW, ARE THEY CAPABLE OF DOING THAT PROJECT.

AND HERE WE'RE DOING JUST THE OPPOSITE.

WE'RE TAKING IT AWAY FROM THAT CATEGORY.

WHAT WAS DRIVING THAT?

>> Soto: GREAT QUESTION, COUNCILMAN.

AGAIN, I GO BACK TO THIS BEING A SCREENING TOOL.

THIS IS NOT LIKE OUR BIDDING PROCESS BECAUSE THE CITY'S NOT ACTUALLY AWARDING ANY FUNDING TO THIS.

SO THIS IS A SCREENING TOOL FOR SOMEONE TO GET UP TO THE STATE LEVEL AND AT THE STATE LEVEL THAT CATEGORY IS ACTUALLY ONE OF THE ONE THAT HAS THE MOST POINT.

AND THE DUE DILIGENCE IS REALLY COMING FROM THE STATE.

SO THE STATE WHO ACTUALLY AWARDS THE CREDITS DOES SPEND A LOT OF TIME MAKING SURE THAT THE OWNER DEVELOPERS HAVE THE EXPERIENCE, HAVE A GOOD TRACK RECORD AND CAN DELIVER ON THIS.

AND SO WE LOCALLY WERE NOT AS WORRIED ON THAT POINT SCALE BECAUSE THERE'S SO MUCH COMPLIANCE AND SCRUTINY AT THE STATE LEVEL WHO ARE PUTTING THEIR MONEY ON THE DEVELOPMENTS AND WANT TO MAKE SURE THAT EXPERIENCE IS THERE.

FOR US, IT IS IMPORTANT BUT AT THE STATE LEVEL WHERE THE TRUE COMPETITION IS, THERE'S A LOT OF SCRUTINY AND COMPLIANCE AROUND THAT AND SO IT IS THE STATE THAT DOES THAT.

SO WE WERE FREE TO FOCUS ON POINTS THAT ARE IMPORTANT LOCALLY SO THAT WE COULD HAVE THOSE POLICY PRIORITIES REFLECTED.

AGAIN, THIS IS NOT THE CITY AWARDING FUNDING FOR THIS.



THIS IS THE SCREENING TOOL SO THAT SOMEONE CAN GET INTO THAT COMPETITION AT THE STATE LEVEL, ESPECIALLY FOR THE 9% AWARDS.

AND THE STATE DOES A LOT OF DUE DILIGENCE IN THIS CATEGORY, SIR.

>> Perry: OKAY.

I GUESS I LOOK AT IT A LITTLE BIT DIFFERENTLY.

I WOULD BE JUST AS -- BECAUSE THIS IS -- THIS IS OUR CITY RECOMMENDATION GOING TO THE STATE AND, YOU KNOW, PERSONALLY I WOULD THINK WE WOULD HAVE JUST AS MUCH EMPHASIS ON SENDING UP A QUALITY CONTRACTOR OR DEVELOPER TO PERFORM THIS WORK FOR US AND NOT RELYING ON THE STATE TO DO ALL THAT BACKGROUND.

BECAUSE, YOU KNOW, MOST LIKELY THEY WOULD HAVE DONE WORK FOR US HERE BEFORE THAT, YOU KNOW, WE KNOW THE CONTRACTOR AND DEVELOPER JUST AS MUCH IF NOT BETTER. AND THAT JUST LOOKS ODD TO ME THAT WE DON'T PUT MORE EMPHASIS ON THAT PARTICULAR LINE ITEM, AS WE DO WITH OTHER SOLICITATIONS.

AND TO ME, YEAH, WE'RE NOT AWARDING ANYTHING BUT WE ARE MAKING THE RECOMMENDATION TO THE STATE ON THAT.

THAT'S MY COMMENTS.

I'M A LITTLE LEERY OF THAT BACKING OFF ON THOSE MANY POINTS.

ALL RIGHT.

YEP.

THAT'S ALL MY QUESTIONS.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER PERRY. COUNCIL MEMBER CASTILLO.

>> Castillo: THANK YOU, MAYOR AS WELL AS TO THE FOLKS WHO GAVE PUBLIC COMMENTS.

OVER THE PAST TWO WEEKS THE PCDC AND OUR DISTRICT 5 OFFICE HAS WORKED WITH THE NEIGHBORHOOD AND [LAPSE IN AUDIO] THE CRITERIA FOR POINTS UNDER AFFORDABILITY. PROJECTS WHO ARE ABLE TO PRODUCE UNITS AT 30% AMI WILL BE AWARDED THE MAXIMUM 20 POINTS.

THAT IS TWICE THE NUMBER OF DEEPLY AFFORDABLE UNITS AS BEFORE.

THE GOAL WAS TO BETTER ADDRESS THEIR GROWING NEED AT THE 30% AMI LEVEL GIVEN THE DATA AND THE STRATEGIC HOUSING IMPLEMENTATION PLAN.

THE SHIP INDICATES THAT 65% OF 10,611 RENTAL UNITS THAT NEED TO BE PRODUCED ARE AT THE ZERO TO 30% AMI LEVEL. THIS IS A SMALL BUT IMPORTANT STEP TO GET THE DEEPER AFFORDABILITY THAT THE CITY OF SAN ANTONIO NEEDS. AND SPEAKING WITH NONPROFIT DEVELOPERS, THIS IS SOMETHING -- AND FOR-PROFIT AS WE LEARNED TODAY ARE SUPPORTIVE OF THIS AMENDMENT.

AND, YOU KNOW, I WANT TO THANK THE NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT.

LORI AND OUR COLLEAGUES AT THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE FOR RECOGNIZING THE IMPORTANCE IN THIS COMPONENT IN MOVING IT FORWARD.

I ALSO WANT TO THANK JUSTIN AND DEREK ON OUR STAFF. THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER CASTILLO. COUNCIL MEMBER SANDOVAL.

>> Sandoval: THANK YOU VERY MUCH.

ALLISON, IAN, VERO, YOU HAVE DONE IT AGAIN.

EVERY TIME WE GO THROUGH THIS -- AT LEAST SINCE I STARTED ON COUNCIL THERE'S ALWAYS BEEN SOME IMPROVEMENTS AND TALK ABOUT LIVING UP TO THE VALUE OF CONTINUOUS IMPROVEMENT FOR THE CITY.

I'M VERY IMPRESSED WITH YOUR WORK AND THE POLICY YOU'VE BROUGHT FORWARD TODAY.

I ALSO WANT TO THANK THE MEMBERS OF THE COMMITTEE, INCLUDING COUNCILWOMAN VIAGRAN FOR HOW WE FURTHER INCENTIVIZE ENGAGEMENT WITH THE PUBLIC.

THANK YOU FOR BRINGING THAT FORWARD.

I CERTAINLY WANT TO COMMEND COUNCILWOMAN CASTILLO FOR BRINGING FORWARD OF INCENTIVIZING DEEPER AFFORDABILITY. YOU HAVE DONE A LOT HERE IN YOUR FIRST FEW MONTHS HERE ON COUNCIL AND I KNOW THIS IS ONE OF THE BIGGEST ISSUES THAT'S IMPORTANT TO YOU SO I COMMEND YOU FOR BRINGING IT FORWARD IN THIS POLICY.

WHEN I CAME ON BOARD, I WANTED TO ENSURE THAT THROUGH THIS PROCESS THE NEIGHBORS WHO LIVE IN THE AREA WHERE

THESE DEVELOPMENTS MAY END UP GOING WERE NOT SHOCKED THAT IT WAS COMING IN.

AND WHEN I CAME ON BOARD I THINK THERE WERE SOMETHING LIKE SIX APPLICATIONS IN ONE PARTICULAR SECTION OF MY DISTRICT.

THEY WERE ALL OF COURSE COMPETING AGAINST EACH OTHER, ONE-MILE RADIUS, THAT STUFF.

BUT THAT'S WHEN I CAME TO YOU WITH A REQUEST FOR SOME LEVEL OF PUBLIC ENGAGEMENT.

WHICH WE DEBATED BECAUSE THERE'S ALSO A LOT OF BIAS AGAINST MULTIFAMILY HOUSING AND CERTAINLY MUCH MORE BIAS AGAINST WORKFORCE OR AFFORDABLE HOUSING.

SO THE IDEA OF GETTING POINTS FOR -- GETTING A LETTER OF SUPPORT FROM THE NEIGHBORHOOD ASSOCIATION OR AN HOA I THINK ABSOLUTELY BEGINS TO CHIP AWAY AT THAT ISSUE AND IT REALLY PUTS THE DEVELOPER IN A POSITION OF THEY'RE SELLING THEIR OWN PROJECT NOT -- WE'RE NOT THE ONLY ONES TRYING TO SUPPORT AFFORDABLE HOUSING HERE IN SAN ANTONIO.

SO THANK YOU VERY MUCH FOR BRINGING THAT IDEA FORWARD AND I'M THRILLED TO SUPPORT IT IN HERE.

THAT SAID, I THINK WE STILL HAVE A LOT OF WORK TO DO ON CONTINUING TO CHIP AWAY AT THAT BIAS.

I DO HOPE AT SOME POINT THE COMMITTEE WILL LOOK AT THAT ISSUE.

IT IS EXTREMELY, EXTREMELY DIFFICULT TO BUILD MULTIFAMILY HOUSING IN -- MOSTLY IN THE NORTHERN PARTS OF THE DISTRICT WHERE THERE ARE HOAs, AT LEAST THAT HAS BEEN MY EXPERIENCE.

I'M NOT SURE WHAT YOU EXPERIENCE IN YOUR DISTRICTS BUT ANY ASSISTANCE ON THAT WOULD BE GREATLY APPRECIATED BECAUSE AFFORDABLE HOUSING IS NEEDED EVERYWHERE.

I DO HAVE A COUPLE OF QUESTIONS.

I'M GLAD TO SEE THE TRANSPORTATION POINTS CATEGORY ADDED.

I'D LIKE TO KNOW WOULD IT BE POSSIBLE TO HAVE A SCALE FOR THOSE POINTS BASED ON THE LEVEL OF SERVICE THAT'S BEING PROVIDED BY THE BUS ROUTE?

SO, FOR INSTANCE, IF YOU ARE ESTABLISHING A DEVELOPMENT NEAR A ONCE AN HOUR ROUTE VERSUS A PRIMO ROUTE.

>> Soto: COUNCILWOMAN, THAT'S A GREAT SUGGESTION.  
WE WANT TO THANK VIA BECAUSE OF THE GREAT PARTNERSHIP  
THEY GAVE US.  
WE DID NOT TALK ABOUT LEVEL OF SERVICE BUT WE DID LOOK  
AT THE FREQUENCY OF SOME SERVICES.  
SO I'M NOT SURE HOW THEY SCALE THE LEVEL OF SERVICE BUT  
WE DID CONSIDER IF THEY HAVE SERVICE --  
>> Sandoval: I USE THE TERM INTERCHANGEABLY.  
I APOLOGIZE.  
>> Soto: THEY HELPED US A LOT WITH THEIR INFORMATION  
AND MAPPING.  
THANK YOU FOR THAT.  
>> Sandoval: WONDERFUL.  
I'M GLAD TO HEAR THAT.  
I SAW A COMMENT FROM -- I'M GLAD YOU DID FOCUS GROUPS.  
I THINK THAT'S GREAT.  
YOU GET A LOT RICHER INFORMATION.  
THERE WAS SOMETHING ABOUT ENSURING THAT REHAB PROJECTS  
ARE EFFECTIVE AS WELL AND COMPETITIVE.  
SO I'M WONDERING IS THAT A COMMENT THAT CAME FROM A  
REHAB DEVELOPER AND IF -- I GUESS WHAT WAS THEIR  
PARTICIPATION IN PROVIDING FEEDBACK AS WELL, COMPARED  
TO THE DEVELOPERS THAT BUILD FROM SCRATCH?  
>> Soto: WELL, MOST DEVELOPERS, IF THEY HAVE PROJECTS  
AND THEY'RE THE OWNER-MANAGERS, EVENTUALLY THEY DO NEED  
REHAB AND SO SOMEONE COULD DO A NEW CONSTRUCTION ONE  
YEAR AND THE NEXT YEAR APPLY FOR REHAB AND SO THEY'RE  
INTERESTED IN MAINTAINING THE PROPERTIES THAT THEY OWN  
AND MANAGE AND MANY OF THE DEVELOPERS OF THESE PROJECTS  
DO INDEED KEEP THOSE PROPERTIES IN THEIR PORTFOLIO.  
SO OF COURSE, THEY'RE INTERESTED IN THE REHAB.  
I THINK THE COMMENT CAME FROM PRACTITIONERS WHO DO  
THAT.  
AND NOT EVERYONE DOES THAT BUT MANY DO SO OF COURSE  
THEY'RE INTERESTED IN THEIR REHAB OPPORTUNITY AND THIS  
FUNDING CAN BE USED FOR REHAB AS WELL.  
>> Sandoval: THANK YOU.  
I ALSO WANTED TO ASK ABOUT YOU GOT 95 SURVEYS BACK FROM  
SA SPEAK UP.

WERE YOU ABLE TO DISTINGUISH WHICH OF THOSE CAME FROM RENTERS VERSUS OWNERS?

>> Soto: WE DID ASK THAT QUESTION SO WE DID DO A PUSH TO ENSURE RENTERS WERE GIVING US FEEDBACK BECAUSE THOSE ARE THE ULTIMATE CLIENTS OF THESE DEVELOPMENTS SO, YES, WE DID THAT VERY COGNIZANT TO GET RENTERS IN THAT SURVEY.

>> Sandoval: SO ABOUT HOW MANY DO YOU THINK WERE LENDERS?

I MEAN, RENTERS.

>> Soto: WE'LL GET THE NUMBERS.

>> Sandoval: WHILE THEY'RE GETTING THAT, COULD I ASK YOU ABOUT --

>> Soto: WE HAVE THE NUMBERS.

>> Sandoval: TOO FAST.

>> Soto: THEY'RE REALLY GOOD.

68% WERE RENTERS, 29% HOMEOWNERS.

SO NEARLY 70% OF THOSE 95 RESPONDENTS WERE RENTERS.

>> Sandoval: THAT'S GREAT TO HEAR.

I DID WANT TO ASK, COULD YOU REMIND ME THE STATUS? YOU TALKED ABOUT TENANT PROTECTIONS AS WELL.

I THINK THOSE ARE GREAT TO INCLUDE.

I KNOW THERE WAS A DISCUSSION ABOUT WHETHER THEY SHOULD BE A DOCUMENT THAT WE DEVELOP AS A CITY AND I WOULD CERTAINLY BE SUPPORTIVE OF THAT.

WE HAVE, YOU KNOW, THE NOTICE OF TENANTS' RIGHTS, THAT ORDINANCE WE ADOPTED SO I THINK THAT'S ONE OF OUR VALUES, SOMETHING WE WANT TO SEE IN HOUSING.

BUT COULD YOU REMIND ME THE STATUS OF THE RENTERS' GROUP?

>> Soto: SO THAT IS SOMETHING THAT IS GOING TO BE FOLDED IN THE HOUSING COMMISSION AT THE NEXT HOUSING COMMISSION MEETING WE ARE GOING TO CONSIDER THAT ITEM SO THAT THEY CAN APPOINT THE COMMITTEE.

HOUSING COMMISSION IS VERY BUSY.

THEY HAVE THREE SUBCOMMITTEES ALREADY AND SO THIS WILL BE AN ADDITIONAL SUBCOMMITTEE.

WE WORKED ON THE OTHER SUBCOMMITTEES AND THIS ONE IS NEXT FOR THEIR NEXT AGENDA.

>> Sandoval: GREAT.

THAT'S GREAT NEWS.

AND I UNDERSTAND THAT YOU DID REACH OUT TO THE FAIR HOUSING COUNCIL BUT FOR SOME REASON YOU DIDN'T HEAR BACK FROM THEM.

THEY ARE UPSTAIRS FROM ME IN MY FIELD OFFICE SO MAYBE WE CAN MAKE AN EFFORT TO GO VISIT THEM IN PERSON ONE OF THESE DAYS.

I WOULD LOVE TO HAVE THEM BE ONE OF OUR PARTNERS ON THIS.

>> Soto: THAT WOULD BE GREAT.

>> Sandoval: JUST A COUPLE MORE QUESTIONS.

A WHILE BACK WE ADOPTED AN ORDINANCE THAT HAS TO DO WITH THE VACATION RENTAL ORDINANCE ON AIRBNBS AND SUCH LIKE THAT.

REMIND ME, FOR THE UNITS THAT ARE MARKET RATE, THEY ARE NOT ALLOWED TO BE RENT OUT FULL-TIME AS VACATION RENTALS, RIGHT?

>> Soto: I BELIEVE SO.

THAT'S NOT --

>> Sandoval: I MEAN, THAT COMES LATER IN THE PHASE, I GUESS IN THE CONTRACTING PHASE, RIGHT?

>> Soto: I'M NOT SURE WHO THE BEST PERSON TO ADDRESS THAT IS.

>> Sandoval: I SEE PEOPLE NODDING.

>> YEAH, HI, COUNCILWOMAN, IAN BENAVIDEZ.

I WOULD HAVE TO DOUBLE CHECK [LAPSE IN AUDIO] DO NOT ALLOW YOU TO RENT OUT THE UNIT.

>> Sandoval: THAT'S WHAT I WANTED TO CONFIRM.

THANK YOU VERY MUCH.

AND ALSO IN TERMS OF SUSTAINABILITY, SOME OF THE COMMENTS YOU RECEIVED, MY UNDERSTANDING IS YOU HAVE DONE SOMETHING VERY INNOVATIVE ON THAT SO I'M REALLY GLAD TO HEAR THAT WE JUST HAD THIS GUY TELL US COME EARLIER, Y'ALL NEED TO THINK ABOUT CLIMATE CHANGE IN EVERYTHING YOU DO.

SO I'M SO GLAD YOU'RE DOING THAT.

SO WE'RE NOT GOING TO SEE ANY BLACK ROOFS ON ANY OF THESE LITECH PROJECTS, EVENTUALLY?

>> Soto: THAT'S THE GOAL AND I WANT TO THANK COUNCILMAN BRAVO FOR HIS LEADERSHIP IN THAT CONVERSATION.

HE GAVE US A LOT OF FEEDBACK IN THAT AREA.

>> Sandoval: I'M NOT GOING TO STEAL HIS THUNDER.

I'LL LET HIM COVER THOSE TOPICS.

AGAIN, ALLISON, IAN, AND VERO, I AM JUST REALLY PLEASED WITH THE IMPROVEMENTS THAT YOU MADE ON THIS.

TREMENDOUS WORK.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER SANDOVAL. COUNCIL MEMBER BRAVO.

>> Bravo: THANK YOU VERY MUCH.

YOU KNOW, I WANT TO THANK ALL OF THE IMPERVIOUS COVERED COMMITTEE THAT PUT IN WORK ON THIS AND COUNCILWOMAN CASTILLO FOR YOUR AMENDMENT, WHICH I SUPPORTED AND FOR CITY STAFF WHO WORKED ON IT AND CAME UP WITH SOME KIND OF A COMPROMISE.

YOU KNOW, I FEEL LIKE WE COULD SPEND SO MUCH TIME LOOKING AT THESE DIFFERENT POINT CATEGORIES AND TRYING TO UNDERSTAND HOW MANY POINTS DOES IT TAKE IN EACH CATEGORY TO GET THAT AFFORDABLE HOUSING DEVELOPER TO INCLUDE THAT AMENITY OR TO THAT CHARACTERISTIC THAT WE'RE LOOKING FOR.

WHAT WILL HELP MOVE THE NEEDLE THERE?

AND THAT BEHAVIOR.

AND I'M NOT SURE WE'RE TOTALLY THERE BUT I THINK IT'S A HUGE IMPROVEMENT OVER WHERE WE WERE BEFORE AND YOU ALL SHARED WITH US IF WE USE THIS SCORE MATRIX BASED ON THE LAST FEW YEARS OF PROJECTS, HOW MANY PEOPLE WOULD HAVE, YOU KNOW, BEEN ABLE TO GET THOSE LETTERS OF SUPPORT OR LETTERS OF NON-OPPOSITION.

AND THERE WEREN'T A LOT THAT GOT, I GUESS IT WAS THE 9%.

BUT WE ALSO DIDN'T HAVE THIS THERE TO INCENTIVIZE THAT AND SO I'M REALLY LOOKING FORWARD TO BE ABLE TO COME BACK AND LOOK AT THIS AGAIN IN A YEAR AND SEE WHAT WERE THE RESULTS THAT WE GOT.

YOU KNOW, WHEN I LOOK AT SOME OF THE POINTS CATEGORY I'M NOT SURE WE HAVE ENOUGH POINTS AWARDED FOR NONPROFIT ORGANIZATION PARTICIPATION.

AND THEN I'M NOT SURE WE AWARD ENOUGH POINTS FOR THAT 20% UNITS AT LESS THAN OR EQUAL TO 30% AMI BECAUSE WE

ONLY JUMPED TWO POINTS FROM GOING FROM 15 UNITS -- I MEAN 15% OF UNITS AT LESS THAN OR EQUAL TO 30% OF AMI TO 20% OF THE UNITS LESS THAN OR EQUAL TO 30% AMI. IT'S ONLY A TWO-POINT JUMP AND I DON'T FEEL COMFORTABLE THAT'S ENOUGH TO INCENTIVIZE THAT.

I AM INTERESTED IN TAKING A LOOK AT THAT AFTER WE HAVE A YEAR OF DATA AND DEFINITELY WITH COUNCILWOMAN VIAGRAN'S INPUT OF MAKING SURE THAT WE'RE CIRCLING BACK WITH THE STAKEHOLDERS AND MAKING SURE WE HAVE THEIR INPUT AS WELL.

WHEN I LOOK AT THE POINTS CATEGORY FOR PROJECT AMENITIES AND RESIDENT SERVICES, ONE OF THE CONCERNS I HAD -- FIRST I WANTED TO MAKE SURE WE HAD OUR OWN POINTS CATEGORY FOR ENERGY EFFICIENCY AND SUSTAINABILITY.

PART OF AFFORDABLE HOUSING IS HAVING LOW ENERGY BILLS. RIGHT NOW, WE JUST HAD CPS ENERGY UP HERE TALKING ABOUT ALL THE PEOPLE THAT THEY'RE GOING TO HAVE TO DISCONNECT BECAUSE OF THEIR ENERGY BILLS AND SO IF YOU DON'T HAVE AN ENERGY-EFFICIENCY DWELLING THEN THAT MAY NOT BE AFFORDABLE HOUSING.

AND ONE OF THE THINGS I POINTED OUT -- IT WAS PUT INTO PROJECT AMENITIES AND RESIDENT SERVICES AND I SAID WELL, YOU KNOW, A BARBECUE PIT IS AN AMENITY SO I DON'T WANT TO PUT SOLAR PANELS ON YOUR ROOF AND GETTING POINTS FOR EITHER PUTTING UP BARBECUE PITS OR HAVING AN ENERGY-EFFICIENT STRUCTURE.

ALLISON BEAVER CAME UP WITH A GREAT -- I GUESS A GREAT -- A BETTER IDEA THAN I DID.

I DON'T KNOW IF YOU WANT TO TALK ABOUT WHAT YOU -- WHERE WE LANDED.

>> SURE.

ALLISON BEAVER, NEIGHBORHOOD AND HOUSING SERVICES. ONE OF THE THINGS, AS COUNCILMAN BRAVO WAS POINTING OUT WAS THAT WE HAVE THESE 20 POINTS FOR RESIDENT SERVICES AND AMENITIES AND WHAT I RECOMMENDED WAS INSTEAD OF JUST KEEPING OUR MENU THAT THE DEVELOPERS GET TO PICK FROM AND THERE'S ABOUT 30 AMENITIES THAT THEY CAN PICK FROM.



WHY DON'T WE PULL OUT THE ONES THAT SPEAK TO ANY KIND OF SUSTAINABILITY MEASURES AND IN ORDER TO GAIN ANY OF THE POINTS IN THAT CATEGORY YOU HAVE TO SIGN ON FOR AT LEAST ONE OF THESE OTHERS AS A WAY TO MOVE THE NEEDLE AND INTRODUCE THAT.

SO NOW IF YOU'RE GOING TO GET ANY OF THOSE 20 POINTS YOU'LL HAVE TO HAVE AT LEAST ONE SUSTAINABILITY FEATURE INCLUDED.

>> Bravo: GREAT.

I THOUGHT THAT WAS A FANTASTIC IDEA.

MY ONLY ASK IS FOR THE PURPOSES OF CLARITY, THAT CATEGORY IS PRODUCT AMENITIES AND RESIDENT SERVICES. COULD YOU MAKE IT PRODUCT AMENITIES, RESIDENT SERVICES, AND ENERGY EFFICIENCY OR SUSTAINABILITY JUST TO MAKE IT CLEAR UP FRONT?

>> SURE, AND WE CAN ADD THAT TO THE APPLICATION AS WELL.

>> Bravo: WELL, THIS HAS MY SUPPORT SO THANK YOU VERY MUCH.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER BRAVO. COUNCIL MEMBER VIAGRAN.

>> Viagran: THANK YOU VERY MUCH.

SO AS Y'ALL KNOW I REPRESENT DISTRICT 3.

DISTRICT 3 HAS SEEN A TREMENDOUS GROWTH AND WHEN WE TALK ABOUT AFFORDABLE HOUSING -- AND I KNOW VERO AND IAN AND ALLISON AND SARAH, WE ARE TALKING DISTRICT 3 ALSO.

I HAVE BEEN FOLLOWING VERO ONLINE WATCHING HER DO THESE HOUSING MEETINGS WAY BEFORE I GOT HERE AND YOU HAVE ALWAYS BEEN PROFESSIONAL AND ALWAYS DONE THE BEST FOR THE COMMUNITY AND YOU UNDERSTOOD, ESPECIALLY IN DISTRICT 3, THAT WE NEED TO GO TO THE NEIGHBORS. AND THIS IS ONE PIECE OF A VERY LARGE HOUSING CONVERSATION THAT WE NEED TO HAVE AND A LARGE AFFORDABLE HOUSING CONVERSATION THAT WE NEED TO HAVE. IAN AND I WERE AT A TOWN HALL ON TUESDAY AND ONE OF MY RESIDENTS SAID AFFORDABILITY LIKE IT WAS A FOUR-LETTER WORD.

THIS IS MY DISTRICT.

THIS IS WHAT I GO INTO.

SO I WANT TO GO INTO WITH THE MOST OPTIONS THAT I CAN FOR MIXED-USE AND BRING THE RESIDENTS OF DISTRICT 3 WHAT THEY NEED IN TERMS OF AFFORDABILITY, LIVABILITY SO THEY CAN LIVE, WORK, AND PLAY IN THE SOUTH SIDE. SO I LOOK FORWARD TO HAVING A LONG SOBERING CONVERSATION ABOUT HOUSING, AFFORDABLE HOUSING, PUBLIC HOUSING, WHAT THE DIRECTION WE'RE GOING INTO IN SAN ANTONIO.

THIS IS ONE PIECE.

AND YOU GUYS HAVE WORKED SO HARD TO MAKE SURE YOU GET THIS RIGHT AND TAKE IT OUT TO THE PUBLIC AND TAKE IT OUT TO ALL THE STAKEHOLDERS.

I TRULY DO APPRECIATE THAT.

SO LET'S GET THIS PIECE DONE SO WE CAN GET ALL THE REST OF THE PIECES DONE SO THAT WE CAN MOVE THIS CITY FORWARD.

SO THANK YOU SO MUCH AND I LOOK FORWARD TO VOTING ON THIS.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER VIAGRAN. IT'S A GOOD DISCUSSION.

I'LL JUST CONTINUE TO REMIND US THAT THERE ARE TWO SIDES OF THE LEISURE OF AFFORDABILITY.

ONE OF THEM IS THE SUPPLY OF AFFORDABLE HOUSING AT ALL LEVELS OF AFFORDABILITY BUT THE OTHER IS LIFTING THE EDUCATIONAL ECONOMIC ATTAINMENT OF OUR COMMUNITY, WHICH CONTINUES TO PUT PRESSURE ON AFFORDABILITY AT THOSE LEVELS.

SO WE'VE GOT TO WORK ON BOTH.

I'M GLAD WE ARE AND SO HAPPY TO SUPPORT THE ITEM TODAY. WE'VE GOT A MOTION AND A SECOND FOR APPROVAL OF ITEM 35.

PLEASE VOTE.

MOTION CARRIES.

WE'LL GO TO ITEM 36.

>> Clerk: ITEM NO. 36 IS AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE MIDTOWN TIRZ BOARD OF DIRECTORS, ENCORE MULTIFAMILY, LLC AND THE CITY IN AN AMOUNT NOT TO EXCEED \$7 MILLION FOR THE BROADWAY EAST BY ENCORE PROJECT LOCATED AT 1203 AUSTIN STREET.

>> Mayor Nirenberg: ALL RIGHT.

WE'VE GOT A COUPLE OF CITIZENS SIGNED UP TO SPEAK ON  
ITEM 36.

WAS THERE A PRESENTATION?

OKAY.

WHY DON'T WE DO THE PRESENTATION AND THEN I'LL CALL UP  
THE CITIZENS.

>> Soto: NOW I GET TO SAY GOOD AFTERNOON.

VERONICA SOTO WITH THE NEIGHBORHOOD AND HOUSING  
SERVICES DEPARTMENT.

EVEN THOUGH HOUSING IS A LOT OF WHAT WE DO IT'S NOT THE  
ONLY BUSINESS LINE WITHIN OUR DEPARTMENT AS WE DO HAVE  
OUR TAX INCREMENT REINVESTMENT ZONE WORK, WHICH IS MORE  
OF AN ECONOMIC DEVELOPMENT TOOL THAT WE HAVE TO UTILIZE  
AT THE CITY.

AND SO WHAT I'M GOING TO PRESENT IS AN ECONOMIC  
DEVELOPMENT PROJECT.

THIS IS THE BROADWAY EAST PROJECT BY ENCORE WITHIN THE  
MIDTOWN TIRZ, TIRZ NO. 31.

AND WHAT THIS ITEM FOR CONSIDERATION IS TODAY IS  
APPROVING A DEVELOPMENT AGREEMENT [LAPSE IN AUDIO] NOT  
TO EXCEED \$7 MILLION FOR THE PROJECT LOCATED AT 1203  
AUSTIN STREET.

THIS IS WITHIN THE MIDTOWN TIRZ.

JUST FOR BACKGROUND, THIS IS WITHIN COUNCIL DISTRICT 2.  
WE HAVE ENCORE MULTIFAMILY, LLC THAT HAS DONE  
MULTIFAMILY DEVELOPMENTS NOT JUST IN SAN ANTONIO BUT  
OTHER PLACES AS WELL.

THEY HAVE TWO PROJECTS IN THE CITY OF SAN ANTONIO  
ALREADY.

THEY HAVE DONE THOSE IN THE LAST FIVE YEARS.

AND THIS PROJECT THAT IS LOCATED GENERALLY EAST OF  
NORTH ALAMO BETWEEN CARSON AND GRAYSON STREETS, AGAIN,  
IT'S WITHIN THE MIDTOWN TIRZ.

IN AUGUST OF THIS YEAR THE BOARD OF DIRECTORS OF THE  
MIDTOWN TIRZ DID APPROVE THE DEVELOPMENT AGREEMENT WITH  
ENCORE AND BECAUSE OF THAT ACTION WE ARE HERE BEFORE  
YOU ASKING FOR THE PUBLIC IMPROVEMENTS NOT TO EXCEED  
\$7 MILLION.

LET ME GIVE YOU A LITTLE BIT OF BACKGROUND WHERE THE  
PROJECT IS LOCATED.

AGAIN, THE ADDRESS IS ON AUSTIN STREET.  
YOU CAN SEE THE MAP IN FRONT OF YOU.  
THE GENERAL LOCATION ZOOMED IN A LITTLE BIT, CORNER OF  
AUSTIN AND CARSON STREET.

JUST SO YOU KNOW THIS WAS A FORMER BUS DEPOT COMPLEX  
THAT WAS UNDER THE SAN ANTONIO ISD AND SO IT WAS  
UTILIZED FOR THAT PURPOSE AND THERE ARE SOME  
UNDERUTILIZED AND DETERIORATED FACILITIES.

I THINK THE SIDEWALKS MAY NOT BE UP TO PAR BECAUSE OF  
THE PREVIOUS USE OF THE SITE.

AGAIN, MOSTLY VACANT LAND USED AS A BUS DEPOT.

NOW IN THIS AREA, ALMOST FIVE YEARS AGO, THERE WAS A  
MASTER PLAN APPROVED THAT CALLED FOR REDEVELOPMENT OF  
THIS AREA BEYOND THE FOUR ACRES THAT ARE PART OF THE  
DEVELOPMENT IN FRONT OF YOU.

SO THIS MASTER PLAN ADOPTED OR APPROVED BACK IN AUGUST  
OF 2017 HAD A MASTER REZONING THAT IMPACTED ABOUT  
23 ACRES.

AND SO YOU CAN SEE THE BLOCKS IMPACTED AS PART OF THAT  
REZONING AND OVERALL THIS PROJECT IS CALLED BROADWAY  
EAST AND THE ONE DEVELOPMENT THAT WE'RE TALKING ABOUT  
TODAY IS PART OF THIS LARGER REDEVELOPMENT.

AGAIN, THIS MASTER REZONING WAS APPROVED ALMOST FIVE  
YEARS AGO AND IT IMPACTED 23 ACRES.

BUT THE SITE WE'RE TALKING ABOUT IS ONLY 4.2 ACRES AND  
WHAT THE PROJECT IS A FIVE-STORY MULTIFAMILY  
DEVELOPMENT.

IT'S GOING TO HAVE 386 UNITS AND THIS IS, AGAIN, FIRST  
PHASE OF THAT 23-ACRE MASTER PLAN FOR THE BROADWAY EAST  
PLANNED COMMUNITY.

WHAT IS GOING TO BE FUNDED OUT OF THE TIRZ FALLS WITHIN  
ELIGIBLE ACTIVITIES OUT OF TAX INCREMENT REINVESTMENT  
ZONES AND THAT IS THE PUBLIC IMPROVEMENTS.

SO WHAT WE ARE TALKING ABOUT HERE ARE UTILITY  
IMPROVEMENTS, STREET RECONSTRUCTION, ENVIRONMENTAL  
REMEDIATION, IF THERE'S ANY, THE DEMOLITION OF VACANT  
BUILDINGS.

YOU SAW SOME OF THOSE ON THE SIDE.

HAVING LANDSCAPING, NEW SIDEWALKS, RAMPS, COVERED WALKWAYS, AND SO YOU SEE THESE ARE ALL PUBLIC IMPROVEMENTS WHICH IS PART OF HOW TIRZs ARE USED. THE TOTAL DEVELOPMENT COST FOR THIS MULTIFAMILY COMPLEX IS GOING TO BE ABOUT \$90 MILLION.

THE ASK, THE FUNDING REQUEST IS \$7 MILLION AND IT'S UP TO \$7 MILLION.

THAT REPRESENTS ONLY ABOUT 8% OF THE TOTAL DEVELOPMENT COST, WELL WITHIN THE LIMITS WE SET IN THE TIRZ.

AND WHAT THE STRUCTURE, WHAT THE DEVELOPMENT AGREEMENT IS, HOW IT'S STRUCTURED IS THAT THIS WOULD BE A REIMBURSEMENT PAID OVER THE NEXT TEN YEARS.

IN FISCAL YEAR '22 THERE WILL BE \$1 MILLION MADE AVAILABLE.

FISCAL YEAR '23, AGAIN, \$1 MILLION MADE AVAILABLE OUT OF THE MIDTOWN TIRZ FUND AND THEN BEGINNING IN CALENDAR YEAR 2024 AND CONTINUING FOR EIGHT YEARS OR UNTIL THE MAXIMUM UP TO \$7 MILLION IS AVAILABLE, IT IS REIMBURSED OUT OF THE TAX PROCEEDS THAT COME FROM THE SITE.

SO THE TAX GENERATED BY THIS DEVELOPMENT IS WHAT'S BEING REIMBURSED IN THOSE YEARS BACK TO THE DEVELOPER. BUT NOT ALL OF IT IS BEING REIMBURSED.

IT'S ONLY 75% OF THAT TAXABLE INCOME GENERATED THAT WOULD BE REIMBURSED.

BECAUSE WE HAVE THE REMAINING 25% DEPOSITED INTO THE AFFORDABLE HOUSING FUND THAT WE HAVE.

AND THIS IS SOMETHING WE HAVE DONE OVER THE LAST COUPLE OF YEARS SO WE HAVE SOME FUNDING COMING INTO OUR AFFORDABLE HOUSING FUND.

AND SO, AGAIN, I MENTIONED THAT TAX INCREMENT IS AN ECONOMIC DEVELOPMENT TOOL.

IT'S ONE OF THE ECONOMIC DEVELOPMENT TOOLS CITIES HAVE TO INVEST IN UNDERUTILIZED VACANT, BLIGHTED PROPERTIES AND WE CAN USE IT FOR PUBLIC IMPROVEMENTS.

YOU SEE IN FRONT OF YOU THE CHAPTER THAT GOVERNS THIS SECTION OF THE LOCAL CODE.

VERY MUCH AN ECONOMIC DEVELOPMENT TO THE ELIGIBLE EXPENSES UNDER TEXAS CODE.

AND GIVEN THE APPROVAL AND THE AMOUNTS THAT ARE COMING OUT OF THE GENERATED FUTURE TAXES FROM THIS, THIS IS THE DETAILS OF THAT.

AGAIN, ALREADY WENT OVER THE TOTAL DEVELOPMENT COST IS GOING TO BE AROUND \$90 MILLION.

THE ASK IS UP TO \$7 MILLION.

IT'S ONLY 8% AND ALREADY WENT THROUGH WHAT THE STRUCTURE IS.

AND THIS IS COMING OUT OF THAT TIRZ FUND.

AND ANOTHER THING WE ADDED, WE DID ASK THE DEVELOPER TO CONTRIBUTE TO A DISPLACEMENT IMPACT STUDY SO THEY'RE GOING TO CONTRIBUTE \$20,000 TOWARDS THAT STUDY.

THERE HAS BEEN A CONCERN ABOUT POSSIBLE DISPLACEMENT IMPACTS SO WE'RE ASKING THEM TO ANALYZE THAT AND TO MONITOR THE CHANGE OVER TIME AND TO MAKE RECOMMENDATIONS AND INTERVENTIONS SO WE CAN UTILIZE THAT AFFORDABLE HOUSING FUND TO ADDRESS THAT.

HERE'S A COUPLE RENDERINGS OF THE PROJECT LOOKING AT THE CURRENT CONDITION AND A RENDERING OF WHAT IT COULD LOOK LIKE.

SOME OF THE AMENITIES THAT THEY'RE CONTRIBUTING TO THIS FIVE-STORY DEVELOPMENT AS WELL.

AND THEN SOME OF THE COMMUNITY BENEFITS.

AGAIN, THE PROJECT ITSELF IS GOING TO TURN A VACANT UNDERUTILIZED LOT INTO SOMETHING THAT CONTRIBUTES IN THE LONG TERM TO OUR TAX BASE.

THERE IS COORDINATION WITH THE DISTRICT 2 OFFICE, THANK YOU, COUNCILMAN FOR THAT, IN TRYING TO ENSURE THAT AS THE JOBS FOR CONSTRUCTION ARE CREATED THAT WE TRY AND HAVE LOCAL RESIDENTS BE PART OF THAT AND TO HAVE A FOCUS ON HIRE RESIDENTS FROM THE IMMEDIATE AREA TO WORK AT THE SITE.

AND, AGAIN, WITH TAX INCREMENT REINVESTMENT ZONES WE DO HAVE THAT SET ASIDE FOR VARIOUS TIRZs IN OUR COMMUNITY [LAPSE IN AUDIO] BOARD OF DIRECTORS WHO DID RECOMMEND THAT DEVELOPMENT AGREEMENT IS TO HAVE COUNCIL APPROVE THIS AGREEMENT WITH A DEVELOPER FOR THIS PROJECT.

AND I'M HAPPY TO ANSWER ANY QUESTIONS.

I WANT TO THANK IAN BENAVIDEZ, OUR ASSISTANT DIRECTOR FOR HIS LEADERSHIP ON THIS AND HE'LL HELP ME ANSWER QUESTIONS AS WELL.

THANK YOU VERY MUCH.

>> Perry: THANK YOU, VERO.

I DO HAVE A COUPLE QUESTIONS RIGHT AWAY.

OH.

TWO PUBLIC SPEAKERS.

OKAY.

I DON'T SEE A NAME HERE.

OH, HERE WE GO.

ROSE HILL.

COME ON UP.

>> GOOD AFTERNOON, MAYOR.

MY NAME IS ROSE HILL.

GHA HAS BEEN INVOLVED IN THE PROJECT SINCE ITS EARLY INCEPTION BEFORE THE LARGER AREA REZONING EFFORTS APPROVED BY THE CITY COUNCIL IN 2017.

PROJECT REPRESENTATIVES HAVE MAINTAINED COMMUNICATIONS TO BRING THE DEVELOPMENT TO FRUITION AND MANY PRESENTATIONS ON THE OVERALL DEVELOPMENT AND VARIOUS RELATED EFFORTS BEEN THE BROADWAY EAST HAVE BEEN MADE TO THE GHA BOARD AND ITS MEMBERSHIP AND ITS COMMUNITY. THE PUBLIC INFRASTRUCTURE PROPOSED IS MONUMENTAL FOR OUR COMMUNITY AND WE SUPPORT THE REIMBURSEMENT AGREEMENT.

MS. SOTO SAID \$90 MILLION BUT WHEN I HEAR THE \$10 MILLION ARE GOING TO BE INVESTED BACK INTO OUR COMMUNITY FOR STREETS, SIDEWALKS, LANDSCAPING, BICYCLE TRAILS THAT IS JUST SO AWESOME TO OUR COMMUNITY BECAUSE IT HELPS NOT ONLY THE FEW HOUSES THAT ARE AROUND FROM AUSTIN ALL THE WAY DOWN FROM ALAMO UP TO GRAYSON BACK AROUND.

BUT FOR THE FEW MANY SMALL BUSINESSES WE HAVE IN OUR COMMUNITY.

AS MANY OF Y'ALL KNOW, THE PANDEMIC HAS HIT OUR BUSINESSES TREMENDOUSLY AND THOSE LITTLE BUSINESSES ARE ALONG THE -- THE NEW BUSINESSES ARE COMING ALONG AUSTIN AND GRAYSON STREET ARE IN DESPERATE NEED OF THOSE SIDEWALKS.

I WANTED TO EMPHASIZE THAT IT'S VERY IMPORTANT THAT WHEN A DEVELOPMENT COMES INTO OUR AREA THAT WE MAKE SURE THAT THEY GIVE BACK.

SO IT'S GRACIOUSLY THAT THEY ARE GIVING US \$10 MILLION INTO OUR COMMUNITY AND IT'S ALSO GREAT TO HEAR THAT THEY'RE GIVING \$1 MILLION BACK TO THE SAN ANTONIO HOUSING FOR AFFORDABLE HOUSING.

SO WHEN WE HAVE DEVELOPERS THAT ARE TRYING TO MEET THE COMMUNITY HALFWAY JUST TO GO BACK AND GIVE A LITTLE SCENARIO, BACK IN 2016 WHEN THIS PROJECT STARTED, WE HAD 200 RESIDENTS FROM GOVERNMENT HILL AT THE ST. PATRICK'S CHURCH HALL THAT PARTICIPATED IN THE FIRST PRESENTATION AND THIS PROJECT AND THIS DEVELOPER HAS BEEN WITH US SINCE 2016 ALL THE WAY UP UNTIL 2019 THEY HAVE BEEN ATTENDING OUR MEETINGS TO COME CONSTANTLY COMMUNICATE EFFECTIVELY WITH THE COMMUNITY ABOUT WHAT'S BEEN HAPPENING, KEEPING US UPDATED.

SO I HOPE THAT YOU WILL APPROVE THIS TIRZ BECAUSE I THINK IT'S A GREAT INVESTMENT.

THIS IS NOT JUST ANOTHER APARTMENT DEVELOPMENT, IT'S AN INVESTMENT ON EVERY LEVEL.

THE GOVERNMENT HILL IN SAN ANTONIO IS TO PROVIDE COMMUNITY AMENITIES AND PUBLIC INFRASTRUCTURE THAT GOVERNMENT HILL IS SO DESPERATELY NEEDING AND IT WILL BE ONE OFF MY STREETS THAT I HAVE TO GIVE TO OUR COUNCILMAN TO PRESENT TO THE BOND.

AND I DO WANT TO COMMEND MS. SOTO FOR THAT GREAT PRESENTATION.

THANK YOU FOR YOUR TIME.

>> Mayor Nirenberg: THANK YOU, MS. HILL.

PETER FRENCH.

>> MAYOR, COUNCIL, HI.

PETER FRENCH REPRESENTING THE ADJACENT PROPERTY OWNER AND HERE TO SPEAK IN SUPPORT OF ITEM NO. 36.

MS. SOTO, I WOULD MAKE ONE CLARIFICATION TO THE PRESENTATION AND THAT IS THIS PROJECT WILL HAVE AN IMPACT TO THE GENERAL FUND AND THAT IT'S A POSITIVE IMPACT.

SO YOU ALL PREVIOUSLY ON YOUR CONSENT AGENDA AUTHORIZED THE SPENDING OF ABOUT \$150 MILLION IN TAXES, ALL FOR



GOOD STUFF, INFRASTRUCTURE SERVICES, THINGS THAT MAKE THE LIFE THAT WE LEAD HERE IN SAN ANTONIO POSSIBLE. THIS PROJECT WILL, UNLIKE EVERY ONE OF THOSE OTHER AGENDA ITEMS, CAUSE A THIRD PARTY TO INVEST ABOUT \$90 MILLION INTO SAN ANTONIO, INTO DISTRICT 2. SO THIS HAS A NET POSITIVE IMPACT TO THE GENERAL FUND, TO THE COMMUNITY, AS ROSE HILL SAID, AND TO THE QUALITY OF LIFE THAT ALL OF US LEAD. SO WE ARE VERY MUCH IN SUPPORT OF IT. YOU KNOW, SOME OF THE PICTURES OF THE SITE THAT YOU ALL SAW, THIS WAS THE SAISD AUSTIN STREET BUS BARN. SO YOU THINK ABOUT, YOU KNOW, WHAT'S A DYNAMIC AREA OF SAN ANTONIO, THE KIND OF QUALITY OF LIFE THAT PEOPLE WANT TO LEAD AND THE LITERAL BUILDINGS WHERE THESE APARTMENTS ARE HELD TEXTBOOKS. IT WAS TEXTBOOK STORAGE. NOT THE HIGHEST AND BEST USE. THIS IS THE CLASSIC EXAMPLE OF QUALITY INFILL DEVELOPMENT. IT'S ECONOMIC DEVELOPMENT. IT WILL TRANSFORM THIS AREA AND I THINK IT'S JUST GOOD POLICY TO LET OTHER PEOPLE DO THE HEAVY LIFTING ON INFRASTRUCTURE FOR YOU ALL. IT WILL BE DONE QUICKER. IT WILL BE DONE LESS EXPENSIVELY AND YOU GUYS DON'T HAVE TO PAY FOR IT OR ADMINISTER THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE HERE. SO WE APPRECIATE YOUR SUPPORT. IT WILL ALSO BRING ADDITIONAL DEVELOPMENT IN THE AREA. THANK YOU.

>> Mayor Nirenberg: THANK YOU, MR. FRENCH. WE'LL START DISCUSSION. LET ME ENTERTAIN A MOTION AND THEN WE'LL BEGIN DISCUSSION.

>> McKee-Rodriguez: I MOVE TO APPROVE THE ITEM.

>> Mayor Nirenberg: THERE'S A MOTION. WAS THERE A SECOND?

A SECOND FOR APPROVAL OF ITEM 36. COUNCIL MEMBER MCKEE-RODRIGUEZ.

>> McKee-Rodriguez: THANK YOU.

I SPECIFICALLY WANTED TO PULL THIS ITEM BECAUSE THE LAST TIME THIS WAS GOING TO BE ON THE AGENDA I HAD VERY STRONG FEELINGS ABOUT IT AND VERY STRONG OPPOSITION. AND I THINK A LOT OF CONVERSATION NEEDS TO BE HAD ABOUT TIRZ AND PROJECTS LIKE THIS AND I'VE SAID A NUMBER OF TIMES THAT I WANT TO MAKE SURE THAT THE FUNDS AND THE TOOLS AND THE OPPORTUNITIES THAT WE HAVE WITHIN THE CITY ARE NOT USED AS A TOOL FOR EXPLOITATION AND GENTRIFICATION AND DISPLACEMENT.

AND SO WHEN PROJECTS LIKE THIS COME BEFORE US I SPEND A LOT OF TIME THINKING ABOUT THEM.

AND I TALK WITH MY TEAM AND I WORK WITH THE COMMUNITY AND I HAVE CONVERSATIONS WITH THE APPLICANT AND NO ONE TAKES DEVELOPMENT AT THIS SCALE LIGHTLY.

AND I DO MAINTAIN THE BELIEF THAT IF AN APPLICANT FOR PUBLIC TAX DOLLARS CAN'T MEET OUR COMMUNITY'S NEED, THEN WE DON'T NEED TO GRANT THEM COMMUNITY DOLLARS AND I'M GLAD THAT I HAVE HAD THE OPPORTUNITY TO WORK WITH THE APPLICANT AND THEY'VE BEEN A VERY OPEN EAR.

AND THE GOAL IS TO PAINT A LARGER PICTURE OF NOT JUST THIS SPECIFIC PROPERTY BUT PLANS FOR OVER 20 ACRES OF PLANNED DEVELOPMENT IN BROADWAY EAST.

AT THIS PROPERTY THERE WILL BE OPEN MEETING SPACE THAT OUR NEIGHBORHOOD ASSOCIATION'S BEEN WANTING AND WAITING FOR AND THERE'S GOING TO BE JOB OPPORTUNITIES WITH A PREFERENCE FOR THOSE IN THE AREA, WHICH IS SOMETHING THAT, YOU KNOW, THE COMMUNITY IS ALSO LOOKING FOR AND WANTING TO BE A PRIORITY TO THOSE WHO ARE INVESTING IN THE DISTRICT.

THE LARGER CONVERSATION INCLUDES PLANNING OF THE REST OF THE AREA TO INCLUDE OTHER POTENTIAL PUBLIC SPACES LIKE A POTENTIAL SPLASH PAD, WHICH OUR NEIGHBORS WOULD LOVE AND I WOULD HAPPILY SUPPORT, SO I WOULD LOVE TO HEAR THE CONVERSATION CONTINUE ABOUT THAT.

THERE'S SUPPORT HERE.

OBVIOUSLY, WE HEARD FROM OUR NEIGHBORHOOD ASSOCIATION PRESIDENT AND THE MAIN CONCERNS THAT WE HAVE ABOUT THIS ITEM AND ABOUT TIRZ IS THAT, YOU KNOW, THERE IS NO AFFORDABILITY COMPONENT TO IT.

AND SO MOVING FORWARD THERE'S GOING TO BE A CONVERSATION ABOUT A NEW SET OF STANDARDS FOR TIRZ APPLICANTS SO IT'S CLEAR FOR ALL PARTIES AND THERE'S NO SURPRISES ON ANY END WHEN DECISIONS ARE MADE BECAUSE, YOU KNOW, THE COMMUNITY IS WATCHING.

BUT I DO BELIEVE THAT COMMUNITY NEED IS BEING MET THROUGH THIS PROPERTY AND THROUGH THE NEGOTIATIONS THAT HAVE BEEN HAD AND SO IT IS WITH GREAT CAUTION AND IN GOOD FAITH THAT I AM SUPPORTING THIS ITEM.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER McKEE-RODRIGUEZ.

COUNCIL MEMBER COURAGE.

>> Courage: THANK YOU, MAYOR.

COUNCILMAN, OR I ALWAYS ADDRESS FELLOW COUNCILMEN THROUGH THE MAYOR, SO MAYOR, I JUST WANT TO COMMEND OUR LAST COUNCIL MEMBER ON THE POINTS THEY WERE MAKING, WHICH I SHARE TO A GREAT EXTENT.

WE JUST FINISHED THE DECADE OF DOWNTOWN, AT LEAST WE THOUGHT WE FINISHED THE DECADE OF DOWNTOWN.

AND I THINK PART OF THAT DECADE OF DOWNTOWN WAS PROMOTING DEVELOPMENT OF A LOT OF MARKET RATE, OF PROJECTS THAT CERTAINLY WERE WONDERFUL PROJECTS AND DID CREATE SOME BENEFIT TO THE CITY.

BUT DIDN'T SEEM TO REALLY HIT THE TARGET FOR WHAT WE NEED FOR TRULY AFFORDABLE HOUSING.

AND SO I'VE HAD CONCERNS ABOUT WHAT WE CONTINUE TO DO WITH TIRZ FUNDING.

BUT I'M ALSO IMPRESSED TO HEAR ON THE DELIBERATION THAT THE COUNCIL MEMBER WENT THROUGH AND TO HEAR FROM THE TWO COMMUNITY REPRESENTATIVES WHO CAME FORWARD TODAY. I'VE ALWAYS SAID I'M A NEIGHBORHOOD KIND OF GUY AND I WANT TO HEAR WHAT THE PEOPLE IN THE NEIGHBORHOOD HAVE TO SAY.

AND THAT MEANS A LOT.

I HOPE THAT THE COUNCILMAN IS RIGHT WHEN HE SAYS WE'RE GOING TO BE LOOKING AT HOW WE USE TIRZ FUNDING IN THE FUTURE.

THERE'S NO DOUBT IN MY MIND THAT ANY DEVELOPER WHO WANTED TO BUILD THIS PROJECT COULD COME IN AND BUILD IT

ALL AT THEIR OWN EXPENSE AND PUT IN ALL OF THOSE GREAT AMENITIES.

AND I HOPE THAT THAT'S WHAT WILL CONTINUE TO HAPPEN GOING FORWARD AND WE WON'T ALWAYS BE COMING BACK TO THE CITY TO HELP SUBSIDIZED ANY KIND OF DEVELOPMENT.

IF IT'S AFFORDABLE, IF WE'RE GOING TO BE HELPING PEOPLE MOVE INTO HOMES, APARTMENTS THAT THEY OTHERWISE MIGHT NOT AFFORD, THEN I SAY WE SHOULD BE A PARTNER IN THAT INVESTMENT.

ON THIS ISSUE TODAY I'M LIKELY TO GO AHEAD AND SUPPORT IT.

KIND OF RELUCTANTLY BUT WE'LL SEE HOW WE MOVE FORWARD ON FUTURE ISSUES LIKE THIS.

THANK YOU, MAYOR.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER COURAGE. COUNCIL MEMBER PERRY.

>> Perry: THANK YOU, SIR.  
JUST REAL QUICKLY.

VERO, WHO OWNS THIS PROPERTY RIGHT NOW?

>> Soto: THIS HAS BEEN ACQUIRED BY ENCORE, THE DEVELOPER.

>> Perry: IT'S ALREADY BEEN PURCHASED AND NONE OF THIS TIRZ MONEY OR ANY CITY MONEY WENT TO THE PROPERTY ITSELF?

OKAY.

SO ALL OF THE TIRZ MONEY THAT WE'RE TALKING ABOUT IS GOING FOR UTILITIES AND ALL THAT OTHER GOOD STUFF?  
OKAY.

YEAH, I SHARE SOME CONCERNS ALSO ABOUT THE TIRZ BUT I WOULD HOPE THAT ANY FUTURE DISCUSSIONS, YOU KNOW, IT'S REALLY UP TO EACH COUNCIL DISTRICT ON HOW THEY WANT TO USE THOSE TIRZ AND WHERE THEY WANT TO SEE THAT DEVELOPMENT MOVE TOWARDS.

SO, YEAH, I'D BE HAPPY TO BE IN THOSE DISCUSSIONS AS WELL AS LONG AS, YOU KNOW, WE'RE NOT TAKING THAT AUTHORITY OR THAT DECISION-MAKING PROCESS AWAY FROM EACH COUNCIL DISTRICT.

THAT IS VERY IMPORTANT TO I THINK EVERYBODY ON THIS DAIS HERE.

ANYWAY, NO COMMENTS ON THAT.

I'LL SUPPORT IT IN DEFERENCE TO YOU, SIR, AND WE'LL GO WITH IT.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER PERRY. COUNCIL MEMBER VIAGRAN.

>> Viagran: THANK YOU, THANK YOU.

I THINK THE BEAUTY OF TIRZ IS THAT WE APPOINT A TIRZ BOARD AND THEY GET TO MAKE DECISIONS AND EVALUATE IT. THANK YOU, MR. FRENCH FOR COMING AND FOR ENCORE FOR BELIEVING IN THE DEVELOPMENT.

AS REPRESENTATIVE OF DISTRICT 3, WHEN SOMEONE MENTIONS INFRASTRUCTURE I TRY AND PAY ATTENTION BECAUSE INFRASTRUCTURE IS NOT THERE IN SOME OF THE PARTS OF TOWN.

IT'S NOT THERE IN DISTRICT 3 AND WHEN I SAY "INFRASTRUCTURE NEEDS" AND SOME OF THE MY COLLEAGUES SAY "INFRASTRUCTURE NEEDS" WE'RE THINKING ON TWO DIFFERENT LEVELS.

THE EXPENSE IN INFRASTRUCTURE -- AND IF THE DEVELOPERS DIDN'T COME IN AND MEET THESE INFRASTRUCTURE NEEDS, SAWS AND CPS, WHICH IS EVENTUALLY US, WOULD HAVE TO GO IN AND DO THIS TO MAKE IT MORE VIABLE.

SO I APPRECIATE DEVELOPERS THAT WANT TO COME IN AND DO THAT INFRASTRUCTURE PART.

BUSINESSES, I HAVE NAVISTAR ON THE SOUTH SIDE LOOKING AT INFRASTRUCTURE NEEDS TOO.

THERE ARE PARTS OF OUR CITY THAT HAVE BEEN NEGLECTED SINCE THE '60S.

SOME DEVELOPERS WILL TELL ME SINCE THE '40s.

THEY ARE STILL ON WOODEN POLES GOING FROM DIFFERENT LOCATIONS.

IT'S NOT UNDERNEATH AND IF WE WANT TO BRING THE BROADBAND, IF WE WANT TO MOVE THIS CITY INTO A SMART CITY WE NEED TO TAKE A LOOK AT INFRASTRUCTURE.

SO I APPLAUD MY COUNCIL COLLEAGUE FOR HAVING CONVERSATIONS AND LOOKING TOWARDS THE FUTURE AND I LOOK FORWARD TO OTHER CONVERSATIONS, SPECIFICALLY IN DISTRICT 3 BUT ALL OVER THE AREAS OF TOWN THAT HAVE LONG BEEN NEGLECTED AND ARE STILL DEALING WITH 1960 PIPES AND 1950 WIRES IN THEIR AREAS.

SO THANK YOU FOR COMING UP AND SHARING AND I LOOK FORWARD TO SUPPORTING THIS.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER VIAGRAN. COUNCIL MEMBER BRAVO.

>> Bravo: THANK YOU.

I SIT ON THREE DIFFERENT TIRZ'S BOARDS AND I HAVE A LOT OF QUESTIONS ABOUT TIRZ.

ERIK, YOU AND I HAVE HAD THIS CONVERSATION.

WE HAVE FOUR NEW COUNCIL MEMBERS HERE AND WE HAVEN'T HAD A COUNCIL DISCUSSION ON WHAT IS THE PURPOSE OF THE TIRZ, DO WE HAVE THE SAME GOALS FOR THE TIRZ OR DIFFERENT GOALS FOR DIFFERENT TIRZ AREAS AND HOW ARE WE MEASURING SUCCESS AND HOW ARE THE PROJECTS COMING THROUGH THE TIRZ ALIGNED WITH OUR CITY'S VISION, ANY MASTER PLANS, ANY REGIONAL PROJECTS.

AND I BELIEVE WE INTEND TO HAVE A MEETING WITH THE FULL COUNCIL FOR A BRIEFING ON THE TIRZ AND JUST MAKE SURE WE ALL HAVE CONSENSUS ON HOW WE'RE MAKING DECISIONS ABOUT THESE.

DO WE HAVE A TENTATIVE PLAN FOR SCHEDULING THAT?

>> Walsh: IT'S TENTATIVELY SCHEDULED FOR COUNCILWOMAN ROCHA GARCIA'S COMMITTEE IN JANUARY AND THEN WE'LL BRING IT TO THE FULL COUNCIL.

>> Bravo: THANK YOU VERY MUCH.

SO ONE OF THE THINGS I'M GOING TO LOOK FOR IN SOME OF THE PROJECTS IS ENERGY EFFICIENCY.

LIKE WE TALKED ABOUT BEFORE, PART OF AFFORDABLE HOUSING IS, YOU KNOW, ARE THESE STRUCTURES ENERGY EFFICIENT. BECAUSE THAT'S A PART OF YOUR MONTHLY BILLS.

I'M ALSO INTERESTED IN THAT BECAUSE WE KNOW THAT WE CAN'T RELY ON THE STATE TO BE ABLE TO REGULATE WELL ENOUGH TO BE ABLE TO MAKE SURE WE CAN KEEP OUR POWER ON DURING EXTREME WEATHER AND I WANT TO MAKE SURE WE'RE A RESILIENT COMMUNITY.

ANY TIME SOMEBODY COMES TO ME THROUGH ONE OF OUR TIRZ OR ANYBODY BRINGS ANOTHER TIRZ PROJECT TO THE FULL COUNCIL, THAT'S A QUESTION I'M GOING TO BE ASKING OF THE APPLICANTS.

I JUST WANT TO MAKE SURE, NOT JUST FOR THIS APPLICANT BUT FOR ANYBODY GOING FORWARD, THOSE ARE GOING TO BE

QUESTIONS I'M GOING TO BE ASKING AND I'M GOING TO BE  
LOOKING FOR WHERE YOU CAN GO WELL ABOVE AND BEYOND  
STANDARD BUILDING CODES.

AND I'M NOT ASKING YOU TO DO ANYTHING THAT'S GOING TO  
HURT YOUR FINANCIAL MODEL.

YOU KNOW, IF YOU GO AND LOOK AT THE CREDIT HUMAN  
BUILDING, THE NEW CREDIT HUMAN HEADQUARTERS USES 9% OF  
THE ENERGY OF WHAT THEIR PREVIOUS HEADQUARTERS USED AND  
THEY HAVE MORE SQUARE FOOTAGE AND THEY USE 9% OF WHAT  
THEIR PREVIOUS HEADQUARTERS USE.

NOW THEY EXPECT TO GET PAYBACK OR RETURN ON INVESTMENT  
IN SEVEN YEARS SO I'M NOT ASKING PEOPLE TO DO SOMETHING  
THAT'S GOING TO BREAK THEIR BANK.

I'M NOT ASKING PEOPLE TO DO SOMETHING THAT'S GOING TO  
MAKE THEM BLEED CASH.

YOU KNOW, IT MAKES FINANCIAL SENSE BUT WE NEED TO START  
THINKING LONG TERM ABOUT THESE THINGS AND THINKING  
HOLISTICALLY ABOUT THESE THINGS.

I STILL HAVE QUESTIONS ABOUT THIS PROJECT BUT I WANT TO  
RESPECT THE COUNCIL MEMBER IN DISTRICT 2'S SUPPORT FOR  
IT.

I KNOW HE SPENT A LOT OF TIME VETTING IT SO I'M GOING  
TO SUPPORT THIS ONE AT THIS TIME BUT GOING FORWARD I  
WANT EVERY APPLICANT TO KNOW I'M GOING TO BE ASKING A  
LOT OF THESE QUESTIONS AND IF I DON'T GET THE ANSWERS  
THAT I WANT THEN I'M NOT GOING TO BE APPROVING THESE  
PROJECTS.

THANK YOU.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER BRAVO.

I THINK THAT IS THE -- ALL RIGHT.

I DON'T SEE YOU IN HERE, COUNCIL MEMBER SANDOVAL.

CAN YOU TAP THAT BUTTON AGAIN?

OKAY.

I SEE IT.

COUNCIL MEMBER SANDOVAL.

>> Sandoval: THANK YOU.

WHERE IS THAT VENDOR?

WASN'T HE HERE LAST WEEK?

OKAY.

SO LIKE SOME OF MY COLLEAGUES I ALSO HAVE SOME HESITATION BUT AM WILLING TO SUPPORT WHAT THE COUNCILMAN THINKS IS BEST FOR HIS DISTRICT AND I TRUST THAT HE'S GIVEN IT A LOT OF THOUGHT AND PROBABLY HAS HAD A LOT OF INNER TURMOIL ABOUT THIS.

SO FIRST I'D LIKE TO ASK A LITTLE BIT ABOUT THE IMPACT STUDY.

I'LL MAKE A FEW COMMENTS FIRST.

A PROJECT OF THIS MAGNITUDE WILL DEFINITELY HAVE CONSEQUENCES ON THE SURROUNDING NEIGHBORHOOD.

THERE ARE ALSO A LOT OF OTHER PUBLIC INVESTMENTS THAT THE CITY HAS MADE AND THAT PRIVATE DEVELOPMENT HAS MADE OVER THE PAST, LET'S SAY TEN YEARS THAT I THINK ARE AT THE MOMENT STILL HAVING IMPACTS ON THE SURROUNDING NEIGHBORHOOD.

SO I GUESS I'M CONFUSED ABOUT HOW YOU'RE GOING TO BE ABLE TO TEASE THOSE OUT AND ACTUALLY DO YOU WANT TO TEASE THEM AND SEPARATE THEM OUT BECAUSE I THINK RELIEF WILL BE NEEDED TO AVOID GENTRIFICATION -- NONETHELESS, WHETHER YOU'RE JUST LOOKING AT ONE PROJECT OR ALL THE PROJECTS.

CAN YOU GIVE ME A LITTLE BIT OF YOUR THEORY ABOUT HOW YOU'RE GOING TO APPROACH THIS?

>> IT'S A DIFFICULT QUESTION TO ANSWER.

GENTRIFICATION AND DISPLACEMENT HAS SEVERAL CAUSES AND FOR US TO BE ABLE TO IDENTIFY WHICH PROJECTS MAY CAUSE DISPLACEMENT WE FIRST NEED TO UNDERSTAND WHAT'S CAUSED DISPLACEMENT IN THE PAST.

YOU'RE RIGHT.

THERE'S MANY PROJECTS THAT WE'VE HEARD OF, EVERYTHING FROM SAN PEDRO CREEK TO THE PEARL TO OTHER AREAS THAT WE'RE GOING TO BE LOOKING AT THROUGH THESE STUDIES TO ESTABLISH A BASELINE.

RIGHT NOW WE'RE ALSO GOING TO BE DOING A DISPLACEMENT IMPACT ASSESSMENT FOR THE LONE STAR, WHICH RECENTLY RECEIVED TIRZ.

WE'LL ACTUALLY HAVE TWO PROJECTS THAT ARE GOING ON BUT WITH DIFFERENT VARIABLES AROUND THEM SO WE'LL GET EVEN MORE DATA.



BUT THE GOAL OF THESE STUDIES ARE TO ANALYZE OTHER AREAS IN THE CITIES THAT HAVE EXPERIENCED CHANGE AND THEN USE THAT AS A PREDICTOR FOR WHAT THIS DEVELOPMENT MAY DO OR OTHER DEVELOPMENTS MAY DO BASED ON THE SIMILARITIES TO OTHER PROJECTS.

IT'S NOT A STRAIGHTFORWARD ANSWER AT THIS POINT BUT THAT'S WHAT THE STUDY WILL HELP US DO, TO START THOSE CONVERSATIONS.

>> Sandoval: THE RESULTS OF THE STUDY WILL BE PRESENTED TO -- I GUESS WHAT'S THE NEXT STEP, ONCE IT'S COMPLETED?

>> YEAH, WE WILL WORK WITH OUR HOUSING COMMISSION AND MOST LIKELY COUNCIL COMMITTEE TO WORK ON THOSE STUDIES AND PRESENTATIONS AND RECOMMENDATIONS AND SEE IF WE CAN SCALE THOSE TO A LARGER SCALE FOR OTHER PROJECTS THAT MAY HAVE SIMILAR IMPACTS IN THE FUTURE.

THAT WILL BE THE PLAN.

>> Sandoval: SO THE RECOMMENDATIONS MIGHT BE SOME SORT OF MITIGATING FACTORS TO ASSIST FAMILIES THAT ARE AT RISK OF DISPLACEMENT OR HOUSEHOLDS AT RISK FOR DISPLACEMENT.

>> YES, ULTIMATELY THAT WOULD BE THE END RESULT OF THE STUDY IS HOW CAN WE HELP TO MITIGATE IN THE FIRST PLACE OR IF INDIVIDUALS ARE DISPLACED, WHAT RESOURCES ARE AVAILABLE TO HELP THEM NOT FALL INTO A WORSE SITUATION. SO IT WILL BE BOTH.

>> Sandoval: OKAY.

I JUST WANT TO PUT IT OUT THERE THAT I THINK WE'RE GOING TO HAVE TO COME UP WITH NEW TOOLS TO MITIGATE DISPLACEMENT.

MOVING PEOPLE TO, YOU KNOW, OUTSIDE OF THE COMMUNITY THAT THEY MAY HAVE LIVED IN FOR GENERATIONS.

I DON'T THINK THAT'S IDEAL AND THAT'S NOT WHERE WE WANT TO GO AND WHEREVER WE SEND THEM THEY'RE NEVER GOING TO GET BACK THE FULL RICHNESS THAT THEY HAD IN THE COMMUNITY WHERE THEY WERE OR I DON'T BELIEVE IT WOULD HAPPEN.

I WOULD JUST LIKE TO PUT THAT OUT AS FOOD FOR THOUGHT AS YOU GO THROUGH THE STUDY.

SO THANK YOU.

IN TERMS OF THE WORKERS, THERE'S GOING TO BE 250  
CONSTRUCTION JOBS.

AND THAT IS WE'RE NOT HIRING THEM, IT IS THE DEVELOPER  
WHO IS?

>> Soto: A REPRESENTATIVE FROM ENCORE IS HERE.

MR. -- I SAW HIM EARLIER.

JAMES GRIFFIN.

HE CAN ADDRESS THAT QUESTION.

>> Sandoval: OKAY.

YEAH, JAMES, IF YOU COULD TELL US A LITTLE BIT ABOUT  
THE RECRUITMENT AND SORT OF HOW YOU CARE FOR THE  
WORKERS.

I'M PARTICULARLY CONCERNED ABOUT CONSTRUCTION IN THE  
HEAT THAT WILL BE HAPPENING, YOU KNOW, IF THE  
CONSTRUCTION IS STILL ONGOING DURING THE SUMMER SEASONS  
AND HOW WILL YOU CARE FOR THEIR HEALTH?

>> YEAH, THAT'S A GREAT QUESTION AND, YOU KNOW,  
OBVIOUSLY FOLLOW OSHA STANDARDS AND ALL THAT BUT GOING  
BACK TO THE BEGINNING PART OF IT -- AND I THINK YOUR  
QUESTION WAS WHO WAS HIRING THEM AND THAT IS ENCORE AND  
THEIR CONTRACTORS WILL BE HIRING THE CONTRACTORS AND  
CONSTRUCTION WORKERS AS WELL AS SOME FULL-TIME  
EMPLOYEES.

ONCE IT'S BUILT THE FOCUS ON THE SURROUNDING COMMUNITY,  
TRYING TO GET AS MANY LOCAL FOLKS AND THE CLOSER THEY  
LIVE TO THE SITE THE BETTER FOR MANY, MANY REASONS.  
YOU KNOW, HOW TO AVOID THE TEXAS HEAT, YOU KNOW, IT'S  
USUALLY STARTING EARLY AND, YOU KNOW, JUST TAKING CARE  
OF THEIR FOLKS, WHICH I'VE SEEN FIRSTHAND ENCORE  
CERTAINLY TAKES CARE OF EVERYBODY FROM TOP TO BOTTOM  
THERE.

>> Sandoval: THANK YOU, JAMES.

AND JUST A COMMENT.

WE HAVE OUR OWN STATE REGULATIONS, RIGHT?

WE OPTED OUT OF OSHA, TO SOME EXTENT IN TEXAS, IS MY  
UNDERSTANDING.

NONETHELESS, THE OSHA STANDARDS HAVE NOT BEEN UPDATED  
TO TAKE INTO ACCOUNT THE CHANGES IN HEAT THAT WE  
EXPERIENCE HERE IN TEXAS AND ACROSS THE COUNTRY.

WATER IS REQUIRED, THE BREAK AT WHICH TO DRINK THAT WATER ARE NOT.

SO IT'S JUST SOMETHING TO KEEP IN MIND.

HYDRATION IS THE MOST IMPORTANT THING TO HELP OUR WORKERS OR OUR OUTDOOR WORKERS FROM SUFFERING FROM HEATSTROKE, WHICH IS APPARENTLY WE LOSE MANY, MANY PEOPLE TO THAT HERE IN THE GREAT STATE OF TEXAS.

SO I HOPE YOU WILL TAKE THAT MESSAGE BACK TO ENCORE.

>> ABSOLUTELY.

GREAT POINT.

THANK YOU.

>> Sandoval: THANK YOU.

AND THEN I OF COURSE SUPPORT MY COLLEAGUES, COUNCILMAN BRAVO WHEN IT COMES TO THE GREEN CHARACTERISTICS.

IS THERE ANY -- SO THE AREA IS BEING REDEVELOPED BUT ARE ANY OF THE BUILDINGS BEING REDEVELOPED?

OR IS IT LIKE A CLEAR CUT?

>> FOR THIS PROJECT ITSELF THE BUILDINGS WERE CERTAINLY NOT HISTORIC AND THEY WERE PRETTY RUN-DOWN INDUSTRIALIZED BUILDINGS SO THE BUILDING'S NOT GOING TO BE REUSED.

ELSEWHERE WITHIN THE PROJECT AS FAR AS THE LARGER 23 ACRES, I'M NOT SURE -- AND PETER MIGHT BE ABLE TO ANSWER THAT.

NOT TO PUT HIM ON THE SPOT BUT ON THIS SITE ITSELF, NO, THE BUILDINGS WERE NOT WORTH KEEPING.

>> Sandoval: THE PROJECT IS NOT ELIGIBLE FOR PACE FUNDING SINCE THERE'S NO REDEVELOPMENT OF BUILDINGS. NONETHELESS, WE DO HOPE TO SEE LOTS OF GREAT GREEN FEATURES.

REMIND ME AGAIN -- I APOLOGIZE.

WE HAVE HEARD ABOUT THIS PROJECT MANY TIMES, I KNOW. SO A LUXURY DEVELOPMENT.

THERE IS NO AFFORDABILITY IN THIS PROJECT?

>> CORRECT.

NONE OF THE UNITS THEMSELVES ARE AFFORDABLE.

AS YOU HEARD FROM VERO, THE MILLION DOLLARS GOING INTO THE AFFORDABLE HOUSING FUND AND PROBABLY EVEN MORE OF AN IMPACT TO HELP COVER THE IMPRESSIVE GOALS THAT

COUNCIL HAS SET AS FAR AS AFFORDABILITY OVER THE NEXT SEVERAL YEARS.

A SIGNIFICANT BOOST TO THE CITY'S GENERAL FUND AS WELL AS TO THE SCHOOL DISTRICT AND OTHER TAXING ENTITIES. NO AFFORDABLE UNITS WITHIN THIS PROJECT ITSELF.

>> Sandoval: I'M GOING TO ASK A VERY BASIC QUESTION AND I'M SURE MY COLLEAGUES HAVE RUN THROUGH THIS BUT FOR THE SAKE OF SOME OF THOSE FOLKS WATCHING, IF THIS IS A LUXURY DEVELOPMENT THAT WILL HAVE NO ELEMENTS OF AFFORDABILITY IN AN AREA THAT HAS RECEIVED TENS OF MILLIONS OF DOLLARS FROM PUBLIC FUNDS IN TERMS OF WE'VE ALL SEEN THE EXCITING THINGS THAT ARE GOING TO HAPPEN ON BROADWAY AND THAT HAVE ALREADY HAPPENED ON BROADWAY. WHAT WOULD I TELL MY RESIDENTS WHO ARE, YOU KNOW, PROPERTY TAX PAYERS WHO DO NOT HAVE A TIRZ OF WHY WE SHOULD SEND PROPERTY TAX REVENUE ON A LUXURY PROJECT IN AN AREA THAT ALREADY HAS A LOT OF IMPROVEMENTS?

>> THAT'S ANOTHER GREAT QUESTION AND ALTHOUGH THIS PROJECT IS ABOUT A BLOCK OFF OF BROADWAY, IT'S NOT BROADWAY.

THE PEARL ON THE OTHER SIDE IS THE PEARL AND IT'S ITS OWN SUCCESS STORY AND THEN YOU HAVE A LOT OF PUBLIC AND PRIVATE INVESTMENT ON BROADWAY AND THAT'S BEEN SUCCESSFUL.

AND THEN STARTING KIND OF RIGHT HERE AT THIS PROJECT IS THE GATEWAY HEADING EAST INTO GOVERNMENT HILL, THERE REALLY HASN'T BEEN THE INVESTMENT AND THE INFRASTRUCTURE IS IN TERRIBLE SHAPE AND THAT'S WHY YOU HAVE FOR A FOUR-ACRE PROJECT YOU HAVE \$10.5 MILLION OF JUST INFRASTRUCTURE IMPROVEMENTS REQUIRED.

SO IT'S CLOSE TO BROADWAY BUT IT'S A WORLD AWAY AS FAR AS THE INVESTMENT AND THE EXISTING INFRASTRUCTURE AND WHAT'S NEEDED TO HAVE ANY SORT OF INVESTMENT THERE IN FUTURE GROWTH, FUTURE DEVELOPMENT.

THE TIRZ IS A NECESSARY TOOL AND OPPORTUNITY.

I THINK THIS PROJECT REALLY FITS THE GOAL OF THE TIRZ REALLY TO A T BECAUSE IT IS MONEY THAT IS COMING BACK THROUGH THE INCREASED TAX REVENUE GENERATED BY THIS PROJECT BEING BUILT AND SPURRING OTHER FUTURE DEVELOPMENT AND REALLY SLIGHTLY OFFSETTING WHAT ARE

SOME PRETTY SIGNIFICANT PUBLIC INFRASTRUCTURE AND PRIVATE IMPROVEMENT INVESTMENT.

>> Mayor Nirenberg: THANK YOU, COUNCIL MEMBER SANDOVAL. ALL RIGHT.

THERE IS A MOTION AND A SECOND FOR APPROVAL OF ITEM 36. PLEASE VOTE.

MOTION CARRIES.

ALL RIGHT.

THAT IS THE BALANCE OF OUR AGENDA.

WE DO HAVE AN EXECUTIVE SESSION AS WELL AS A 2:00 P.M. ZONING.

LET ME TURN IT OVER TO ERIK.

IS THERE A CITY MANAGER'S REPORT?

>> Walsh: YEAH, LET ME GIVE YOU ONE ITEM.

I'LL HOLD THE REST FOR THE NEXT COUNCIL MEETING, MAYOR. ONE IS OUR EMPLOYEE VIDEO AND IT'S FRANKLY HIGHLIGHTING FIVE OF OUR EMPLOYEES.

A WEEK AND A HALF AGO SUNDAY WE HAD OUR ANNUAL EMPLOYEE APPRECIATION EVENT AT THE SAN ANTONIO ZOO.

THANK YOU, COUNCILWOMAN ROCHA GARCIA FOR GOING OUT.

IT WAS A BEAUTIFUL DAY.

IT'S AN ANNUAL EVENT WE DID NOT DO LAST YEAR BECAUSE OF COVID SO WE HAD TWICE THE HONOREES AND THESE ARE EMPLOYEES CELEBRATING FIVE-YEAR INCREMENT ANNIVERSARIES WITH THE CITY.

YOU'LL MEET FIVE OF THEM IN THE VIDEO.

IT WAS A GOOD DAY AND, YOU KNOW, WE TRY TO CHANGE UP THAT EVENT PERIODICALLY AND THE ZOO WENT ABOVE AND BEYOND.

AGAIN, IT WAS A BEAUTIFUL DAY.

FAMILY MEMBERS WERE OUT THERE AND I WANTED TO SHARE SOME OF THAT WITH THE COUNCIL.

THE EMPLOYEES WERE EXTREMELY APPRECIATIVE AND, YOU KNOW, IT'S GOOD TO GET OUTDOORS AND MAKE A CONNECTION WITH ALL OF OUR EMPLOYEES.

YOU'LL SEE A WIDE VARIETY OF EMPLOYEES IN OUR VIDEO.

LET'S ROLL THE VIDEO.

[VIDEO]

>> I'VE BEEN WITH THE CITY 35 YEARS.

I MEAN, I WASN'T THINKING THE YEARS WERE GOING BY THAT QUICK BECAUSE I SAID I'M GOING TO DO 25 AND I'M OUT. AND THEN I LOOK AROUND AND SAY, OH, MAN, I DONE MAKE 35 ALREADY.

>> I CAME TO BE WITH THE CITY IN MARCH OF 1996 AND FOR ME THE SAN ANTONIO FIRE DEPARTMENT WAS THE FAMILY BUSINESS.

MY FATHER, ALL MY UNCLES WERE FIREFIGHTERS.

IN FACT, THERE'S BEEN TEN OF US THAT HAVE BEEN ON CONSISTENTLY SINCE THE 1950s.

>> I'VE BEEN WITH THE CITY 45 YEARS.

I STAYED HOME SIX MONTHS AFTER I GRADUATED FROM HIGH SCHOOL.

I APPLIED ON A FRIDAY.

THEY ASKED IF I COULD START WORKING ON MONDAY AND I'VE BEEN WORKING EVER SINCE.

>> THE THING I'M MOST PROUD OF -- AND IT'S NOT SO MUCH SOMETHING THAT WOULD BE IMMEDIATELY OBVIOUS BUT GETTING TO KNOW MYSELF AS A PROFESSIONAL.

SO MY QUESTION ACTUALLY FOR ALL OF YOU IS SO NOT YOUR FIRST DAY IN THE CITY BUT THE FIRST DAY OF YOUR FIFTH YEAR, WHAT WOULD YOU TELL YOURSELF?

>> I WOULDN'T BELIEVE I MADE IT THAT FAR.

[LAUGHTER]

YOU STICK IT OUT AND BEFORE YOU KNOW IT TEN POPPED UP. FOR ME, I ENJOYED EVERY BIT OF THE YEARS I'VE BEEN HERE.

>> AND SO I WOULD STRONGLY ENCOURAGE YOU AS YOU MOVE ON FORWARD TO ALWAYS KEEP THAT LIFE-WORK BALANCE.

>> TIME FLIES.

ENJOY YOUR JOB.

BE HAPPY AT YOUR JOB AND I WANT Y'ALL TO KNOW THIS IS MY 45th YEAR PIN AND I ALMOST WORE ALL MY PINS BUT I DIDN'T WANT TO WALK IN LIKE THAT.

[LAUGHTER]

[END OF VIDEO]

[APPLAUSE]

>> Walsh: I HAD A CHANCE TO MEET LUPE AT THE ZOO WITH HER ENTIRE FAMILY AND 45 YEARS WITH DEVELOPMENT

SERVICES, ONE DEPARTMENT, WHICH IS UNUSUAL FOR AN EMPLOYEE THAT'S BEEN WITH US THAT LONG. AND I KNOW COUNCILWOMAN SANDOVAL AND COUNCILWOMAN VIAGRAN CAN APPRECIATE THE COMMITMENT THAT A FAMILY MAKES.

THANK YOU, MAYOR AND COUNCIL.

>> Mayor Nirenberg: THANK YOU, ERIK.

WE DO HAVE AN EXECUTIVE SESSION SO LET'S GO INTO THAT. IF YOU WANT THE TWO MINUTES TO GRAB A BITE, IT'S IN THE C ROOM.

THE TIME IS NOW 1:22 P.M. ON THIS THURSDAY NOVEMBER 18, 2021.

THE CITY COUNCIL WILL NOW MEET IN EXECUTIVE SESSION TO CONSULT WITH THE CITY ATTORNEY'S OFFICE PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 551 AND TO DELIBERATE AND DISCUSS THE ITEMS POSTED ON THE NOVEMBER 17th, 2021 CITY COUNCIL AGENDA BUT NOT REACHED OR FINISHED.

[EXECUTIVE SESSION]

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>> MAYOR PRO TEM: LADIES AND GENTLEMEN, WE ARE STILL WAITING FOR A QUORUM HERE.

WE APOLOGIZE ABOUT GETTING STARTED LATE.

JUST HANG ON JUST FOR ANOTHER MINUTE OR TWO.

HERE WE GO, YES.

WE GOT OUR QUORUM HERE SEATED TODAY.

FIRST OF ALL, LET ME GO AHEAD AND READ A STATEMENT HERE.

YES, MA'AM.

LET'S CALL ROLL.

GOOD IDEA.

[ ROLL CALL ]

>> CLERK: WE HAVE A QUORUM.

>> MAYOR PRO TEM: GREAT.

LET'S GO AHEAD AND GET STARTED.

THE TIME IS NOW 15:52.

ON THURSDAY, NOVEMBER 18TH, 2021.

THE SAN ANTONIO -- NOVEMBER 18, 2021, AND THE CITY COUNCIL OF THE CITY OF SAN ANTONIO WILL NOW RECONVENE IN OPEN SESSION.

NO OFFICIAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

TODAY'S MEETING IS NOW IN SESSION.

WE HAVE A CONSENT LIST RIGHT NOW, THE CONSENT ITEMS ARE 41, 42, 43, 44, 47, 48, 49, 50, 51, 52, 54 AND 55.

AS I UNDERSTAND, THERE'S NO SPEAKERS ON THAT BUT DO WE HAVE ANY OF THESE THAT NEED TO BE PULLED FROM ANYONE?

NO?

OKAY.

GREAT.

WE'LL MOVE ON, THEN.

ALL RIGHT.

WE HAVE A MOTION TO --

>> SECOND.

>> MAYOR PRO TEM: AND A SECOND.

DO WE HAVE A VOTING THING HERE?

OKAY.

LET'S WAIT ON TECHNOLOGY.

HOW ABOUT LET'S DO IT THE OLD-FASHIONED WAY.

LET'S DO IT THE OLD-FASHIONED WAY.

ALL THOSE IN FAVOR?

AYE?

ANY OPPOSED?

NONE?

LET'S CARRY ON.

WE DO HAVE SOME INDIVIDUAL ZONING CASES TODAY.

>> CLERK: AGENDA NUMBER 45.

A REZONING FROM R4 TO R4CD WITH A CONDITIONAL USE FOR THREE DWELLING UNITS LOCATED AT 863 STEVES AVENUE.

STAFF AND ZONING COMMISSION RECOMMEND DENIAL FOR AN ALTERNATE RECOMMENDATION FOR TWO UNITS.

35 NOTICES MAILED.

ROOSEVELT PARK NEIGHBORHOOD ASSOCIATION IS IN SUPPORT.

>> ROCHA GARCIA: I MOVE WE CONTINUE FOR TWO WEEKS TO ALLOW FOR MORE DIALOGUE WITH THE APPLICANT.

>> MAYOR PRO TEM: THERE'S A MOTION AND A SECOND.

ALL THOSE IN FAVOR SAY AYE.

OH, OKAY.



TECHNOLOGY HAS CAUGHT UP.  
LET'S USE THE MACHINE HERE.  
ALL RIGHT.  
OKAY.  
MOTION CARRIES.  
GREAT.  
LET'S MOVE ON TO THE NEXT ITEM.  
>> CLERK: AGENDA ITEM NUMBER 46 IS A REZONING FROM R5  
TO R5CD WITH A CONDITIONAL USE FOR TWO DWELLING UNITS  
LOCATED AT 503MEBANE STREET.  
ZONING COMMISSION RECOMMENDS APPROVAL.  
STAFF RECOMMENDS DENIAL.  
40 NOTICES MAILED, ZERO IN FAVOR, FOUR OPPOSED.  
>> MAYOR PRO TEM: COUNCIL WOMAN ROCHA GARCIA?  
>> ROCHA GARCIA: I MOVE WE POSTPONE THIS TO THE  
DECEMBER 2ND ZONING MEETING.  
>> MAYOR PRO TEM: GOT A MOTION AND A SECOND.  
ARE WE DOING THIS ON THE MACHINE?  
OKAY.  
I KEEP HITTING THE WRONG MACHINE HERE.  
THANK YOU, SIR.  
ALL RIGHT.  
MELISSA, LET'S MOVE TO THE NEXT ONE.  
>> CLERK: AGENDA ITEM NUMBER 53, A REZONING FROM R6 TO  
R4 LOCATED AT 12103 PEBBLE STREET.  
STAFF AND ZONING COMMISSION RECOMMEND DENIAL.  
14 NOTICES MAILED, 0 IN FAVOR, 0 OPPOSED.  
>> MAYOR PRO TEM: WE HAVE TWO SIGNED UP TO SPEAK.  
>> CLERK: HE ASKED FOR CONTINUANCE?  
>> MAYOR PRO TEM: YES.  
>> CLERK: OKAY.  
>> MAYOR PRO TEM: WE HAVE A MOTION AND A SECOND.  
BUT IS LINDSEY THORN HERE?  
LINDSEY THORN?  
HOW ABOUT MANNY GARZA?  
>> CLERK: HE IS HERE.  
>> MAYOR PRO TEM: GREAT.  
>> AFTERNOON, COUNCIL.  
BEEN SITTING A LONG TIME.  
I'M HERE TO ANSWER ANY QUESTIONS YOU MAY HAVE.

OH, THEY HAVE?

WE WILL BE HERE NEXT TIME FOR THE CONTINUANCE.

PERFECT.

THANK YOU.

>> MAYOR PRO TEM: THANK YOU, MR. GARZA.

ALL RIGHT.

WE HAVE A MOTION AND A SECOND.

OH, COUNCIL WOMAN SANDOVAL?

>> SANDOVAL: THANK YOU.

I KNOW WE HAVE SOME GUESTS HERE FROM SAWS AND THEY TOOK THE TIME TO BE HERE PRESENT TODAY ON THIS PARTICULAR ITEM.

SO I WOULD LIKE TO KNOW IF MAYBE WE CAN INVITE THEIR DIRECTOR OF COMPLIANCE UP TO SPEAK AND SHARE WITH US SOME OF THE CONCERNS REGARDING THE CASE.

>> MAYOR PRO TEM: YES, MA'AM.

SIR, IF YOU CAN INTRODUCE YOURSELF.

TALK TO US.

>> I'M SCOTT HOLTEY, DIRECTOR OF RESEARCH PROTECTION COMPLIANCE AT SAWS.

THE QUESTION WAS ABOUT CONCERNS WITH THE CASE.

THE ORDINANCE USES A MIXTURE OF IMPERVIOUS COVER LIMITS WITH BMP TREATMENT METHODS.

THE --

>> SANDOVAL: BEST MANAGEMENT PRACTICES.

THIS IS A DIFFERENT CROWD FROM WHEREVER YOU HAVE BEEN BEFORE.

>> SO USES BEST MANAGEMENT PRACTICES TO TREAT STORMWATER RUNOFF.

THE IMPERVIOUS COVER LIMITS THEY ARE ASKING FOR ARE HIGHER THAN WHAT WE WOULD NORMALLY USE FOR A GUIDELINE IN THE ORDINANCE, 30%, ASKING FOR HIGHER.

BUT WE DON'T FEEL THEY HAVE SUFFICIENT TREATMENT TO PROTECT THE AQUIFER AND THAT'S WHY WE WERE RECOMMENDING DISAPPROVAL.

>> Sandoval: ALL RIGHT.

THANK YOU VERY MUCH.

>> Perry: THANK YOU, SIR.

APPRECIATE IT.

LET'S SEE, WE DO HAVE A MOTION AND A SECOND ON THIS.

COUNCILMAN PELAEZ, COULD YOU RESTATE YOUR MOTION AGAIN?

>> Pelaez: MOVE TO CONTINUE TO DECEMBER 2.

>> Perry: TO CONTINUE TO DECEMBER 2.

AND THERE WAS A SECOND ON THAT?

COUNCILWOMAN GARCIA.

OKAY.

NO OTHER COMMENTS?

LET'S VOTE ON THAT.

OKAY.

MOTION CARRIES AND LET'S MOVE ON TO ITEM 56 AND 57.

>> Clerk: AGENDA ITEM NO. 56 AND 57 IS AN AMENDING THE NORTH SECTOR PLAN FROM GENERAL URBAN TIER AND SUBURBAN TIER TO GENERAL URBAN TIER FROM C-2 NA, C-3 AND MF-33 TO MF-33.

GENERALLY LOCATED AT THE 17000 BLOCK OF GREEN MOUNTAIN ROAD.

STAFF, PLANNING, AND ZONING COMMISSION RECOMMEND APPROVAL.

11 NOTICES MAILED, ZERO IN FAVOR AND ONE OPPOSED.

>> Perry: COUNCILMAN COURAGE.

>> Courage: YES --

>> Perry: YOU NEED A MICROPHONE.

>> Courage: I MOTION TO CONTINUE UNTIL DECEMBER 2.

THIS IS FOR THE APARTMENT COMPLEX OFF GREEN MOUNTAIN ROAD.

MORE TIME IS NEEDED TO NEGOTIATE THE ACCESS POINT OFF GREEN MOUNTAIN.

>> SECOND.

>> Perry: OKAY.

WE HAVE A MOTION AND A SECOND.

ALL THOSE IN FAVOR -- LET'S GO AHEAD AND VOTE HERE.

OKAY.

MOTION CARRIES.

LET'S MOVE ON TO THE NEXT ONE.

NO. 58 AND 59.

>> Clerk: YES, SIR.

AGENDA NO. 58 AND 59 IS A REZONING AND AMENDING THE NORTH SECTOR PLAN FROM SUBURBAN TIER TO SPECIALIZED CENTER FROM C-3 TO L LOCATED AT 17097 NACOGDOCHES ROAD.

STAFF RECOMMENDS DENIAL, PLANNING AND ZONING COMMISSION  
RECOMMEND APPROVAL.

TEN NOTICES MAILED, ONE IN FAVOR AND ZERO OPPOSED.

>> Perry: COUNCILMAN COURAGE.

>> Courage: ONCE AGAIN ON BEHALF OF -- [OFF MIC]  
THIS PROPOSED ZONING FITS IN WITH THE SURROUNDING AREA  
AND HAS NO OPPOSITION.

THEREFORE, HE MOVES TO APPROVE ITEM 58 AND 59 WITH THE  
ATTACHED LETTER FOR THE RECORD.

>> Perry: OKAY.

WE HAVE A MOTION TO APPROVE.

IS THERE A SECOND?

>> SECOND.

>> Perry: ALL RIGHT.

IF WE CAN HAVE A VOTE HERE.

MOTION CARRIES.

THAT'S ALL THAT I HAVE ON MY LIST.

THIS SESSION IS NOW ADJOURNED.

THANK Y'ALL VERY MUCH.

APPRECIATE IT.

SORRY AGAIN FOR THE DELAY.

[MEETING ADJOURNED]

# City Council A Session

Thu, Nov 18 9:00 AM

## City Council A Session - Agenda Comments

36. Ordinance approving a Development Agreement between the Midtown TIRZ Board of Directors, Encore Multi-Family, LLC, and the City in an amount not to exceed \$7,000,000 for the Broadway East by Encore Project located at 1203 Austin Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**peter french**

November 17th 2021, 1:59 pm

My comment is made in support of agenda item 36, the TIRZ reimbursement agreement for Encore Multi-Family, LLC. Encore's Broadway East project provides much-needed public infrastructure investment and economic development in District 2. The project has the full support of the Government Hill Alliance Neighborhood Association and surrounding property owners.