

City of San Antonio



AGENDA

City Council A Session

City Hall Complex
San Antonio, Texas 78205

Thursday, January 13, 2022

9:00 AM

Municipal Plaza Building

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

9:00AM: Call to Order

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

Individuals signing up for public comment may register for parking assistance at www.saspeakup.com. Parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide parking validations in the lobby of City Council Chambers.

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

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

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-2098 or 711 Texas Relay Service for the Deaf. You may also request services online at <https://www.sanantonio.gov/gpa/Language-Services>

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

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

PROCEDURAL

1. Invocation
2. Pledge of Allegiance
3. Approval of minutes from the City Council meetings on December 8, 2021 and December 9, 2021.

4. POSTPONED

Swearing in Manny Pelaez as Mayor Pro Tem for a term from January 14, 2022 through March 25, 2022.

ACTION ITEMS FOR STAFF BRIEFING

5. 2022-01-13-0001

Ordinance authorizing CPS Energy to establish a Regulatory Asset for its 2021 Winter Weather fuel costs to be amortized over a maximum of 25 years and recovered through a Retail Bill Adjustment; and authorizing CPS Energy to recover the financing, legal and other allowable costs related to the Regulatory Asset. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

6. 2022-01-13-0002

Ordinance approving an increase of 3.85 percent to the CPS Energy Electric and Gas Base Rates (System Average) effective March 1, 2022; Tariff Amendments to implement the rate adjustments; and amendments to the Affordability Discount Program for Qualifying Low-Income Customers. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

7. **2022-01-13-0003**
Ordinance approving a contract with Noble Texas Builders, LLC, for the Lila Cockrell Theatre Arcade Roof Replacement project at a cost of \$532,198.07 funded from previously authorized 2019 Certificates of Obligation and included in the FY 2022 - FY 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. **2022-01-13-0004**
Ordinance approving a contract with Silsbee Ford, Inc., for two special service vehicles for the San Antonio Police Department at a cost of \$83,661.44, funded from the FY 2022 General Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
9. **2022-01-13-0005**
Ordinance approving a contract with Atlantic Diving Supply, Inc., for mail screening equipment and maintenance and support for a total cost of \$96,208.44 for the Finance Department, Print and Mail Operations Division. Funding for the mail screening equipment in the amount of \$67,201.84 and first year of maintenance and support in the amount of \$5,801.32 is available from and included in the FY 2022 - FY 2027 Capital Improvement Program. Funding for maintenance and support for years 2 through 5 is subject to the appropriation of subsequent annual funding. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
10. **2022-01-13-0006**
Ordinance approving a contract with Alterman, Inc., for Citywide vertical and horizontal micro scale cabling services for the Information Technology Services Department for an estimated total cost of \$3,100,00.00 over a five-year period. Funding for this ordinance will be identified when work orders are issued. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
11. **2022-01-13-0007**
Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$226,000.00, included in the respective department's FY 2022 Adopted Budget: (A) Superior Collision Center, LLC, for Emergency Medical Service vehicle collision body repair services; (B) S&S Worldwide, Inc., for arts and crafts supplies; and (C) Hill's Pet Nutrition Sales, Inc., for dog and cat food. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

12. **2022-01-13-0008**
Ordinance approving a Job Order Contract in an amount not to exceed \$698,114.68 payable to

Amstar, Inc for general renovations at the Roosevelt Park Swimming Pool. Funding in the amount of \$480,000.00 is available from the FY 2022 Deferred Maintenance Program and included in the FY 2022 – FY 2027 Capital Improvement Program. This ordinance also authorizes the appropriation and amending of the FY 2022 – FY 2027 Capital Improvement Program with funding in the amount of \$218,114.68 available from the FY 2022 Parks and Recreation Adopted General Fund Budget. [David W. McCary, Assistant City Manager, Homer Garcia III, Director, Parks & Recreation]

13. WITHDRAWN

WITHDRAWN – Ordinance approving Job Order Contracts with Alpha Building Corporation, Amstar, Inc., Belt Built Contracting, LLC., Con-Cor, Inc., HJD Capital Electric, Inc., Lee Construction and Maintenance Company (dba LMC), Tejas Premier Building Contractor, Inc., and The Sabinal Group, LLC., for the provision of Job Order Contracting program as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration and deferred maintenance on City-owned and leased buildings, parks and other facilities of interest to the City. Each contract is for an initial term of two years with an option to renew for two additional one-year extensions at the City’s discretion in an amount of \$3,000,000.00 annually for a total amount of \$12,000,000.00 per contract; and approving the recommendation to increase the task order amount threshold issued under the JOC program requiring City Council approval from \$100,000.00 to \$250,000.00. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Acquisition, Sale or Lease of Real Property

14. 2022-01-13-0009

Ordinance renewing a five-year River Walk Patio and Balcony Lease with Landry’s Seafood Inn and Oyster Bar – San Antonio, Inc. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Grant Applications and Awards

15. 2022-01-13-0010

Ordinance approving the request and acceptance of reimbursement funding from the National Board of Emergency Food and Shelter Program reimbursement funds through the American Rescue Plan Act (ARPA) by adding an amount of \$1,002,500 for a total amount up to \$1,957,888, for qualifying migrant services expenses through March 31, 2022 and amending a professional services agreement with Catholic Charities Archdiocese of San Antonio, Inc. in an amount up to \$500,000, for a total contract value of \$700,000, for a term through March 31, 2022. Funding for reimbursement will be requested through the Federal Emergency Management Agency’s Emergency Food and Shelter Program. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Boards, Commissions and Committee Appointments

16. 2022-01-13-0011

Ordinance approving the following Board Appointments and Reappointments to the Building-Related and Fire Codes Appeals and Advisory Board for the remainder of unexpired terms of office to expire May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]:

- A) Reappointing Jeffrey Beyer (HVAC Contractor- Open Shop, Primary), Scott E. Burger (HVAC Contractor – Open Shop, Alternate), John Martin (Master Electrician – Union, Alternate), Max Hosford (Commercial Building, Alternate), George Saliba (Master Plumber – Open Shop, Alternate), Gary Kuentz (Master Electrician – Open Shop, Primary), William Burrus (Fire Protection Engineer, Primary), and Karen Carpenter (Fire Protection Engineer, Alternate);
- B) Appointing Greg McFarland (Mechanical/Plumbing Engineer, Primary), Adrian Contreras (Commercial Building Owner/Representative, Primary), Edward Del Toro (Master Electrician – Open Shop, Alternate), Lon Culbertson (Electrical Engineer, Alternate), Marc Ross (Residential Multi-Family Building Owner/Manager/Representative, Alternate), and M) Pete Sitterle, Jr. (Master Sign Electrician, Alternate); and
- C) Waiving the City Code Residency Requirements for appointees Scott Burger, Max Hosford, Karen Carpenter, Gary Kuentz, and Arthur “Pete” Sitterle.

17. 2022-01-13-0012

Approving the following appointments to the San Antonio Housing Trust Board of Trustees, the San Antonio Housing Trust Public Facility Corporation, and the San Antonio Housing Trust Finance Corporation for the terms as shown below [Debbie Racca-Sittre, Interim City Clerk]

- A) Antoinette Brumfield (Housing Expert), Eric Cooper (Community Representative) and Jane Paccione (Community Representative) for the remainder of an unexpired term ending May 31, 2023
- B) Marinella Murillo (Housing Expert), Rachell Hathaway (Housing Expert) and Jordan Ghawi (Community Representative) for the remainder of an unexpired term ending May 31, 2025

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

- A) Reappointing Heriberto Gutierrez and William McManus to the Bexar Metro 911 Network Board of Directors for the remainder of unexpired terms ending February 28, 2022
- B) Appointing Philip Beekley (District 7) to the City Commission on Veterans Affairs
- C) Appointing Clarissa Esparza Tejeda (District 3) to the SA 2020 Commission on Education
- D) Appointing Venus Vela (District 3) to the SA 2020 Commission on Strengthening Family Well-Being
- E) Appointing Katherine Sanchez Rocha (District 7) to the Small Business Economic Development Advocacy (SBEDA) Committee
- F) Reappointing Donald Orion (District 8) to the Zoning Board of Adjustment

Miscellaneous

- 19. 2022-01-13-0013**
Ordinance approving a contract with Paslay Management Group, L.P. to provide an on-call organizational strategy consulting services for the Aviation Department in an amount not to exceed \$150,000.00 over a five-year period. The initial cost of \$30,000.00 is available from FY 2022 Airport Operating and Maintenance Fund Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]
- 20. 2022-01-13-0014**
Ordinance approving a professional services agreement with Kaepfel Consulting, LLC to provide on-call performance management consulting services for the Aviation Department in an amount not to exceed \$150,000.00. The initial term is for three years with the option to extend for a two-year period. The initial cost of \$30,000.00 is available from FY 2022 Airport Operating and Maintenance Fund Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]
- 21. 2022-01-13-0015**
Ordinance approving the issuance by the Arizona Industrial Development Authority of the portion of its Senior Revenue Bonds, Series 2021A-1 and Series 2021A-2 (QCF/I Facilities) (the “Bonds”) allocable to the San Antonio Hospital Acquisition Project for purposes of Section 147 (f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
- 22. 2022-01-13-0016**
Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (Loma Vista Lofts Apartments) Series 2022” (the “Bonds”) and for purposes of Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
- 23. 2022-01-13-0017**
Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (Crosswinds Apartments) Series 2022” (the “Bonds”) and for purposes of Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
- 24. 2022-01-13-0018**
Ordinance consenting to the issuance of revenue bonds by the New Hope Cultural Education Facilities Finance Corporation (the "Issuer") to finance and refinance retirement facilities on behalf of the Borrower (as defined below), including Morningside at The Meadows located at the 600 and 700 blocks of Babcock Road, San Antonio, Texas 78201 and Morningside at The Chandler Estate located at 1502 and 1510 Howard Street and 135 and 137 West French Place, San

Antonio, Texas 78202 (collectively, the "San Antonio Project"), for purposes of complying with Section 147(f) of the Code [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

25. 2022-01-13-0019

Ordinance approving amendments to agreements with Jennifer Bankler, DDS, and Jackson David Singleton, DDS to increase compensation for professional clinical and consultation services for the San Antonio Metropolitan Health District's Oral Health program for terms ending on September 30, 2022 and during the renewal period for a total amount of up to \$57,000.00 and \$51,300.00 inclusive of renewals, respectively. Funding for the agreements is available in the FY22 Medicaid 1115 Waiver Oral Health and General Fund budgets. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

26. DENIED

Resolution initiating historic landmark designation for 117 Burbank Street and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

27. 2022-01-13-0020

Ordinance accepting \$3,000,000 from the Inner City TIRZ and Midtown TIRZ for affordable housing projects and programs located in or out of the zones and allocate and authorize the expense of funds to the Demolition Diversion Pilot Program and the Under 1 Roof Program as outlined in the City's adopted FY2022 Budget. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

28. WITHDRAWN

WITHDRAWN – A Resolution granting the City of San Antonio's consent to the creation by Bexar County of a proposed Public Improvement District, to later be named the Briggs Ranch II Special Improvement District, generally located south of Potranco Road and North of US Highway 90 West in the extraterritorial jurisdiction of the City of San Antonio, subject to the execution of a Development Agreement with the Owner of the Briggs Ranch II Special Improvement District. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

29. WITHDRAWN

WITHDRAWN – Ordinance approving a Development Agreement with Briggs Ranch Management, LLC, owners of approximately 384.35 acres of land generally located south of Potranco Road and north of US Highway 90 West in the extraterritorial jurisdiction of the City of San Antonio, setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Briggs Ranch II Special Improvement District. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

30. 2022-01-13-0001R

A Resolution granting the City's consent to the creation by Bexar County of a proposed Public

Improvement District (PID), to later be named the Medina Stonehill Special Improvement District, generally located northwest of the intersection of State Highway 211 and West US Highway 90 in the extraterritorial jurisdiction of the City of San Antonio, and setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Medina Stonehill Special Improvement District. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

31. 2022-01-13-0021

Ordinance approving a Development Agreement with Medina Stonehill, LLC, owners of approximately 568.3 acres of land generally located northwest of the intersection of State Highway 211 and West US Highway 90 in the extraterritorial jurisdiction of the City of San Antonio, setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Medina Stonehill Special Improvement District. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

32. 2022-01-13-0002R

Resolution initiating a rezoning of property, known as South Park Mall, on 58.1 acres out of NCB 12328, located at 2310 SW Military Drive, and waiving application fees. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

33. 2022-01-13-0022

Ordinance rescheduling City Council Meetings in January 2022. [Debbie Racca-Sittre, Interim City Clerk]

City Manager's Report

34. City Manager's Report

THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

ADJOURNMENT

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

Posted on: 02/22/2022 10:38 AM