

City of San Antonio



AGENDA

City Council A Session

City Hall Complex
San Antonio, Texas 78205

Thursday, June 16, 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 VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

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

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

ACCESS STATEMENT

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

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

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

PROCEDURAL

1. Invocation
2. Pledge of Allegiance
3. Approval of minutes for the City Council meetings of June 1, 2022 and June 2, 2022.

POINT OF PERSONAL PRIVILEGE

ACTION ITEMS FOR STAFF BRIEFING

4. **2022-06-16-0433**
Ordinance approving (A) an increase, beginning January 1, 2022, in: (1) the general residence homestead exemption in the City for an individual in an amount equal to 10 percent of the appraised value of the residence homestead or the statutorily mandated minimum of \$5,000; (2) homestead property tax exemption for persons 65 years of age or older from \$65,000 to \$85,000; and (3) homestead property tax exemption for disabled persons from \$12,500 to \$85,000; and (B) amendments to Chapter 31 of the City Code of San Antonio, Texas to increase such exemptions. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
5. **2022-06-16-0434**
Ordinance adopting the Redistricting Advisory Committee's Final Proposed Plan that establishes new city council district boundaries. [Andrew Segovia, City Attorney]
6. **2022-06-16-0435**
Ordinance authorizing funding for CPS Energy's new energy efficiency & conservation program

through July 31, 2027, through an adjustment in the fuel surcharge. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

- 7. 2022-06-16-0436**

Ordinance approving a contract with Southwest Texas Equipment Distributors, Inc., dba Mission Restaurant Supply Company, for the purchase and installation of 14 commercial coolers, for a total cost of \$74,696.07 for the San Antonio Metropolitan Health District. Funding is available in the FY 2022 General Fund budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
- 8. 2022-06-16-0437**

Ordinance approving contracts with Doggett Freightliner of South Texas, LLC, and Santex Truck Centers LTD, dba Kyrish Truck Center of San Antonio, to provide an estimated 16 brush collection trucks for the Public Works and Solid Waste Management Departments for an estimated total cost of \$3,740,402.23. Funding in the amount of \$603,046.11 for three trucks is available from the FY 2022 Equipment Renewal and Replacement Fund budget and \$240,008.01 for one additional truck from the FY 2022 Solid Waste Operating Fund budget. The purchase of an additional 12 trucks under these contracts for FY 2023 is subject to the appropriation of annual funding. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
- 9. 2022-06-16-0438**

Ordinance approving a contract with Pritchard Sports & Entertainment Group, Ltd., to provide and manage custodial and supplemental conversion/labor services at the Henry B. Gonzalez Convention Center for the Convention and Sports Facilities Department for an estimated annual cost of \$1.3 million, totaling an estimated \$6.5 million over the contract period, including renewal options. Funding is available through the Convention and Sports Facilities Department Operating Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

- 10. 2022-06-16-0439**

Ordinance awarding the F-Intelligent Transportation Systems to D&G Energy Corporation in an amount not to exceed \$1,297,300.00, of which \$1,037,840.00 will be funded by the Texas Department of Transportation and the required match in the amount of \$259,460.00 will be funded by the City for the construction and installation of Intelligent Transportation System devices located Citywide. Funds are available from previously authorized Advanced Transportation District

appropriations. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

11. 2022-06-16-0440

Ordinance approving the appropriation of funds over a five-year period for delivery of the 183 projects listed under the six propositions in the 2022 - 2027 Bond Program totaling \$1.2 Billion and amending the FY 2017- 2022 Capital Improvements Program to include all projects approved as part of the Bond Program and appropriating Midtown TIRZ funding in the amount of \$18 Million for the San Antonio Zoo, San Antonio Botanical Gardens and the Witte Museum. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

12. 2022-06-16-0441

Ordinance approving an amendment in the increased amount not to exceed \$6,662,053.97 to the \$31,700,000.00 design-build contract with J.D. Abrams, L.P. for additional design and construction services for completion of regional storm water flooding improvements associated with the Prue Road (Babcock Road to Laureate Drive) project located in Council District 8. Funds are available from General Obligation Bond funds and are included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Grant Applications and Awards

13. 2022-06-16-0442

Ordinance authorizing submission of a grant application and acceptance of funds upon award, in the amount of up to \$5,097,720.86 from the Texas Division of Emergency Management (TDEM) for FEMA Hazard Mitigation Program. This action also authorizes a cash match in the amount of \$509,772.09 from FY 2022 General Fund Budget allocated to Emergency Response for the purchase of generators. [María Villagómez, Deputy City Manager; Charles Hood, Fire Chief]

City Code Amendments

14. 2022-06-16-0443

Ordinance amending Chapter 3 (Airports) of the City Code to allow passengers in possession of open containers of alcoholic beverages purchased from an authorized airport vendor at the San Antonio International Airport to take into areas previously prohibited. This ordinance is in alignment with House Bill 1024 . [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Miscellaneous

15. 2022-06-16-0444

Ordinance approving a Chapter 380 Economic Development Agreement in the amount of \$186,681.85 from the Inner City TIRZ #11 between the City of San Antonio and Alamo City

Studios for the Eastside Youth Content Creators Program. [Lori Houston, Assistant City Manager; Krystal Jones, Interim Director, Department of Arts & Culture]

16. **2022-06-16-0445**
Ordinance approving the settlement of litigation by the Tap Pilam Coahuiltecan Nation; San Antonio Mission Cemetery Association; and Raymond Hernandez against the City of San Antonio and Alamo Trust Inc., relating to the Alamo Plan. [Andrew Segovia, City Attorney]
17. **2022-06-16-0446**
Ordinance approving the settlement of litigation styled Lakeisha Calloway v. City of San Antonio; Cause Number 2020-CI-21107 pending in the 150th Judicial District, Bexar County, Texas in an amount of \$132,000.00. [Andrew Segovia, City Attorney]
18. **WITHDRAWN**
WITHDRAWN – Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Cattleman Square Lofts Apartments) Series 2022” (the “Bonds”) for purposes of Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
19. **2022-06-16-0447**
Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Country Club Village) 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 Public Facility Corporation’s organizational documents. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
20. **2022-06-16-0448**
Ordinance approving a Financial Underwriter Syndicate selected from the Financial Underwriting Pool for financing of General Improvement Bonds; Combination Tax and Revenue Certificates of Obligation Tax Exempt and/or Taxable; and Tax Notes planned to be issued in August 2022. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
21. **2022-06-16-0449**
Ordinance authorizing and approving publication of Notice of Intention to issue City of San Antonio, Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum aggregate principal amount not to exceed \$100,000,000.00; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
22. **2022-06-16-0450**
Ordinance requesting the City of San Antonio, Texas Public Facilities Corporation (the "Corporation") to issue up to \$620,000,000.00 in principal amount of Lease Revenue Refunding and Improvement Bonds, in one or two series, for the purpose of refunding all of the Corporation’s outstanding Improvement and Refunding Lease Revenue Bonds, Series 2012

(Convention Center Refinancing and Expansion Project) and financing improvements to a portion of the City's Convention Center Facilities; approving the form and distribution of a preliminary official statement and a final official statement relating to the bonds; authorizing the approval and execution of a Lease Agreement and a Purchase Contract in Connection therewith; approving the form of a Bond Resolution to be adopted by the Corporation; consenting to the execution and delivery by the Corporation of a Trust Agreement, the Lease Agreement, the Purchase Contract, and all other related documents and agreements, all in connection with the issuance by the Corporation of such lease revenue bonds; authorizing the Corporation to call the refunded bonds for redemption; approving and authorizing the execution by the City of all other documents and agreements related to the issuance of such lease revenue bonds; authorizing other necessary actions relating thereto; and providing for an effective date [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

23. MFC 2022-06-16-0001

Resolution by the City of San Antonio, Texas Public Facilities Corporation authorizing the issuance, sale and delivery of up to \$620,000,000.00 in principal amount of City of San Antonio, Texas Public Facilities Corporation Lease Revenue Refunding and Improvement Bonds, Series 2022 (Convention Center Facilities Project) (the "2022 PFC Bonds"), one or two series, for the purpose of refunding all of the Corporation's Improvement and Refunding Lease Revenue Bonds, Series 2012 (Convention Center Refinancing and Expansion Project) and financing improvements to a portion of the City's Convention Center Facilities; approving the form and distribution of a preliminary official statement and a final official statement relating to the 2022 PFC Bonds; delegating authority to a pricing committee to approve all final terms of the 2022 PFC Bonds; authorizing the approval and execution of a Trust Agreement, a Lease Agreement, an Escrow Agreement, and a Purchase Contract in connection therewith; calling the refunded bonds for redemption; and authorizing all other necessary documents and actions related thereto [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

24. CONTINUED

Ordinance approving an amendment to the contract with Beth Page Consulting LLC to provide two licensed Athletic Trainers for the San Antonio Fire Department (SAFD) in the estimated amount of \$162,840.00 annually for a three-year contract term in the amount of \$488,520.00.

The contract includes an option to extend for two additional one-year periods. Funding is available through the FY 2022 General Fund budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

25. 2022-06-16-0451

Ordinance approving San Antonio Municipal Court Judges to the remainder of a two-year term, expiring April 30, 2024; the reappointment of current full-time Judges Melanie A. Castillo, Clarissa L. Chavarria, Lisa M. Gonzales, Daniel Guerrero, James Daniel Kassahn, Margarita S. Pol, Michael Ramos and Peter Andrew Zamora; the appointment of new full-time Judges Kenneth C. Bell and Yvonne M. Gomez; the reappointment of current part-time Judges Lauren M. Lefton,

Frank D. Sandoval, Alfredo Macias Tavera, Aida Ann Zaragoza; and the appointment of new part-time Judges Cheryl Mendoza, Anthony Arriaga, Mario Vega, Elizabeth R. Martinez and Veronica I. Legarreta. [Carla Obledo, Municipal Court]

- 26. 2022-06-16-0452**
Ordinance approving the assignment of the S Flores Lofts Tax Abatement Agreement from Rocky Creek Partners, LLC. to Bridge over Troubled Water, LLC and Sylmar Foothill, LLC. There is no fiscal impact as a result of this assignment. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
- 27. 2022-06-16-0453**
Ordinance approving a First Amendment to the Funding Agreement between the Mission Drive-In TIRZ Board of Directors and the City of San Antonio for the Mission Road Sidewalk Connectivity Project, in Council District 3, extending the project completion date. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
- 28. 2022-06-16-0454**
Ordinance approving a First Amendment to the Development Agreement between the Mission Drive-In TIRZ Board of Directors, the City of San Antonio, and R&A Garcia Properties of Lufkin, LLC for the Nicha's Comida Mexicana Project, located at 3331 Roosevelt Ave, in Council District 3 to to amend the project commencement and completion dates. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
- 29. 2022-06-16-0455**
Ordinance approving a Development Agreement between the Inner City TIRZ, the City of San Antonio, and Grayson Heights, LLC for an amount not to exceed \$2,100,000 for the Grayson Heights Project, located at 1422 and 1518 E. Grayson, in Council District 2. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
- 30. 2022-06-16-0456**
Ordinance authorizing the negotiation and execution a Funding Agreement with the Hemisfair TIRZ Board of Directors and the City of San Antonio in an amount not to exceed \$8,000,000.00 plus costs associated with debt service for construction of utilities and potential environmental remediation for the northwest quadrant of Hemisfair Park on the corner of South Alamo and Market Streets and an Infrastructure and Development Support Agreement with each of the Developers in connection with the previously approved Public-Private Partnership at Hemisfair Park. Funding for the Funding Agreement is available through the tax increment produced by the Hemisfair Tax Increment Reinvestment Zone. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
- 31. 2022-06-16-0457**

Ordinance approving the transfer of Incremental Property Tax Revenue resulting from the Comprehensive Development Agreement (CDA) between the City of San Antonio, Weston Urban LLC and Frost Bank consistent with the City's FY2022 proposed budget, for FY2021 through FY2034 for the purpose of funding the City Tower Project. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]

32. 2022-06-16-0458

Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 56.926-acre tract of land known as the Pearce Ranch located in Medina County, Texas from Delmar R. Pearce and Mary Alice Pearce, and authorizing payment to Mission Title as escrow agent in the amount of \$174,035.00 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]

33. 2022-06-16-0459

Ordinance ratifying amendments totaling \$594,428.52 to the \$29,645,473.48 design-build contract with Guido Brothers Construction Company for upgraded security enhancements associated with the Renovation of Historic City Hall project located in Council District 1, funded as an ITSD Security Equipment project from previously appropriated FY 2020 Tax Notes. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

34. 2022-06-16-0460

Ordinance approving the resolution of outstanding construction claims between the City of San Antonio and Guido Construction for renovation work at City Hall in an amount of \$3,000,000. [Andy Segovia, City Attorney; Roderick Sanchez, Assistant City Manager]

City Manager's Report

35. City Manager's Report

Executive Session

At any time during the meeting, the City Council may recess into executive session in the B Room to consult with the City Attorney's Office (Texas Government Code Section 551.071) and deliberate or discuss any of the following:

- A.** Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071

(consultation with attorney).

- D.** Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E.** Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

ADJOURNMENT

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

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

Posted on: 07/11/2022 04:47 PM